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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6273b00bafd7d55eddee5f69"
    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
  "fees": {
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    "propertyValue": "00",
    "discussWithPerson": "Vinod",
    "expectedFees": null,
    "quotedAmount": ""
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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"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai
Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "60eeaeddf3dd69653a581316",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
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"maker": {
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  "role": "MAKER",
  "firstName": "Jayaraja",
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  "lastName": "Acharya",
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  "designation": "",
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"shortName": "JA",
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"email": "shyam@vastukala.org",
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"designation": "",
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\\profilePhoto_1626255068979_Sh Yam_Photo.jpg"
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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": [
{
"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "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"
}
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},
"clientType": {
  "label": "Bank",
  "value": "BANK"
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"location": {
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  "longitude": "72.8516551786028"
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    19.1551051024785
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      "dateTime": "2024-12-23",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-12-22",
      "remark": "MANUAL_IN_TASK"
    },
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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"externalReportDetails": {
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    "name": "Country",
    "key": "country",
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    "label": false
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    "key": "village",
    "value": "Pahadi Goregaon (East)",
    "label": true
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    "label": false
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    "value": "",
    "label": true
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    "key": "district",
    "value": "Mumbai Suburban",
    "label": true
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  "city": {
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  "value": "",
  "label": true
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  "value": "Borivali",
  "label": true
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  "name": "Plot No.",
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  "value": "",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "B, i.e. 10th Residential Floor",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "554, 554/ 1 to 22 & 560",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1002",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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}
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"doors": {
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"windows": {
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  "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"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "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": "'A' Wing of Aspen Garden CHSL & Internal Road",
    "west": "Industrial Shed",
    "south": "\nSharma Industrial Estate",
    "east": " Walbhat Road / St. Yadav Road"
  },
  "asPerDocumentAgreement": {
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    "north": "Information not available",
    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
    "asPerActual": {
      "north": "Lobby / Passage",
      "east": "Lift / Marginal Space",
      "south": "Marginal Space",
      "west": "Flat No. 1003 & Lift"
    },
    "asPerDocument": {
      "north": "Lobby / Passage",
      "east": "Lift / Marginal Space",
      "south": "Marginal Space",
      "west": "Flat No. 1003 & Lift"
    },
    "isDisplay": true,
    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "+ Dry Balcony Area. \n<br />\nAs per Documents provided, Flat No. 1002 on 14th floor\ni.e. 10th Residential Floor in 'B' Wing of Aspen Garden \nCHSL.\n",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE/A-0245/ BP(WS)/AP dated 20.07.2017 issued by Municipal Corporation of Greater Mumbai",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "compositions": []
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  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "29757.00",
  "depreciatedBuildingRate": "2457",
  "buildingServicesDepreciatedRate": "243"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "142760",
  "landRate": "63420",
  "igrImage": "cases/6763e8461f06b62faf367249/igr_1735035665572_Image.png",
  "squareMeterGuideLineRate": "157036.00",
  "squareFeetGuideLineRate": "14589.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "94",
  "rate": "14067.00",
  "squareFeetGuideLineRate": "14067.00",
  "squareMeterGuideLineRate": "151419.00"
},
"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",
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"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
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"tenantName": "",
"maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "2 Car Parking Space No. 12A & 12B on Second Podium Level",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
