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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6669419b09a0de7b00a46936"
    },
    "firstName": "Kumar ",
    "type": "CREDITOFFICER",
    "_id": "6669419b09a0de7b00a46938",
    "lastName": "Ratnesh",
    "mobileNo": "",
    "workMobileNo": "7208011982",
    "email": "ubin0904015@unionbankofindia.bank"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "21000000",
    "discussWithPerson": "Kumar ",
    "expectedFees": 10500,
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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": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6669419b09a0de7b00a46936",
  "name": "Goregaon west Branch",
  "branchCode": "04012",
  "mobileNo": "02228724348",
  "alternateMobileNo": "",
  "email": "ubin0904015@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Pratiksha Apartment, CTS no 836, Opp Filmistan Studio, S V Road,
Goregaon West Mumbai 400104"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "63fc575ece84bf289ba9e82d",
"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
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"workWithDocumentMaker": ""
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"rateVerifier": {
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"role": "MAKER + RATE VERIFIER + CHEAKER",
"firstName": "Vinita",
"email": "vinita.surve@vastukala.org",
"lastName": "Surve",
"mobileNo": "9820652818",
"designation": "",
"shortName": "V",
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"maker": {
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    "firstName": "Shyam",
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    "lastName": "Kajvilkar",
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    "designation": "",
    "shortName": "SK",
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\\profilePhoto_1626255068979_Sh Yam_Photo.jpg"
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        {
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          "label": "Registered Valuer"
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "_id": "60af80072ffdf65bcd658651",
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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  "title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "longitude": "72.84442247688845"
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-12-20",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-12-20",
      "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "state",
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"label": true
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  "key": "village",
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  "value": "Mumbai Suburban",
  "label": true
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"city": {
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  "key": "city",
  "value": "Goregaon (West), Mumbai",
  "label": false
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"key": "tahasilNo",
"value": "",
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"taluka": {
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  "value": "Borivali",
  "label": true
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"plotNo": {
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  "value": "7A",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "label": false
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  "label": false
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  "value": "",
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  "value": "",
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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"value": "281/1A, Zone : 57/265",
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  "label": true
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  "key": "selectNo",
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 104",
  "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"
  },
  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
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"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Slum Area",
    "south": "Vivek Vidyalaya Road / Acharya Shri Tusli Marg ",
    "east": "Shri Nagar Vasahat Magr / Shanti Niketan"
  },
  "asPerDocumentAgreement": {
    "north": "By Plot No. 18 & 9A",
    "west": "By Property of Sir Byramjee Jeejibhoy",
    "south": "By Property of Sir Byramjee Jeejibhoy",
    "east": "By 20 Ft. Wide Road"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Lift",
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"east": "Marginal Space",
"south": "Flat No. 302",
"west": "Lobby"
},
"asPerDocument": {
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
},
"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "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": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "15",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "420",
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"depreciatedCostOfConstruction": "22380.00",
"depreciatedBuildingRate": "2380"
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"igrRate": {
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  "rate": "160470",
  "landRate": "76820",
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  "squareMeterGuideLineRate": "160470.00",
  "squareFeetGuideLineRate": "14908.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
  "rate": "14131.00",
  "squareFeetGuideLineRate": "14131.00",
  "squareMeterGuideLineRate": "152105.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "Rs. 51,000/- Expected rental income per month",
  "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": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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}
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},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2014",
    "fullDate": "1/1/2014"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"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": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
}
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "8",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1100.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/676400c41f06b62faf369648/
routeMap_1734930598513_Image.png",
    "routeLat": "19.161917",
    "routeLng": "72.844278",
    "stationName": "Goregaon",
    "routeDistance": "850m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
}
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},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "1dfyx",
