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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Bank Loan",
    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b8ec"
    },
    "firstName": "Mahesh",
    "type": "CREDITOFFICER",
    "_id": "666c240724f3ba1343e44bea",
    "email": "bmmums0625@centralbank.co.in",
    "lastName": "Soni",
    "mobileNo": "",
    "workMobileNo": "9152012800"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
    "discussWithPerson": "Mahesh",
    "expectedFees": null,
    "quotedAmount": "0"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17fa",
  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b8ec",
  "branchCode": "280625 ",
  "type": "BRANCH",
  "name": "Opera House Branch",
  "email": "bmmumn0625@centralbank.co.in",
  "mobileNo": "022-23860466 ",
  "alternateMobileNo": "23810476",
  "address": "Bhasker Mansion, 1st Floor, Above Narottam Bhau Jewellers, 437, Dr.
Dada Saheb Bhadkamkar Marg, Opera House, Mumbai - 400 004, State -
Maharashtra, Country - India.\r\n",
  "ledgerName": "CENTRAL BANK OF INDIA - OPERA HOUSE",
  "fax": "022-23823099",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "South Mumbai Zone"
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"staff": {
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  "_id": "665ac13f42f4717ae30de3d5",
  "role": "PICKUPPERSON",
  "firstName": "NIDHI",
  "email": "nidhi.kajwe97@gmail.com",
  "lastName": "KAJWE",
  "mobileNo": "8850520881",
  "shortName": "NIDHI",
  "workWithDocumentMaker": ""
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "62550ed0aba01e0af98f2f75",
  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62550ed0aba01e0af98f2f75/
profilePhoto_1668057636003_WhatsApp_Image_20221110_at_104814_AM.jpeg"
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
  "type": "EMPLOYEE",
  "_id": "60f91b6f344e052188ffd1fc",
  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
  "lastName": "Acharya",
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"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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  "lastName": "Sarmalkar",
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  "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
  "registrationNo": [
    {
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        "label": "IBBI"
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  {

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"title": {
  "value": "FIIV",
  "label": "FIIV"
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
},
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
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  "longitude": "72.8178799481553"
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    18.97047675564706
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"siteVisit": {
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      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2024-12-11",
      "remark": "MANUAL_IN_TASK"
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
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    "key": "country",
    "value": "India",
    "label": false
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"key": "village",
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"label": true
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  "key": "floorNo",
  "value": "16",
  "label": false
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  "key": "buildingNo",
  "value": "",
  "label": true
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  "key": "district",
  "value": "Mumbai Main",
  "label": true
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"city": {
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  "key": "city",
  "value": "Tardeo, Mumbai",
  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "value": "",
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  "key": "buildingName",
  "value": "Aaditya Heights",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Ghaswala Estate",
  "label": false
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"street2": {
  "status": true,
  "name": "Street 2",
  "key": "street2",
  "value": "Sane Guruji Marg, Arthur Road",
  "label": false
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"landmark": {
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  "value": "",
  "label": false
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"wing": {
  "status": true,
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"key": "wing",
"value": "B",
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"projectName": {
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  "name": "Project Name",
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "447, 448 & 449",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "3/3396, 3403 & 1 AB/3404",
  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "336",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "1604",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "D-3876/1, 1A, & Others",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
  "status": false,
  "name": "Gut No.",
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"key": "GUTNo",
"value": "",
"label": true
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  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Vitrified tiles flooring"
  },
  "doors": {
    "value": "Teak_wood_door_frame_with_flush_shutters",
    "label": "Teak wood door frame with flush shutters"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering",
    "label": "Cement Plastering"
  }
}
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Jariwala Building",
    "west": "Sant Veer Meghmaya Road",
    "south": "New Ganjawalla Building",
    "east": "Sachinam Height"
  },
  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Lobby",
      "east": "Flat No. 1603",
      "south": "Passage",
      "west": "Lift"
    },
    "asPerDocument": {
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      "east": "Information not available",
      "south": "Information not available",
      "west": "Information not available"
    }
  },
}
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"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "36000.00",
  "depreciatedBuildingRate": "2900"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "284920",
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"landRate": "141410",
"igrImage": "cases/67597d41bc26c2bda04e2c19/igr_1734000305184_Image.png",
"squareMeterGuideLineRate": "313412.00",
"squareFeetGuideLineRate": "29117.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "284920.00",
  "squareMeterGuideLineRate": "313412.00",
  "squareFeetGuideLineRate": "29117.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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"value": "R.C.C._slab",
"label": "R.C.C. slab"
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"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "No",
"label": "No"
},
"carParking": "Covered Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
}
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "6",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "16",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "579.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67597d41bc26c2bda04e2c19/
routeMap_1734008771003_Image.png",
    "routeLat": "18.970387",
    "routeLng": "72.817513",
    "stationName": "Mumbai Central",
    "routeDistance": "400m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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  }
},
"finalLatLng": {
  "coordinates": [
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    0
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}
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"type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "uzuq48",
    "name": "uzuq48",
    "image": "cases/67597d41bc26c2bda04e2c19/
routeMap_1734008537860_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "18972000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri Dec 13 2024 06:10:53 GMT+0000 (Coordinated Universal Time)",
  "number": "2309582",
  "dayCount": "2",
  "monthCount": "280",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
```

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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
```

