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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": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856bb03"
    },
    "firstName": "Sanika",
    "type": "CREDITOFFICER",
    "_id": "65b73172e1e7bf61f3d0f8c4",
    "lastName": "Apte",
    "mobileNo": "",
    "workMobileNo": "9820309326",
    "email": "1ghatkoparwestou@svcbank.com"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
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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": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000003",
  "type": "BRANCH",
  "name": "Ghatkopar (W) Branch",
  "email": "ghatkoparwestou@svcbank.com",
  "mobileNo": "02225103366",
  "alternateMobileNo": "02225103377",
  "address": "Shop No 1-3,Ground Floor,Delite Palace CHS Plot No.71/7, Shop No.1-3,
Delite Palace CHS Ltd., M G Road, Mumbai, Maharashtra 400086",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "PAN INDIA"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "_id": "67165336b6604b3dd61dccb0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "workWithDocumentMaker": "60f9343b45132d6a6bdd96e8"
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
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  "lastName": "Rasam",
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  },
  "checker": {
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    "_id": "60f915d3f3dd69653a592199",
    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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  },
  "valuers": []
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"clientType": {
  "label": "Bank",
  "value": "BANK"
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"location": {
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  "longitude": "73.02713625583318"
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"geo": {
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  "coordinates": [
    73.02713625583318,
    18.985040245791634
  ]
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"siteVisit": {
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    {
      "dateTime": "7/01/2025 12:00 am",
      "remark": ""
    }
  ]
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"visitedDate": [
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{
  "status": "COMPLETED",
  "dateTime": "2025-01-07",
  "remark": "MANUAL_IN_TASK"
}
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"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "name": "State",
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
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    "label": false
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    "value": "Ulwe",
    "label": true
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"label": false
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  "key": "district",
  "value": "Raigad",
  "label": true
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  "name": "City",
  "key": "city",
  "value": "Navi Mumbai ",
  "label": false
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  "key": "taluka",
  "value": "Panvel",
  "label": true
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"plotNo": {
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  "key": "plotNo",
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  "label": true
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"buildingName": {
  "status": true,
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"name": "Building Name",
"key": "buildingName",
"value": "Geetanjali Co-Op. Hsg. Soc. Ltd. ",
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
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"projectName": {
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  "name": "Project Name",
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "name": "CTS No.",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "301",
  "label": false
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"municipalityWardNo": {
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"value": "",
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "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 "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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"label": "Urban"
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"townplanApprovedByList": {
  "value": "CIDCO",
  "label": "CIDCO"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Road ",
  "south": "Sai Pushpam Apartment ",
  "east": "Ekta mitra mandal ground "
},
"asPerDocumentAgreement": {
  "north": "Plot No. 163 & 164",
  "west": "24 Mt. Wide Road",
  "south": "Plot No. 161",
  "east": "Open Space"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Flat No. 302"
  },
  "asPerDocument": {
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    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Flat No. 302"
  },
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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  },
  "taxies": {
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  "auto": {
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    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
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ATPO / (NM & K) / 2013 / 1892 Dated 04.12.2013\nissued by CIDCO.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "18",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "450",
  "depreciatedCostOfConstruction": "10550.00",
  "depreciatedBuildingRate": "2050"
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "82500",
  "landRate": "21060",
  "igrImage": "cases/677cd362aa07c81f2b2e2079/igr_1736835590970_Image.png",
  "squareMeterGuideLineRate": "70125.00",
  "squareFeetGuideLineRate": "6515.00"
},
"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "88",
  "rate": "5968.00",
  "squareFeetGuideLineRate": "5968.00",
  "squareMeterGuideLineRate": "64237.00"
},
"outgoingDetail": {
  "areaStatusList": {
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"label": "Medium"
},
"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Seller_Occupied",
  "label": "Seller Occupied"
},
"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": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2013",
  "fullDate": "1/1/2013"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "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"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "755.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/677cd362aa07c81f2b2e2079/
routeMap_1736845167676_Image.png",
    "routeLat": "18.984583",
    "routeLng": "73.026806",
    "stationName": "Bamandongri ",
    "routeDistance": "1.8 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "r5j4c",
      "name": "r5j4c",
      "image": "cases/677cd362aa07c81f2b2e2079/
routeMap_1736845082979_Image.png"
    }
  ]
},
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"valuation": {
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    "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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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "7965250.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "7965250.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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    "status": false
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
```

