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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "label": "Direct"
  },
  "purposeOfValuation": {
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    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "65f8334f857bdc098aa72a72"
    },
    "firstName": "Srinu",
    "type": "CREDITOFFICER",
    "_id": "65f8334f857bdc098aa72a74",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8143428433",
    "email": "laxulh@bankofbaroda.com"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "65f8334f857bdc098aa72a72",
  "name": "Ulhas Nagar Sec 3 Branch",
  "branchCode": "",
  "mobileNo": "02512703492",
  "alternateMobileNo": "02512703493",
  "email": "laxulh@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 3 & 4, Ground Floor, Shraddha Square ,UMC Road Dist Pin
421003"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai Zone"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "6410199a140f140ffc59b58c",
  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/6410199a140f140ffc59b58c/
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fd2",
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"rateVerifier": {
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  "_id": "60eeaeddf3dd69653a581316",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
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},
"maker": {
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  "_id": "627222afafd7d55eddedd82",
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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"lastName": "Shilvanta",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60eeaeddf3dd69653a581316\
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  {
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    ],
  },

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{
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  "number": "CAT-I-F-1763"
},
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  "title": {
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    "label": "Chartered Engineer"
  },
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
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  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "19.25686708035889",
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},
"geo": {
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  "coordinates": [
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0
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"siteVisit": {
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  "visitedDate": [
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      "dateTime": "2025-01-09",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2025-01-08",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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  "key": "village",
  "value": "Gandhare",
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"floorNo": {
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  "key": "floorNo",
  "value": "6",
  "label": false
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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  "value": "Kalyan (West)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"value": "Kalyan",
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  "label": true
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  "key": "buildingName",
  "value": "Purva",
  "label": false
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  "name": "Sector",
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  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "label": false
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"street2": {
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Tarangan Project, Near Mohan Paradise, Gokul Nagari",
  "label": false
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"wing": {
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"value": "B",
"label": true
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "5 (Part) & 5 / 1",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "key": "blockNo",
  "value": "",
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"label": true
},
"selectNo": {
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  "key": "selectNo",
  "value": "606",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "status": false,
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"name": "Gut No.",
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"value": "",
"label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 301",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "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 door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
    "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
  },
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    "label": "Cement Plastering with POP false Celling"
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}
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"general": {
  "ownership": {
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  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kalyan_Dombivali_Municipal_Corporation",
    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Ashwini Building",
    "south": "Mohan Paradise-11",
    "east": "Club House / Hast Building"
  },
  "asPerDocumentAgreement": {
    "north": "Pipe Line",
    "west": "18 Meters Wide Road",
    "south": "Survey No. 3/6 & 4/1",
    "east": "Gokul Nagari"
  },
  "unitBoundaries": {
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    }
  },
}
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},
"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.KDMC /
NRV / BP / KV / 585 -275 Dated 24.03.2009 issued by Kalyan Dombivli Municipal
Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11525",
  "depreciatedBuildingRate": "1825"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "75800",
  "landRate": "24000",
  "igrImage": "cases/677d0e1caa07c81f2b2e8dea/igr_1736501653544_Image.png",
  "squareMeterGuideLineRate": "79590.00",
  "squareFeetGuideLineRate": "7394.00"
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},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "6465.00",
  "squareMeterGuideLineRate": "69584.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner 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 KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"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"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Stilt / Open Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2007",
"fullDate": "1/1/2007"
},
"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": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"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": "Information_not_available",
  "label": "Information not available"
},
"visibleDamageInBuilding": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
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"label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "510.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/677d0e1caa07c81f2b2e8dea/
routeMap_1736502608343_Image.png",
    "routeLat": "19.256978",
    "routeLng": "73.134291",
    "stationName": "Kalyan",
    "routeDistance": "3.2 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
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"finalatlng": false
},
"locationMapImg": [
  {
    "id": "tqa9l",
    "name": "tqa9l",
    "image": "cases/677d0e1caa07c81f2b2e8dea/
routeMap_1736502547705_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "status": false
  },
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": false
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  "label": "Internal Plastering",
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},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "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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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
},