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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
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    "isHideFloor": true,
    "status": true
  }
},
"guidelineDetails": {
  "finalGuidelineValue": "16879125.00",
  "selectedBuildUpValue": "579.70",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "675addf074fe66bd67c4075f",
      "name": "externallmg_1734008303184_externallmg_1733993351024_1733993328128_image_5.jpeg",
      "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303184_externallmg_1733993351024_1733993328128_image_5.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "675addf074fe66bd67c40762",
      "name": "externallmg_1734008303298_externallmg_1733993387641_1733993328128_image_8.jpeg",
      "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303298_externallmg_1733993387641_1733993328128_image_8.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "675addf074fe66bd67c4075d",
      "name": "externallmg_1734008303067_externallmg_1733993344902_1733993328128_image_3.jpeg",
      "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303067_externallmg_1733993344902_1733993328128_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "675addf074fe66bd67c40760",
      "name": "externallmg_1734008303241_externallmg_1733993363940_1733993328
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128_image_6.jpeg",
  "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303241_externa
llmg_1733993363940_1733993328128_image_6.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "675addf074fe66bd67c4075e",
  "name": "externallmg_1734008303138_externallmg_1733993347056_1733993328
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  "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303138_externa
llmg_1733993347056_1733993328128_image_4.jpeg",
  "orientation": "portrait"
}
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "675addf074fe66bd67c40765",
    "name": "Living Room",
    "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303379_externa
llmg_1733993390196_1733993328128_image_11.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "675addf074fe66bd67c40769",
    "name": "Living Room",
    "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303434_externa
llmg_1733993437501_1733993431518_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "675addf074fe66bd67c4076b",
    "name": "Living Room",
    "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303463_externa
llmg_1733993438047_1733993431518_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "675addf074fe66bd67c4076d",
    "name": "Living Room",
```

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    "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303486_externa
llmg_1733993438547_1733993431518_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "675addf074fe66bd67c40766",
    "name": "Living Room",
    "path": "cases/67597d41bc26c2bda04e2c19/externallmg_1734008303398_externa
llmg_1733993390712_1733993328128_image_12.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "35461.00",
    "max": "38991.00"
  },
  "builtUpRateRange": {
    "min": "32238.00",
    "max": "35447.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
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"title": "Showcases",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"kitchenArrangements": {
  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
```

```
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "527.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67597d41bc26c2bda04e2c19",
"ownerName": "Shri Paresh Mulchand Maru",
"ownerPhoneNo": "9892061392",
"appAddress": "Flat No 1604 16th Floor Aaditya Heights B Wing Ghaswala Estate
Sane Guruji Marg Tardeo Mumbai - 400034",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1260aa6d152c1801b35f",
      "label": "Deed of Release"
    },
    "inputs": {
      "documentDate": "20/10/2023",
      "from": {
        "value": "Releasers",
        "label": "Releasers"
      },
      "Releasers": "Mrs. Deepa Jayesh Savla alias Deepa Mulchand Maru & Mrs.
Anjana Lijesh Gada alias Anjana Mulchand Maru",
      "to": {
        "value": "Releasee",
        "label": "Releasee"
      },
      "Releasee": "Mr. Paresh Mulchand Maru"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "825019",
    "path": "cases/67597d41bc26c2bda04e2c19/
document_1733917789770_1733917786614_Release_deed_Paresh_Maru.pdf",
    "fileName":
"document_1733917789770_1733917786614_Release_deed_Paresh_Maru.pdf"
  },

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{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "inputs": {
    "documentDate": "09/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE/CTY/0814/D/337(NEW)/OCC/NEW"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "782633",
  "path": "cases/67597d41bc26c2bda04e2c19/
document_1733917845848_1733917844748_2404631_OC_signed.pdf",
  "fileName":
"document_1733917845848_1733917844748_2404631_OC_signed.pdf"
},
{
  "documentType": {
    "value": "60ae1256aa6d152c1801b330",
    "label": "Draft Agreement for sale"
  },
  "inputs": {
    "documentDate": "09/12/2024",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Shri Paresh Mulchand Maru",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Jayantkumar Shivraj Purohit & Smt. Joshanadevi Jayantkumar
Purohit"
  },
  "isHardCopy": false,
  "displayStatus": true,