```
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "5269900.00",
  "selectedBuildUpValue": "755.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "677df2121180e21f2a86faea",
      "name": "externalimg_1736307218276_IMG20250108WA0052.jpg",
      "path": "cases/677cd362aa07c81f2b2e2079/externalimg_1736307218276_IMG20250108WA0052.jpg",
      "orientation": "landscape"
    }
  ]
},
],
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"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7a0",
    "name": "externallmg_1736307242769_IMG20250108WA0020.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242769_IMG20250108WA0020.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7a1",
    "name": "externallmg_1736307242791_IMG20250108WA0021.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242791_IMG20250108WA0021.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7a4",
    "name": "externallmg_1736307242862_IMG20250108WA0024.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242862_IMG20250108WA0024.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7a8",
    "name": "externallmg_1736307242923_IMG20250108WA0028.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242923_IMG20250108WA0028.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7a7",
    "name": "externallmg_1736307242899_IMG20250108WA0027.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242899_IMG20250108WA0027.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df2391180e21f2a86fb4c",
    "name": "externallmg_1736307257582_IMG20250108WA0041.jpg",
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```
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307257582_IMG20250108WA0041.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7ad",
    "name": "externallmg_1736307242980_IMG20250108WA0035.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242980_IMG20250108WA0035.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df22b6b70dc1f80cfb7a3",
    "name": "externallmg_1736307242823_IMG20250108WA0023.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307242823_IMG20250108WA0023.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677df2121180e21f2a86fae9",
    "name": "externallmg_1736307218253_IMG20250108WA0051.jpg",
    "path": "cases/677cd362aa07c81f2b2e2079/
externallmg_1736307218253_IMG20250108WA0051.jpg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "12500.00",
    "max": "15167.00"
  },
  "builtUpRateRange": {
    "min": "10417.00",
    "max": "12639.00"
  },
  "saleableRateRange": {
    "min": "8334.00",
    "max": "9600.00"
  }
}
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
    "title": "Kitchen arrangements",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
```

```
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
```



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"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": "755.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "677cd362aa07c81f2b2e2079",
"ownerName": "Mr. Rajeev Rameshchand Verma & Mrs. Surbhi Verma ",
"ownerPhoneNo": "8080892888",
"appAddress": "Flat no. 301, 3rd Floor, Wing - A, Gitanjali, Sector - 2, Ulwe, Panvel ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "10/01/2025",
      "from": {
        "value": "Developers",
        "label": "Developers"
      }
    }
  },

```

```
"Developers": "Mr. Sachin A. Didolkar & Mr. Snehal Sachin Didolkar",
"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mr. Rajeev Rameshchand Verma & Mrs. Surbhi Verma ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "723 / 2025"
},
"isHardCopy": false,
"displayStatus": true,
"id": "734431",
"path": "cases/677cd362aa07c81f2b2e2079/
document_1736233728570_1736233722937_a301_agreement.pdf",
"fileName": "document_1736233728570_1736233722937_a301_agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/07/2010",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / ATPO / 960"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1736838255466_416763.pdf",
  "path": "cases/677cd362aa07c81f2b2e2079/
document_1736838255466_416763.pdf",
  "id": "621927",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Jan 14 2025 07:04:15 GMT+0000 (Coordinated Universal Time)"
},
{
```

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"documentType": {
  "value": "60ae124baa6d152c1801b2fd",
  "label": "Occupancy Certificate"
},
"inputs": {
  "documentDate": "04/12/2013",
  "nameOfApprovingAuthority": {
    "value": "CIDCO",
    "label": "CIDCO"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CIDCO / BP - 8072 / ATPO / (NM & K) / 2013 / 1892"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1736838333847_82562.pdf",
"path": "cases/677cd362aa07c81f2b2e2079/
document_1736838333847_82562.pdf",
"id": "827177",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jan 14 2025 07:05:34 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013522",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "248148",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 07 2025 07:10:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajeev Rameshchand Verma & Mrs. Surbhi Verma ",
    "phone": "8080892888",
    "ownershipShare": "",
    "email": "",
    "id": "972467"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "743384",
    "name": "Living Room",
    "length": "8.92",
    "length1": "8",
    "length2": "11",
    "width": "14.75",
    "width1": "14",
    "width2": "9",
    "totalArea": "131.52",
    "images": [],
    "extraAreas": [],
    "finalArea": "131.52"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Dining",
    "length": "3.42",
    "length1": "3",
    "length2": "5",
    "width": "10.25",
    "width1": "10",
    "width2": "3",
    "totalArea": "35.02",
    "images": [],
    "extraAreas": [],
    "finalArea": "35.02"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Kitchen",
    "length": "7.17",
```

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"length1": "7",
"length2": "2",
"width": "9.08",
"width1": "9",
"width2": "1",
"totalArea": "65.10",
"images": [],
"extraAreas": [],
"finalArea": "65.10"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "12.08",
  "width1": "12",
  "width2": "1",
  "totalArea": "113.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "113.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "6.58",
  "width1": "6",
  "width2": "7",
  "totalArea": "24.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.14"
},
}
```

