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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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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": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Atul",
    "type": "CREDITOFFICER",
    "_id": "67342e940b8f93c1cf1c3a20",
    "email": "atul.landge123@gmail.com",
    "lastName": "Landge",
    "mobileNo": "",
    "workMobileNo": "9768604755"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
  },
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  "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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  "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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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "627362b3afd7d55eddee1ee7",
  "role": "SITEENGINEER",
  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Baor",
  "mobileNo": "9004386288",
  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
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      {
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
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      "label": "Chartered Engineer"
    },
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    "number": "AM161706-3"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "country": {
    "status": true,
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    "label": false
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  "village": {
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"key": "village",
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"label": true
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  "label": false
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  "label": false
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"key": "wing",
"value": "",
"label": true
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"projectName": {
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  "value": "CIDCO Mass Housing Scheme (LIG)",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
  }
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},
"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "CIDCO",
  "label": "CIDCO"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road ",
  "west": "Internal Road ",
  "south": "Building No. L-01",
  "east": "Internal Road "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Staircase ",
    "south": "Marginal Space ",
    "west": "Marginal Space "
  },
  "asPerDocument": {
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  },
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"title": "Boundaries of The Flat"
},
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 384.00 Sq. Ft. (including
Niche Area) is more than Carpet Area 321.00 Sq. Ft. mentioned in the documents
provided to us. We have considered area mentioned in the documents for valuation.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "51400",
  "landRate": "18100",
  "igrImage": "cases/67657e68fe1fd12ff214c8f4/igr_1734938477020_Image.png",
  "squareMeterGuideLineRate": "51400.00",
  "squareFeetGuideLineRate": "4775.00"
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"igrFinalRate": {
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  "rate": "4621.00",
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  "squareMeterGuideLineRate": "49735.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per CIDCO norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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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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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2021",
"fullDate": "1/1/2021"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"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": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "385.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67657e68fe1fd12ff214c8f4/
routeMap_1734946388179_Image.png",
    "routeLat": "19.067370",
    "routeLng": "73.100646",
    "stationName": "Pethali-Taloja",
    "routeDistance": "1.6 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
  "latLng": false,
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"finalatlng": false
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"locationMapImg": [
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    "name": "jiwy8a",
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routeMap_1734946216902_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3210000.00"
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"outward": {
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  "remark": "SYSTEMGENERATED",
  "date": "Mon Dec 23 2024 11:20:55 GMT+0000 (Coordinated Universal Time)",
  "number": "2309733",
  "dayCount": "9",
  "monthCount": "431",
  "generatedBy": "60eeaeddf3dd69653a581316"
},
"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": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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}
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  "label": "Internal Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
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  "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
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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"guidelineDetails": {
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  "selectedBuildUpValue": "385.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "status": false,
      "_id": "6768d61cfe1fd12ff215641a",
      "name": "externallmg_1734923802721_IMG_20241222_26668.jpg",
      "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923802721_IMG_20241222_26668.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "6768d61cfe1fd12ff215641a",
      "name": "externallmg_1734923802721_IMG_20241222_26668.jpg",
      "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923802721_IMG_20241222_26668.jpg",
      "orientation": "portrait"
    },
    {
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      "name": "externallmg_1734923802752_IMG_20241222_27830.jpg",
      "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923802752_IMG_20241222_27830.jpg",
      "orientation": "landscape"
    },
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      "_id": "6768d61cfe1fd12ff215641e",