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},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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  "label": "Standard"
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"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": {
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"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "14",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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  "routeLng": "72.851269",
  "stationName": "Goregaon",
  "routeDistance": "1.7 km.",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "emlvaq",
    "name": "emlvaq",
    "image": "cases/6763e8461f06b62faf367249/
routeMap_1734947319432_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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"outward": {
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"underConstruction": {
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    "status": true
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  "status": false
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"door": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": true
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},
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      "orientation": "portrait"
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      "path": "cases/6763e8461f06b62faf367249/externallmg_1734947152221_externallmg_1734936823038_IMG20241223WA0120.jpg",
      "orientation": "portrait"
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    "_id": "676931501f06b62faf3899d2",
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    "orientation": "portrait"
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"parkingImages": [],
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"compositionImages": [
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    "name": "Living Room",
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mg_1734936822863_IMG20241223WA0104.jpg",
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6763e8461f06b62faf367249/externallmg_1734947139756_externall
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6763e8461f06b62faf367249/externallmg_1734947139781_externall
mg_1734936822944_IMG20241223WA0112.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6763e8461f06b62faf367249/externallmg_1734947152263_externall
mg_1734936823144_IMG20241223WA0114.jpg",
    "orientation": "portrait"
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"indicatorRange": {
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}
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  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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  "status": true,
  "isEditable": false
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  "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
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"createCase": "false",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "756.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6763e8461f06b62faf367249",
"ownerName": "Mrs. Dipali Pravin Bobade",
"ownerPhoneNo": "9158674511",
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"appAddress": "Flat no 1002,10Floor, Aspen Garden CHS,B-wing,Shivshankar nagar  
Walbhat Road, Pahadi Village, Goregaon East ",  
"remark": "Loan Amount 2.12 Sahana Sen And Debdeep Gupta ",  
"documents": [  
  {  
    "documentType": {  
      "value": "652fb0397e32132d40945db",  
      "label": "Draft Memorandum of Understanding"  
    },  
    "inputs": {  
      "remark": " (Made in December 2024)",  
      "from": {  
        "value": "Vendor",  
        "label": "Vendor"  
      },  
      "Vendor": " Mrs. Dipali Pravin Bobade",  
      "to": {  
        "value": "Purchaser",  
        "label": "Purchaser"  
      },  
      "Purchaser": " Dr. Sahana Sen & Mr. Debdeep Gupta "  
    },  
    "isHardCopy": false,  
    "displayStatus": true,  
    "id": "633143",  
    "path": "cases/6763e8461f06b62faf367249/  
document_1734601740065_1734601737689_Debdeep_GuotaSBI_SPL_PBB.pdf",  
    "fileName":  
"document_1734601740065_1734601737689_Debdeep_GuotaSBI_SPL_PBB.pdf"  
  },  
  {  
    "documentType": {  
      "value": "60ae1293aa6d152c1801b446",  
      "label": "Release Deed"  
    },  
    "inputs": {  
      "documentDate": "07/04/2018",  
      "remark": " between Mrs. Preeti Sunil Bobade & Mr. Sunil Ramesh Bobade (the  
releasores) AND Mrs. Dipali Pravin Bobade (the Releasee)"  
    },  
    "isHardCopy": false,  
    "displayStatus": false,  
    "id": "514248",  
    "path": "cases/6763e8461f06b62faf367249/  
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    "fileName": "document_1734949997976_Sale_Deed__2018.pdf"
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},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/05/2013",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CHE/A-0245/BP(WS)/AP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "906596",
"path": "cases/6763e8461f06b62faf367249/document_1734950154519_CC.pdf",
"fileName": "document_1734950154519_CC.pdf"
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{
  "documentType": {
    "value": "60ae1258aa6d152c1801b337",
    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "03/11/2018",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CHE-A-0245/BP(WS)/AP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "690202",
"path": "cases/6763e8461f06b62faf367249/document_1734950201990_OC.pdf",
"fileName": "document_1734950201990_OC.pdf"
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},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 921 to 930 having 10 Shares of Rs. 50/- each dated
25/07/2021 in the name of Dipali Pravin Bobade issued by Aspen Garden Co-op. Hsg.
Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 93"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "560975",
  "path": "cases/6763e8461f06b62faf367249/
document_1734950331099_Share_Certificate.pdf",
  "fileName": "document_1734950331099_Share_Certificate.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fb",
    "label": "Title Investigation Report"
  },
  "inputs": {
    "documentDate": "14/12/2024",
    "remark": " in the name of Debdeep Gupta & Sahana Sen (Proposed Borrower) for
Flat No. 1002, 14th Floor i.e. 10th Residential Floor, 'B' Wing in the building known as
Aspen Garden, issued by V. S. Legal Associates, Advocate High Court.",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " VS/SET/SBI/RACPC/CHINCHPOKLI/8019/2024"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "817739",
  "path": "cases/6763e8461f06b62faf367249/
document_1734950553740_TIR_Certifictc.pdf",
  "fileName": "document_1734950553740_TIR_Certifictc.pdf"
},

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{
  "documentType": {
    "value": "60ae12b3aa6d152c1801b4dc",
    "label": "Further Commencement Certificate"
  },
  "inputs": {
    "documentDate": "07/08/2017",
    "remark": " No. CHE/A-0245/BP/(WS)/AP issued by Municipal Corporation of
Greater Mumbai."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "292152",
  "path": "cases/6763e8461f06b62faf367249/
document_1735039380609_Further_CC.pdf",
  "fileName": "document_1735039380609_Further_CC.pdf"
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{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "20/07/2017",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CHE/A-0245/BP(WS)/AP "
},
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  "displayStatus": false,
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  "path": "cases/6763e8461f06b62faf367249/document_1735040283253_Plan.pdf",
  "fileName": "document_1735040283253_Plan.pdf"
}
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"caseNumber": "013198",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "385151",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Dec 19 2024 09:32:54 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mrs. Dipali Pravin Bobade",
"phone": "9158674511",
"ownershipShare": "",
"email": "",
"id": "575977"
}
],
"proposePurchasers": [
{
"name": "Dr. Sahana Sen",
"phone": "",
"email": "",
"ownershipShare": ""
},
{
"name": "Mr. Debdeep Gupta",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "9",
"name": "Kitchen",
"length": "11.50",
"length1": "11",
"length2": "6",
"width": "10.00",
"width1": "10",
"width2": "0",
"totalArea": "115.00",
"images": [],
"finalArea": "115.00",
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"extraAreas": []
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "16.75",
  "length1": "16",
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  "width1": "3",
  "width2": "10",
  "totalArea": "64.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.21"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "9",
  "name": "Living Room",
  "length": "17.25",
  "length1": "17",
  "length2": "3",
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  "width1": "10",
  "width2": "2",
  "totalArea": "175.37",
  "images": [],
  "finalArea": "175.37",
  "extraAreas": []
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Dining",
  "length": "8.50",
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"length1": "8",
"length2": "6",
"width": "2.33",
"width1": "2",
"width2": "4",
"totalArea": "19.83",
"images": [],
"extraAreas": [],
"finalArea": "19.83"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "10.92",
  "width1": "10",
  "width2": "11",
  "totalArea": "133.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "133.73"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "11.08",
  "length1": "11",
  "length2": "1",
  "width": "13.33",
  "width1": "13",
  "width2": "4",
  "totalArea": "147.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "147.78"
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}
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "31.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.65"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "31.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.65"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "3.33",
  "length1": "3",
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"width": "3.17",
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"images": [],
"extraAreas": [],
"finalArea": "10.56"
}
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"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Dry Balcony Area",
"value": "Dry_Balcony_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
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"length": "7.25",
"length1": "7",
"length2": "3",
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"width1": "2",
"width2": "1",
"totalArea": "15.10",
"images": [],
"extraAreas": [],
"finalArea": "15.1",
"percentageBeforeTotal": "15.10",
"percentage": "100"
}
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"externalReport": [],
"documentPerArea": [
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"fullAddress": "Residential Flat No. 1002, 14th Floor, Wing - B, i.e. 10th Residential Floor,, Aspen Garden Co-op. Hsg. Soc. Ltd., Shivshankar Nagar, Walbhat Road, Village - Pahadi Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, Goregaon (East), Mumbai, PIN - 400 063, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Rashid Shaikh",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Dr. Sahana Sen",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Agent",
"rerald": "",
"siteVisitContactNo": "9833093666",
"reportGeneratedDate": "Tue Dec 24 2024 09:43:42 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2024-12-23",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Passage + Dining + 2 Toilet",
"carpetTotal": "729.7799999999999",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "15.10",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "15.10",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "893.86",
"finalCarpetArea": "744.88",
"finalSalableArea": "893.86",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are within 1.5% 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": "Carpet Area in Sq. Ft. = 729.78\nDry balcony Area in Sq. Ft. = 15.10\n",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Memorandum of Understanding",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",


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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 756.00",
"buildingServicesRate": "2700",
"flatRate": "30000",
"landOtherRate": "27300",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
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}
}

```

Name	Length	Width	Total
Composition :			
Kitchen	11'6"	10'0"	115.00
Passage	16'9"	3'10"	64.21
Living Room	17'3"	10'2"	175.37
Dining	8'6"	2'4"	19.83
Bedroom	12'3"	10'11"	133.73
Bedroom	11'1"	13'4"	147.78
Toilet	4'1"	7'9"	31.65
Toilet	4'1"	7'9"	31.65
Passage	3'4"	3'2"	10.56

Other
Composition :

Dry Balcony Area	7'3"	2'1"	15.10
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