    "name": "1dfyx",
    "image": "cases/676400c41f06b62faf369648/
routeMap_1734930433910_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",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
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"totalothersRate": "0",
"finaltotal": "20522460.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "20522460.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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},
"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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},
"internalPainting": {
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"externalPainting": {
  "label": "External Painting",
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  "isHideFloor": false,
  "status": false
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"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": {
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  "floorsCompleted": "",
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    "percentage": "0.00",
    "isHideFloor": true,
    "status": true
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"guidelineDetails": {
  "finalGuidelineValue": "15549752.00",
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  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name": "externallmg_1734930183373_externallmg_1734772058805_IMG20241221WA0077.jpg",
      "path": "cases/676400c41f06b62faf369648/externallmg_1734930183373_externallmg_1734772058805_IMG20241221WA0077.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "6768ef181f06b62faf382c33",
      "name": "externallmg_1734930199712_externallmg_1734772074326_IMG20241221WA0059.jpg",
      "path": "cases/676400c41f06b62faf369648/externallmg_1734930199712_externallmg_1734772074326_IMG20241221WA0059.jpg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
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      "_id": "6768ef08fe1fd12ff2157b93",
      "name": "externallmg_1734930183359_externallmg_1734772058772_IMG20241221WA0075.jpg",
      "path": "cases/676400c41f06b62faf369648/externallmg_1734930183359_externallmg_1734772058772_IMG20241221WA0075.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6768ef181f06b62faf382c3d",
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    "name": "externalimg_1734930199797_externalimg_1734772074518_IMG20241221WA0079.jpg",
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
  {
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    "name": "Living Room",
    "path": "cases/676400c41f06b62faf369648/externalimg_1734930182763_externalimg_1734772058218_IMG20241221WA0055.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "6768ef08fe1fd12ff2157b8d",
    "name": "Living Room",
    "path": "cases/676400c41f06b62faf369648/externalimg_1734930183302_externalimg_1734772058681_IMG20241221WA0057.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6768ef08fe1fd12ff2157b8e",
    "name": "Living Room",
    "path": "cases/676400c41f06b62faf369648/externalimg_1734930183305_externalimg_1734772058697_IMG20241221WA0058.jpg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "6768ef08fe1fd12ff2157b8f",
    "name": "Living Room",
    "path": "cases/676400c41f06b62faf369648/externalimg_1734930183320_externalimg_1734772058702_IMG20241221WA0066.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6768ef08fe1fd12ff2157b92",
    "name": "Living Room",
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    "path": "cases/676400c41f06b62faf369648/externalimg_1734930183355_external  
mg_1734772058769_IMG20241221WA0073.jpg",  
    "orientation": "portrait"  
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    "_id": "6768ef181f06b62faf382c37",  
    "name": "Living Room",  
    "path": "cases/676400c41f06b62faf369648/externalimg_1734930199745_external  
mg_1734772074410_IMG20241221WA0065.jpg",  
    "orientation": "portrait"  
  }  
]  
},  
"indicatorRange": {  
  "carpetRateRange": {  
    "min": "19855.00",  
    "max": "24118.00"  
  },  
  "builtUpRateRange": {  
    "min": "16546.00",  
    "max": "20098.00"  
  },  
  "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": {  
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    "quantity": "0.00",  
    "ratePerUnit": "0.00",  
    "estimatedValue": "0.00",  
    "status": true,  
    "isEditable": true  
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  "showcases": {
```



```
"title": "Showcases",
"quantity": "0.00",
"ratePerUnit": "0.00",
"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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  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"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
}
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},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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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",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "917.00",
"empanelmentNo": [
  "ROS:ADV:Valuer/033:008:2021-22"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Subhash Krishnan",
"ownerPhoneNo": "9821117130",
"appAddress": "FLAT NO 301 3RD FLOOR PREMSWAROOP CHS LTD PLOT NO 7A
SHREENAGAR ESTATE M G ROAD PS PAHADI GOREGAON VILLAGE GOREGAON
WEST MUMBAI 400062",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1258aa6d152c1801b337",
      "label": "Full Occupation Certificate"
    },
    "inputs": {
      "documentDate": "16/09/2014",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " CHE/8559/BP(WS)/AP"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "980756",
    "path": "cases/676400c41f06b62faf369648/
document_1734606996430_1734606991358_Share_Certified.pdf",
    "fileName": "document_1734606996430_1734606991358_Share_Certified.pdf"
  },
  {
    "documentType": {
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"value": "652d16a0316e1359cebd3c15",
"label": " Agreement"
},
"inputs": {
  "documentDate": "27/12/2013",
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "M/s. Karwa Developers",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Subhash Krishnan",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 1448/2014"
},
"isHardCopy": false,
"displayStatus": true,
"id": "340932",
"path": "cases/676400c41f06b62faf369648/
document_1734932446193_Sale_Deed__2013.pdf",
"fileName": "document_1734932446193_Sale_Deed__2013.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 241 to 300 having 10 Shares of Rs. 50/- each dated
20/01/2019 in the name of Mr. Sunbhash Krishnan issued by Premswaroop. Co-op.
Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 5"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "199538",
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"path": "cases/676400c41f06b62faf369648/
document_1734932663701_Share_Certificate.pdf",
"fileName": "document_1734932663701_Share_Certificate.pdf"
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/03/2011",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CHE/8559/BP(WS)/AP/"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "709682",
  "path": "cases/676400c41f06b62faf369648/document_1734932746641_CC.pdf",
  "fileName": "document_1734932746641_CC.pdf"
}
],
"caseNumber": "013203",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "822696",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 19 2024 11:17:24 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Subhash Krishnan",
    "phone": "9821117130",
    "ownershipShare": "",
    "email": "",
    "id": "397439"
  }
]
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],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
    "id": "316995",
    "name": "Living Room",
    "length": "9.58",
    "length1": "9",
    "length2": "7",
    "width": "20.00",
    "width1": "20",
    "width2": "00",
    "totalArea": "191.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "191.67"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Dining",
    "length": "7.58",
    "length1": "7",
    "length2": "7",
    "width": "10.67",
    "width1": "10",
    "width2": "8",
    "totalArea": "80.89",
    "images": [],
    "extraAreas": [],
    "finalArea": "80.89"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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"name": "Bedroom",
"length": "9.83",
"length1": "9",
"length2": "10",
"width": "12.25",
"width1": "12",
"width2": "3",
"totalArea": "120.46",
"images": [],
"extraAreas": [],
"finalArea": "120.46"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "13.83",
  "length1": "13",
  "length2": "10",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
  "totalArea": "144.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "144.10"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "27.81",
  "images": [],
  "extraAreas": [],
```

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"finalArea": "27.81"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "14.58",
  "length1": "14",
  "length2": "7",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "105.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.73"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "22.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.85"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "8.67",
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"length1": "8",
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"width": "3.67",
"width1": "3",
"width2": "8",
"totalArea": "31.78",
"images": [],
"extraAreas": [],
"finalArea": "31.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "13.08",
  "width1": "13",
  "width2": "1",
  "totalArea": "131.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "131.92"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "29.05"
}
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "652d16a0316e1359cebd3c15",
      "label": " Agreement"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "278217",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "917",
    "squareMeterArea": "85.19",
    "docFinalBuiltUp": "1100.4",
    "docFinalBuiltUpSquareMeter": "102.228",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1145.83",
      "squareMeterArea": "106.45",
      "expectedRate": "21818.25",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1375.00",
      "squareMeterArea": "127.74",
      "expectedRate": "18181.82",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
]
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"printlnReport": true,
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"property": "Residential Flat",
"area": "1375",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "25000000",
"expectedRate": "21818.25",
"builtUpExpectedRate": "25000000",
"image": "cases/676400c41f06b62faf369648/
indicator_1735017154056_Image.png",
"squareMeter": "127.74",
"id": "943132"
},
{
  "carpetArea": {
    "area": "732.00",
    "squareMeterArea": "68.01",
    "expectedRate": "23497.27",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "878.40",
    "squareMeterArea": "81.61",
    "expectedRate": "19581.06",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "676a4438fe1fd12ff216447f",
  "property": "Residential Flat",
  "area": "732",
  "builtUpPercentage": "20",
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      "lastName": "Surve",
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    },
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    "display": true,
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  }
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Ltd., Plot No. 7A, Shreenagar Estate, Off Mahatma Gandhi Road, Village - Pahadi
Goregaon, Taluka - Borivali, District - Mumbai Suburban, Goregaon (West), Mumbai,
PIN - 400 104, State - Maharashtra, India",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"reald": "",
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Passage",
"carpetTotal": "886.26",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "1063.51",
"finalCarpetArea": "886.26",
"finalSalableArea": "1063.51",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 675.00 (free of cost)\nAdditional Area
in Sq. Ft. = 242.00 (Purchased by Allottee)\n<br />\nAll the above areas are within 3%
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": "",
"finalAreaType": "Carpet Area",
```

```

"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 917.00",
"buildingServicesRate": "2800",
"flatRate": "22800",
"landOtherRate": "20000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
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  }
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"

```

Name	Length	Width	Total
Composition :			
Living Room	9'7"	20'00"	191.67
Dining	7'7"	10'8"	80.89
Bedroom	9'10"	12'3"	120.46
Bedroom	13'10"	10'5"	144.10



Toilet	3'9"	7'5"	27.81
Kitchen	14'7"	7'3"	105.73
Passage	7'10"	2'11"	22.85
Toilet	8'8"	3'8"	31.78
Bedroom	10'1"	13'1"	131.92
Toilet	3'11"	7'5"	29.05
Other Composition :			