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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "67765a2c6353dde0a7ae3423"
    },
    "firstName": "Nilesh",
    "type": "CREDITOFFICER",
    "_id": "67765a4b6353dde0a7ae342b",
    "email": "nilesh.joshi@cosmosbank.in",
    "lastName": "Joshi",
    "mobileNo": "",
    "workMobileNo": "8080631785"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Nilesh",
    "expectedFees": null,
    "quotedAmount": "4000"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "67765a2c6353dde0a7ae3423",
  "name": "Girgaon Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "nilesh.joshi@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bhandari Chambers, Bali Chambers, 74 Jaggannath Shakanr Sheth,
Opera House, Girgaon, Mumbai-400004"
},
"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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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"role": "PICKUPPERSON",
"firstName": "Saurabh",
"email": "saurabhvelonde143@gmail.com",
"lastName": "Velonde",
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"shortName": "SSV",
"workWithDocumentMaker": "",
"profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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"_id": "65829f7c65d49d78457ec7be",
"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
"shortName": "Vaibhav",
"workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"designation": ""
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"firstName": "Pradnya ",
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"designation": "",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
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  "shortName": "VS",
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  {
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        "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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  }
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
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  "value": "BANK"
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  "longitude": "72.96975467089227"
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  "coordinates": [
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    19.202555042366978
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"siteVisit": {
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  {
    "dateTime": "2/01/2025 12:00 am",
    "remark": "texting"
  }
],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2025-01-03T11:15:03.703Z",
    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2025-01-02",
    "remark": "MANUAL_IN_TASK"
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  {
    "status": "COMPLETED",
    "dateTime": "2025-01-04",
    "remark": "MANUAL_IN_TASK"
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  {
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    "dateTime": "2025-01-03",
    "remark": "MANUAL_IN_TASK"
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"areaType": {
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  "value": "Carpet"
}
},
"compositionFlatType": {
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  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "Country - India",
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  "village": {
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    "key": "village",
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    "label": true
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    "value": "1",
    "label": false
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  "key": "district",
  "value": "Thane ",
  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
  "value": "Thane ",
  "label": true
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  "label": true
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"buildingName": {
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"key": "buildingName",
"value": "Thane Trimurti Co-Op. Hsg. Soc. Ltd. ",
"label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Shivaji Nagar Road, Off. Gokhale Road ",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "98, 99/2 & 103, Tika No. 23",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "3",
  "label": false
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  "key": "municipalityWardNo",
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"value": "",
"label": true
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "value": "PIN - 400 602",
  "label": false
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"suburb": {
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"status": true,
"name": "Suburb",
"key": "suburb",
"value": "Thane (West)",
"label": false
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"flatSpecifications": {
"roof": {
"label": "R. C. C. Slab",
"value": "rcc_Slab"
},
"flooring": {
"label": "Vitrified Tile Flooring",
"value": "VerifiedTileFlooring"
},
"doors": {
"value": "Teak_Wood_Door_frame_with_Solid_flush_door",
"label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
"value": "Aluminium_Sliding_Windows_with_window_grills",
"label": "Aluminium Sliding Windows with window grills"
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"fittings": {
"value":
"Concealed_plumbing_with_C.P._fittings._Casing_Capping_Electrical_wiring",
"label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
},
"finishing": {
"value": "Cement_Plastering_+_POP_Finish",
"label": "Cement Plastering + POP Finish"
}
},
"general": {
"ownership": {
"value": "Joint_Ownership",
"label": "Joint Ownership"
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},
"populationGroupList": {
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"value": "Urban"
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"townplanApprovedByList": {
  "label": "Thane Municipal Corporation",
  "value": "Thane_Municipal_Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
},
"asPerActualAgreement": {
  "north": "Dada Patil Marg",
  "west": "Kiran CHSL",
  "south": "Railway Housing Society ",
  "east": "Parking Space "
},
"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
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    "title": "Auto",
    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "As per site visit, the Residential Flat used as Commercial Office for Commercial Purpose. ",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site visit, the Residential Flat used as Commercial Office.",
  "depreciationPercentage": "51",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16925",
  "depreciatedBuildingRate": "1225"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "105000",
  "landRate": "41800",
  "igrImage": "cases/67765c2140248ae0addcab79/igr_1736159164971_Image.png",
  "squareMeterGuideLineRate": "99750.00",
  "squareFeetGuideLineRate": "9267.00"
},
"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "66",
  "rate": "7437.00",
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"squareFeetGuideLineRate": "7437.00",
"squareMeterGuideLineRate": "80047.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Vacant",
    "value": "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 local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
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"label": "Completed",
"value": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "1991",
"fullDate": "1/1/1991"
},
},
"planningArea": {
"label": "Residential",
"value": "Residential"
},
},
"typeOfStructure": {
"label": "R.C.C. Framed Structure",
"value": "R.C.C._Framed_Structure"
},
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
},
"qualityOfConstruction": {
"value": "Normal",
"label": "Normal"
},
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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},
"sewerageSystem": {
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"label": "Yes",
"value": "1"
},
"appearanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenanceIssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"label": "No",
"value": "0"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"label": "Ground",
"value": "ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "26",
"ageOfBuilding": "34",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