```

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    "id": "285384",
    "path": "cases/67597d41bc26c2bda04e2c19/document_1733917879243_1733917877476_B1604_Aaditya_Heights_Sale_Agreement.pdf",
    "fileName": "document_1733917879243_1733917877476_B1604_Aaditya_Heights_Sale_Agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b328",
      "label": "Death Certificate"
    },
    "inputs": {
      "remark": "of Deceased : Mulchand Devraj Maru dated 26/03/2023 issued by MCGM."
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1734011751909_Death_Certificate_of_Mulchand_maru.pdf",
    "path": "cases/67597d41bc26c2bda04e2c19/document_1734011751909_Death_Certificate_of_Mulchand_maru.pdf",
    "id": "707412",
    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Thu Dec 12 2024 13:55:52 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae1260aa6d152c1801b35e",
      "label": "Agreement of Permanent Alternate Accommodation"
    },
    "inputs": {
      "documentDate": "06/05/2016",
      "remark": "Registration No. 3951/2016 ",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "Sanghvi Realty Pvt. Ltd.",
      "to": {
        "value": "The_Tenant",
        "label": "The Tenant"
      },
      "The_Tenant": "Shri. Mulchand Maru And Shri Paresh Maru"
    },
    "isHardCopy": false,
    "displayStatus": false,
  }
```

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"id": "843735",
"path": "cases/67597d41bc26c2bda04e2c19/
document_1734012083866_Sale_Deed__2016.pdf",
"fileName": "document_1734012083866_Sale_Deed__2016.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51900007497"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1734012735084_P51900007497.pdf",
"path": "cases/67597d41bc26c2bda04e2c19/
document_1734012735084_P51900007497.pdf",
"id": "857933",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Thu Dec 12 2024 14:12:15 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013011",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "751462",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 11 2024 11:53:37 GMT+0000 (Coordinated Universal Time)"
  }
]
],
"owners": [
  {
    "name": "Shri Paresh Mulchand Maru",
    "phone": "9892061392",
    "ownershipShare": "",
    "email": "",
    "id": "827833"
  }
]
```

```
],
"proposePurchasers": [
  {
    "name": "Jayantkumar Shivraj Purohit",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  },
  {
    "name": "Smt. Joshanadevi Jayantkumar Purohit",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "783448",
    "name": "Living Room",
    "length": "16.83",
    "length1": "16",
    "length2": "10",
    "width": "15.08",
    "width1": "15",
    "width2": "1",
    "totalArea": "253.90",
    "images": [],
    "extraAreas": [],
    "finalArea": "253.90"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "7.83",
    "length1": "7",
    "length2": "10",
    "width": "8.50",
```

```
"width1": "8",
"width2": "6",
"totalArea": "66.58",
"images": [],
"extraAreas": [],
"finalArea": "66.58"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "33.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.83"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "12.50",
  "length1": "12",
  "length2": "6",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
  "totalArea": "130.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "130.21"
},
{
  "measurementType": {
    "value": "Square_Feet",
```



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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "21.96",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.96"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "527531",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "527",
    "squareMeterArea": "48.96",
    "docFinalBuiltUp": "579.70",
    "docFinalBuiltUpSquareMeter": "53.86",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "436.00",
      "squareMeterArea": "40.51",
```

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    "expectedRate": "38990.83",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "479.60",
    "squareMeterArea": "44.56",
    "expectedRate": "35446.21",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "675abec67e4dc2bd6efa7da0",
  "property": "Flat",
  "area": "436",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Commonfloor.com",
  "expectedPrice": "17000000",
  "expectedRate": "38990.83",
  "builtUpExpectedRate": "35446.21",
  "image": "cases/67597d41bc26c2bda04e2c19/
indicator_1734000095092_Image.png",
  "squareMeter": "40.51",
  "id": "133933"
},
{
  "carpetArea": {
    "area": "680.00",
    "squareMeterArea": "63.17",
    "expectedRate": "38970.59",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "748.00",
    "squareMeterArea": "69.49",
    "expectedRate": "35427.81",
    "percentage": "10"
  },
}
```

```
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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  "saleableArea": {
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    "path": "cases/67597d41bc26c2bda04e2c19/externalimg_1734008303456_external
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  {
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    "filename": "1733998213353_Summary__Maru.xlsx",
    "path": "cases/67597d41bc26c2bda04e2c19/
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      "path": "cases/67597d41bc26c2bda04e2c19/processingDocuments/1734013434321
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  ],
  "leadRemarks": [],
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    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
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  "display": true,
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  "taskId": "6759844c7e4dc2bd6ef9cdf1",
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Ghaswala Estate, Sane Guruji Marg, Arthur Road, Village - Tardeo Division,
Municipality Ward No. D-3876/1, 1A, & Others, District - Mumbai Main, Tardeo, Mumbai,
PIN - 400 034, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
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"contactPersonName": "Shri Paresh Mulchand Maru",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Jayantkumar Shivraj Purohit",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "9892061392",
"buildingServicesRate": "2900",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "10",
```

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"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 527.00",
"flatRate": "36000",
"landOtherRate": "33100",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Thu Dec 12 2024 12:50:50 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-11",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet",
"carpetTotal": "506.48",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "557.13",
"finalCarpetArea": "506.48",
"finalSalableArea": "557.13",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are within 4% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"

}

Name	Length	Width	Total
Composition :			
Living Room	16'10"	15'1"	253.90
Kitchen	7'10"	8'6"	66.58
Toilet	7'3"	4'8"	33.83
Bedroom	12'6"	10'5"	130.21
Toilet	4'3"	5'2"	21.96
Other Composition :			