      "name": "externallmg_r_1734923802217_IMG20241222100220.jpg",
      "path": "cases/67657e68fe1fd12ff214c8f4/
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      "orientation": "landscape"
    },
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      "_id": "6768d62efe1fd12ff215644f",
      "name": "externallmg_1734923820127_IMG_20241222_28326.jpg",
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    "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923820127_IMG_20241222_28326.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6768d62efe1fd12ff2156453",
    "name": "externallmg_1734923820140_IMG_20241222_29363.jpg",
    "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923820140_IMG_20241222_29363.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6768d62efe1fd12ff2156452",
    "name": "externallmg_1734923820139_IMG_20241222_29141.jpg",
    "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923820139_IMG_20241222_29141.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6768d62efe1fd12ff2156458",
    "name": "externallmg_1734923820146_IMG_20241222_31424.jpg",
    "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923820146_IMG_20241222_31424.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6768d62efe1fd12ff2156455",
    "name": "externallmg_1734923820142_IMG_20241222_29955.jpg",
    "path": "cases/67657e68fe1fd12ff214c8f4/
externallmg_1734923820142_IMG_20241222_29955.jpg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "9529.00",
    "max": "10286.00"
  }
},
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"builtUpRateRange": {
  "min": "7941.00",
  "max": "8572.00"
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"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"interiorDecorations": {
  "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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"totalValues": {
  "title": "Total",
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"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": false,
  "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": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "321.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67657e68fe1fd12ff214c8f4",
"ownerName": "Mr. Shrinivas Vijaykumar Deshpande",
"ownerPhoneNo": "9420490812",
"appAddress": "Flat no. 303, 3rd Floor, Building L-02, Sector - 37, Taloja, Navi Mumbai",
"remark": "",
"documents": [
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{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "05/08/2021",
    "from": {
      "value": "The_Corporation",
      "label": "The Corporation"
    },
    "The_Corporation": "City and Industrial Development Corporation of Maharashtra Limited",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Shrinivas Vijaykumar Deshpande",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "8424 / 2021"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "991159",
  "path": "cases/67657e68fe1fd12ff214c8f4/
document_1734704714782_1734704712695_3_Registered_CIDCO_AgreementI.pdf",
  "fileName":
"document_1734704714782_1734704712695_3_Registered_CIDCO_AgreementI.pdf"
},
{
  "documentType": {
    "label": "CIDCO Allotment Letter",
    "value": "60ae1258aa6d152c1801b33b"
  },
  "inputs": {
    "documentDate": "09/09/2019",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    }
  }
}
```

```
    },
    "Allottee": "Mr. Shriniwas Vijaykumar Deshpande"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "420823",
  "path": "cases/67657e68fe1fd12ff214c8f4/
document_1734704741875_1734704739750_AllotmentLetter_1190019979.PDF",
  "fileName":
"document_1734704741875_1734704739750_AllotmentLetter_1190019979.PDF"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "28/06/2021",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
  },
  "remark": " (As downloaded from RERA site)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CIDCO / Sr. Arch(BP-IHP) / BP-IHP-31 / 2021 / 000029 / E - 41130"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "193281",
  "path": "cases/67657e68fe1fd12ff214c8f4/document_1734943434917_OC.pdf",
  "fileName": "document_1734943434917_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/05/2019",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
  },
}
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"remark": " (As downloaded from RERA site)",
"number": {
  "value": "No",
  "label": "No"
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"No": "CIDCO / Sr. Arch(Hsg/BP-IHP) / BP-IHP-31 / 2019 / 000105"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1734943524001_CC.pdf",
"path": "cases/67657e68fe1fd12ff214c8f4/document_1734943524001_CC.pdf",
"id": "897367",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Dec 23 2024 08:45:24 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "13/08/2018",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P52000017447"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "311709",
  "path": "cases/67657e68fe1fd12ff214c8f4/
document_1734943563373_1734938507230_RERA.pdf",
  "fileName": "document_1734943563373_1734938507230_RERA.pdf"
},
{
  "documentType": {
    "value": "60ae1255aa6d152c1801b329",
    "label": "Possession Receipt"
  },
  "inputs": {
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"documentDate": "05/08/2021",
"nameOfApprovingAuthority": {
  "value": "CIDCO",
  "label": "CIDCO"
},
"remark": " in the name of Mr. Shrinivas Vijaykumar Deshpande \n"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1734943680297_657444.pdf",
"path": "cases/67657e68fe1fd12ff214c8f4/document_1734943680297_657444.pdf",
"id": "964026",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Dec 23 2024 08:48:00 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013245",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "468415",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 20 2024 14:25:44 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shrinivas Vijaykumar Deshpande",
    "phone": "9420490812",
    "ownershipShare": "",
    "email": "",
    "id": "701048"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "582360",
    "name": "Living Room",
    "length": "130.00",
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"length1": "130",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "130.00",
"images": [],
"extraAreas": [],