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"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "0",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "735.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Article of Agreement"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67765c2140248ae0addcab79/
routeMap_1736164303730_Image.png",
    "routeLat": "19.186861",
    "routeLng": "72.973083",
    "stationName": "Thane",
    "routeDistance": "700 Mtrs. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "bdph0y",
    "name": "bdph0y",
    "image": "cases/67765c2140248ae0addcab79/
routeMap_1736164210773_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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"costOfConstruction": "1837500.00",
"depreciationPercentage": "51",
"depreciatedCostOfConstruction": "937125.00",
"totalFairMarketValue": "12439875.00"
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"wardrobesRate": "0",
"totalwardrobesRate": "0",
"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
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  "date": "Mon Jan 06 2025 11:56:48 GMT+0000 (Coordinated Universal Time)",
  "number": "2309947",
  "dayCount": "8",
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"monthCount": "66",
"generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
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  "internalPlastering": {
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    "floorsCompleted": "",
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"isHideFloor": false,
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"externalPlastering": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"liftInstallation": {
"label": "Lift Installation",
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"isHideFloor": false,
"status": false
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"isHideFloor": true,
"status": false
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
}
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"guidelineDetails": {
"finalGuidelineValue": "5466195.00",
"selectedBuildUpValue": "735.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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"name": "externalImg_1735902842339_image.jpeg",
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    "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902842339_image.jpeg",
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  }
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"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
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    "_id": "6777c6934dad6a51548f102f",
    "name": "externallmg_1735902840853_image.jpeg",
    "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902840853_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6777c6934dad6a51548f102e",
    "name": "externallmg_1735902840670_image.jpeg",
    "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902840670_image.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
    "_id": "6777c6934dad6a51548f1034",
    "name": "externallmg_1735902841645_image.jpeg",
    "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902841645_image.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "name": "externallmg_1735902841839_image.jpeg",
    "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902841839_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6777c6934dad6a51548f1037",
    "name": "externallmg_1735902842007_image.jpeg",
    "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902842007_image.jpeg",
    "orientation": "landscape"
  }
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    },
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      "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902842072_image.jpeg",
      "orientation": "landscape"
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      "path": "cases/67765c2140248ae0addcab79/
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      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6777c6934dad6a51548f103a",
      "name": "externallmg_1735902842339_image.jpeg",
      "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902842339_image.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6777c6934dad6a51548f1030",
      "name": "externallmg_1735902840985_image.jpeg",
      "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902840985_image.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6777c6934dad6a51548f1039",
      "name": "externallmg_1735902842206_image.jpeg",
      "path": "cases/67765c2140248ae0addcab79/
externallmg_1735902842206_image.jpeg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
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"indicatorRange": {
  "carpetRateRange": {
    "min": "20164.00",
    "max": "21063.00"
  },
  "builtUpRateRange": {
    "min": "16804.00",
    "max": "17552.00"
  },
  "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
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
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},
"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "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",
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"status": true,
"isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "735.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67765c2140248ae0addcab79",
"ownerName": "Mrs. Kavita Tushar Bhanushali & Mr. Tushar R. Bhanushali ",
```

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"ownerPhoneNo": "9969177142",
"appAddress": "Flat no. 3, 1st Floor, Thane Trimurti Society, Chendani, Naupada,
Thane ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    },
    "inputs": {
      "documentDate": "24/10/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Davis Daniel & Mr. Daniel Philipose ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Kavita Tushar Bhanushali & Mr. Tushar R. Bhanushali "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "475763",
    "path": "cases/67765c2140248ae0addcab79/
document_1735810651043_1735810645137_Bhanushali.pdf",
    "fileName": "document_1735810651043_1735810645137_Bhanushali.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "24/04/1986",
      "nameOfApprovingAuthority": {
        "value": "Thane_Municipal_Corporation",
        "label": "Thane Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "418"
    }
  }
]
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    },
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    "displayStatus": true,
    "id": "799501",
    "path": "cases/67765c2140248ae0addcab79/
document_1736161933627_2516343.pdf",
    "fileName": "document_1736161933627_2516343.pdf"
  }
],
"caseNumber": "013443",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "212575",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 02 2025 09:28:01 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Kavita Tushar Bhanushali & Mr. Tushar R. Bhanushali ",
    "phone": "9969177142",
    "ownershipShare": "",
    "email": "",
    "id": "204692"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "6777c5dd4dad6a51548f0e76",
    "area": "613",
    "providedByName": "Mrs. Kavita Tushar Bhanushali And Mr. Tushar R Bhanushali",
    "providedByContactNo": "9969177142"
  }
],
"composition": [
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "13.50",
  "length1": "13",
  "length2": "6",
  "width": "12.42",
  "width1": "12",
  "width2": "5",
  "totalArea": "167.62",
  "images": [],
  "finalArea": "167.62",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "36.00",
  "length1": "36",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "36.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
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"width": "2.75",
"width1": "2",
"width2": "9",
"totalArea": "11.00",
"images": [],
"extraAreas": [],
"finalArea": "11.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "23.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.17"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Living Room",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "6.25",
  "width1": "6",
  "width2": "3",
  "totalArea": "49.48",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "label": "Square Feet",
        "value": "Square_Feet"
      }
    }
  ]
}
```