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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "17.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "25.00",
  "length1": "25",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
```

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"width": "8.92",
"width1": "8",
"width2": "11",
"totalArea": "78.02",
"images": [],
"extraAreas": [],
"finalArea": "78.02"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "36.46",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "6786121e5a336ce64e532ce1",
      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "4.08",
      "length1": "4",
      "length2": "1",
      "width": "9.42",
      "width1": "9",
```

```
    "width2": "5",
    "totalArea": "38.45"
  }
],
"finalArea": "74.91",
"percentageBeforeTotal": "74.91",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "27.00",
  "length1": "27",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27",
  "percentageBeforeTotal": "27.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```



```
},
  "id": "578424",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "755",
  "squareMeterArea": "70.14",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "600.00",
      "squareMeterArea": "55.74",
      "expectedRate": "12500.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "720.00",
      "squareMeterArea": "66.89",
      "expectedRate": "10416.67",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "900",
      "squareMeterArea": "83.61",
      "expectedRate": "8333.33",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "678602805a336ce64e531664",
  "property": "Geetanjali, Sector 2, Ulwe",
  "area": "600",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "7500000",
  "expectedRate": "12500.00",
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"builtUpExpectedRate": "10416.67",
"image": "cases/677cd362aa07c81f2b2e2079/
indicator_1736835087899_Image.png",
"squareMeter": "55.74",
"id": "429911"
},
{
  "carpetArea": {
    "area": "417.00",
    "squareMeterArea": "38.74",
    "expectedRate": "14388.49",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "500.40",
    "squareMeterArea": "46.49",
    "expectedRate": "11990.41",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "625",
    "squareMeterArea": "58.06",
    "expectedRate": "9600.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "678602805a336ce64e531665",
  "property": "Ulwe Sector 2",
  "area": "417",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "6000000",
  "expectedRate": "14388.49",
  "builtUpExpectedRate": "11990.41",
  "image": "cases/677cd362aa07c81f2b2e2079/
indicator_1736835176911_Image.png",
  "squareMeter": "38.74",
  "id": "407460"
},
{
  "carpetArea": {
    "area": "520.00",
```

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"squareMeterArea": "48.31",
"expectedRate": "14134.62",
"percentage": ""
},
"builtUpArea": {
  "area": "624.00",
  "squareMeterArea": "57.97",
  "expectedRate": "11778.85",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "678602805a336ce64e531666",
"property": "Ulwe Sector 2",
"area": "520",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "5",
"source": "Index_no.2",
"expectedPrice": "7350000",
"expectedRate": "14134.62",
"builtUpExpectedRate": "11778.85",
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    "size": "159330",
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"lastName": "Kuperkar",
"profilePhoto": "users/60f915d3f3dd69653a592199/
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"createdAt": "2025-01-07T07:10:26.620Z",
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Soc. Ltd. , Plot No. 162, Sector - 2, Village - Ulwe, Taluka - Panvel, District - Raigad,
Navi Mumbai , PIN - 410 206, State - Maharashtra, Country - India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mrs. Snehal Sachin Didolkar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller",
"rerald": "",
"siteVisitContactNo": "8080892888",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 755.00",
"flatRate": "11000",
"landOtherRate": "8500",
"shopDetails": {
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"builtupPercentage": "10",
"carpetTotal": "465.00",
"extendOfSiteRemark": "",
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"otherCarpetTotal": "102.00",
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"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 490.00\nFlower Bed in Sq. Ft. = 27.00\nTerrace Area in Sq. Ft. = 74.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet + Passage",
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"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
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"siteVisitDate": "2025-01-07"
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Name	Length	Width	Total
Composition :			
Living Room	8'11"	14'9"	131.52
Dining	3'5"	10'3"	35.02
Kitchen	7'2"	9'1"	65.10
Bedroom	9'5"	12'1"	113.78
Toilet	3'8"	6'7"	24.14
Passage	6'4"	2'9"	17.42

Toilet	25'00"	1'00"	25.00
Bedroom	8'9"	8'11"	78.02
Other Composition :			
Terrace	8'9"	4'2"	36.46
Flower Bed Area	27'00"	1'00"	27.00