"finalArea": "130.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "81.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.11"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "18.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.28"
},
}
```

```
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "15.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.01"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "20.49",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.49"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "101.00",
  "length1": "101",
  "length2": "00",
```



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"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "101.00",
"images": [],
"extraAreas": [],
"finalArea": "101.00"
}
],
"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Niche",
"value": "Niche"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"length": "4.92",
"length1": "4",
"length2": "11",
"width": "2.17",
"width1": "2",
"width2": "2",
"totalArea": "10.65",
"images": [],
"extraAreas": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"_id": "676927a1fe1fd12ff215d48d",
"name": "Extra ",
"extraAreaType": "Add",
"length": "3.67",
"length1": "3",
"length2": "8",
"width": "2.25",
"width1": "2",
```

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    "width2": "3",
    "totalArea": "8.25"
  }
],
"finalArea": "18.9",
"percentageBeforeTotal": "18.90",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "218452",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "321",
    "squareMeterArea": "29.82",
    "docFinalBuiltUp": "385.2",
    "docFinalBuiltUpSquareMeter": "35.784",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "321.00",
      "squareMeterArea": "29.82",
      "expectedRate": "9528.28",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "385.20",
      "squareMeterArea": "35.79",
      "expectedRate": "7940.24",
      "percentage": "20"
    }
  }
]
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```
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "67690f71fe1fd12ff215b49f",
"property": "Residential Flat",
"area": "321",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "3058579.00",
"expectedRate": "9528.28",
"builtUpExpectedRate": "7940.24",
"image": "cases/67657e68fe1fd12ff214c8f4/indicator_1734937586107_Image.png",
"squareMeter": "29.82",
"id": "573720"
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    "squareMeterArea": "35.56",
    "expectedRate": "8278.01",
    "percentage": "20"
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    "expectedRate": "0.00",
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  "path": "cases/67657e68fe1fd12ff214c8f4/
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}
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    "createdAt": "Mon Dec 23 2024 07:21:47 GMT+0000 (Coordinated Universal Time)",
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    "path": "cases/67657e68fe1fd12ff214c8f4/
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    "size": "1133359",
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    "createdAt": "Mon Dec 23 2024 07:21:47 GMT+0000 (Coordinated Universal Time)",
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    "size": "139239",
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    "size": "154749",
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    "size": "808516",
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    "uploadedBy": "62fe044a48a26047e6552796"
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    "filename": "1734946917480_CC.pdf",
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    "size": "376483",
    "createdAt": "Mon Dec 23 2024 09:41:57 GMT+0000 (Coordinated Universal Time)",
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    "filename": "1734946917491_CIDCO.pdf",
    "path": "cases/67657e68fe1fd12ff214c8f4/
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    "size": "1133359",
    "createdAt": "Mon Dec 23 2024 09:41:57 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "62fe044a48a26047e6552796"
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    "size": "857617",
    "createdAt": "Mon Dec 23 2024 09:41:57 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "62fe044a48a26047e6552796"
  }
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"remarks": [
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    "firstName": "Shyam",
    "lastName": "Kajvilkar",
    "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
\\profilePhoto_1626255068979_Shyam_Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
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  "note": "Pending for value confirmation\nTotal Composite \t 10,000.00 \nACA
\t321\nRV\t 32,10,000.00 \nRV\t 28,89,000.00 \nDV\t 25,68,000.00 \n",
  "taskId": "6766367a1f06b62faf37795b",
  "createdAt": "2024-12-23T06:36:48.493Z"
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"updatedAt": "2024-12-23T11:24:06.666Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 303, 3rd Floor, Building No L-02, Dhanshree
Gruhsankul, CIDCO Mass Housing Scheme (LIG), Plot No. 01, Sector - 37 (Old Sector
No. 29 as per RERA), Village - Taloja Panchand, Taluka - Panvel, District - Raigad,
Navi Mumbai, PIN - 410 208, State - Maharashtra, Country - India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Shriniwas Vijaykumar Deshpande",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"reald": "",
"siteVisitContactNo": "9420490812",
"buildingServicesRate": "2500",
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"finalAsPerArea": "Agreement for sale",
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"flatRate": "10000",
"landOtherRate": "7500",
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "365.89",
"extendOfSiteRemark": "",
"finalBuiltupArea": "423.27",
"finalCarpetArea": "384.79",
"finalSalableArea": "465.60",
"otherCarpetTotal": "19",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 365.00\nNiche Area in Sq. Ft. = 19.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + Passage + WC",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "18.90",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
```

```
}  
},  
"reportGeneratedDate": "Mon Dec 23 2024 07:52:18 GMT+0000 (Coordinated  
Universal Time)",  
"siteVisitDate": "2024-12-22"  
}
```

Name	Length	Width	Total
Composition :			
Living Room	130'00"	1'00"	130.00
Kitchen	12'2"	6'8"	81.11
Bathroom	4'8"	3'11"	18.28
Passage	3'10"	3'11"	15.01
WC	4'2"	4'11"	20.49
Bedroom	101'00"	1'00"	101.00
Other Composition :			
Niche	4'11"	2'2"	10.65