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    },
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    "name": "Extra",
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    "length": "181.00",
    "length1": "181",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "181.00"
  }
],
"finalArea": "230.48"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "7.67",
  "length1": "7",
  "length2": "8",
  "width": "12.58",
  "width1": "12",
  "width2": "7",
  "totalArea": "96.47",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.47"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "label": "Square Feet",
```



```
    "value": "Square_Feet"
  },
  "id": "0",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "12.42",
  "width1": "12",
  "width2": "5",
  "totalArea": "48.63",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.63",
  "percentageBeforeTotal": "48.63",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "313989",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "735",
    "squareMeterArea": "68.28",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "406.67",
      "squareMeterArea": "37.78",
```

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    "expectedRate": "20163.77",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "488.00",
    "squareMeterArea": "45.34",
    "expectedRate": "16803.28",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "677baf5a6f6886354584164",
  "property": "Flat",
  "area": "488",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "8200000.00",
  "expectedRate": "20163.77",
  "builtUpExpectedRate": "8200000.00",
  "image": "cases/67765c2140248ae0addcab79/
indicator_1736159015122_Image.png",
  "squareMeter": "45.34",
  "id": "928066"
},
{
  "carpetArea": {
    "area": "546.00",
    "squareMeterArea": "50.73",
    "expectedRate": "21062.27",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "655.20",
    "squareMeterArea": "60.87",
    "expectedRate": "17551.89",
    "percentage": "20"
  },
}
```

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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "677baf5a6f6886354584165",
"property": "Flat",
"area": "546",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "11500000",
"expectedRate": "21062.27",
"builtUpExpectedRate": "17551.89",
"image": "cases/67765c2140248ae0addcab79/
indicator_1736159042154_Image.png",
"squareMeter": "50.73",
"id": "549950"
},
{
  "carpetArea": {
    "area": "725.00",
    "squareMeterArea": "67.35",
    "expectedRate": "20965.52",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "870.00",
    "squareMeterArea": "80.83",
    "expectedRate": "17471.26",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "677baf5a6f6886354584166",
  "property": "Flat",
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"area": "870",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "15200000",
"expectedRate": "20965.52",
"builtUpExpectedRate": "15200000",
"image": "cases/67765c2140248ae0addcab79/
indicator_1736159065475_Image.png",
"squareMeter": "80.83",
"id": "201443"
}
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"name": "externalImg_1735902840536_image.jpeg",
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externalImg_1735902840536_image.jpeg",
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    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
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    "_id": "6777c6934dad6a51548f103b",
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externallmg_1735902843006_image.jpeg",
    "orientation": "landscape"
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processingDocuments/1736159194833_Summary__kavita.xlsx",
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      "lastName": "Sarmalkar",
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    },
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    "note": "1.24 cr. shared",
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  }
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],
"createdAt": "2025-01-02T09:28:01.847Z",
"updatedAt": "2025-01-06T11:59:49.822Z",
"__v": 0,
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"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 3, 1st Floor, Thane Trimurti Co-Op. Hsg. Soc. Ltd. ,
Shivaji Nagar Road, Off. Gokhale Road , Village - Chendani & Naupada , Thane
(West), Taluka - Thane , District - Thane , PIN - 400 602, State - Maharashtra, Country
- India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Tushar R. Bhanushali ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner ",
"rerald": "",
"siteVisitContactNo": "9969177142",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + WC +
Bathroom",
"carpetTotal": "560.61",
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"otherCarpetTotal": "48.63",
"siteVisitDate": "2025-01-03",
"buildingServicesRate": "2500",
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"finalAsPerArea": "Article of Agreement",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 735.00",
"flatRate": "18200",
"landOtherRate": "15700",
"shopDetails": {
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  "roadFacing": false,
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"extendOfSiteRemark": "",
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"finalCarpetArea": "613.37",
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"salablePercentage": "10",
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= 48.00\n\n",
"toBeAdded": "",
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"otherCompositionCarpetTotal": "48.63",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
  }
},
"reportGeneratedDate": "Mon Jan 06 2025 10:28:42 GMT+0000 (Coordinated
Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Bedroom	13'6"	12'5"	167.62
Passage	36'00"	1'00"	36.00
WC	4'00"	2'9"	11.00
Bathroom	3'11"	5'11"	23.17
Living Room	7'11"	6'3"	49.48
Kitchen	7'8"	12'7"	96.47

Other  
Composition :

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Balcony Area	3'11"	12'5"	48.63
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