"externalPainting": {
  "label": "External Painting",
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  "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
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "510.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
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"reportImages": {
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      "name": "externallmg_r_1736415716238_1736415710951_image_4.jpg",
      "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415716238_1736415710951_image_4.jpg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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externallmg_r_1736415743282_1736415739529_image_1.jpg",
      "orientation": "portrait"
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  ]
}
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1736415723713_1736415710951_image_15.jpg",
    "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415723713_1736415710951_image_15.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677f99f3fca4a7f46de44530",
    "name": "externallmg_r_1736415721545_1736415710951_image_10.jpg",
    "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415721545_1736415710951_image_10.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677f99f3fca4a7f46de4452e",
    "name": "externallmg_r_1736415721080_1736415710951_image_9.jpg",
    "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415721080_1736415710951_image_9.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "677f99f3fca4a7f46de4452b",
    "name": "externallmg_r_1736415719923_1736415710951_image_7.jpg",
    "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415719923_1736415710951_image_7.jpg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "677f99f3fca4a7f46de44531",
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    "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415722285_1736415710951_image_12.jpg",
    "orientation": "portrait"
  }
```

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    },
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      "_id": "677f99f3fca4a7f46de44528",
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      "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415715172_1736415710951_image_3.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "677f99f3fca4a7f46de4452a",
      "name": "externallmg_r_1736415718270_1736415710951_image_5.jpg",
      "path": "cases/677d0e1caa07c81f2b2e8dea/
externallmg_r_1736415718270_1736415710951_image_5.jpg",
      "orientation": "portrait"
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  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "10431.00",
    "max": "13334.00"
  },
  "builtUpRateRange": {
    "min": "8693.00",
    "max": "11112.00"
  },
  "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
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  "wardrobes": {

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"title": "Wardrobes",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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
}
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```
},
"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",
  "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
}
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "425.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "677d0e1caa07c81f2b2e8dea",
"ownerName": "Mr. Raghu Surappa Shetty & Mrs. Shailaja R. Shetty",
"ownerPhoneNo": "9890378343",
"fullAddress": "Residential Flat No. 606, 6th Floor, Wing - B, Purva, Tarangan Project,
Near Mohan Paradise, Gokul Nagari, Pipe Line Road, Village - Gandhare, Taluka -
Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra,
India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "652d16a0316e1359cebd3c15",
      "label": " Agreement"
    },
    "inputs": {
      "documentDate": "18/06/2009",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Om Shree Sai Krupa Construction",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Raghu Surappa Shetty & Mrs. Shailaja R. Shetty",
    }
  }
]
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"number": {
  "value": "Document_No",
  "label": "Document No"
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"Document_No": "3894/2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "960548",
"path": "cases/677d0e1caa07c81f2b2e8dea/
document_1736248795552_Raghu_Shetty_Bob_Ulhas3.pdf",
"fileName": "document_1736248795552_Raghu_Shetty_Bob_Ulhas3.pdf"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "24/03/2009",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / KV / 585 -275"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736503830208_246659.pdf",
  "path": "cases/677d0e1caa07c81f2b2e8dea/
document_1736503830208_246659.pdf",
  "id": "995901",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Fri Jan 10 2025 10:10:30 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "24/03/2009",
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"nameOfApprovingAuthority": {
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  "label": "Kalyan Dombivli Municipal Corporation"
},
"number": {
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  "label": "Document No"
},
"Document_No": "KDMC / NRV / BP / KV / 585 -275"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/677d0e1caa07c81f2b2e8dea/
document_1736503925289_Raghu_plan.pdf",
"id": "334390",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Jan 10 2025 10:12:06 GMT+0000 (Coordinated Universal Time)"
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "25/03/2022",
    "remark": " issued by S. D. Deshpande"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736504134330_Raghu_Pre_Val_Repo.pdf",
  "path": "cases/677d0e1caa07c81f2b2e8dea/
document_1736504134330_Raghu_Pre_Val_Repo.pdf",
  "id": "318626",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Fri Jan 10 2025 10:15:35 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "013546",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
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"id": "320377",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Jan 07 2025 11:21:00 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Raghu Surappa Shetty & Mrs. Shailaja R. Shetty",
"phone": "9890378343",
"ownershipShare": "",
"email": "",
"id": "874670"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "445932",
"name": "Living Room",
"length": "16.00",
"length1": "16",
"length2": "00",
"width": "9.00",
"width1": "9",
"width2": "00",
"totalArea": "144.00",
"images": [],
"extraAreas": [],
"finalArea": "144.00"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Bedroom",
"length": "14.00",
"length1": "14",
"length2": "00",
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"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "140.00",
"images": [],
"extraAreas": [],
"finalArea": "140.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "68.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "68.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "22.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.00"
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{
  "measurementType": {
```

```
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "25.00",
  "images": [],
  "finalArea": "25.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Cupboard",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
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"width2": "00",
"totalArea": "6.00",
"images": [],
"extraAreas": [],
"finalArea": "6.00"
}
],
"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Flower Bed Area",
"value": "Flower_Bed_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
},
"id": "0",
"length": "17.00",
"length1": "17",
"length2": "00",
"width": "2.00",
"width1": "2",
"width2": "00",
"totalArea": "34.00",
"images": [],
"extraAreas": [],
"finalArea": "34",
"percentageBeforeTotal": "34.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
}
]
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},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "39.48",
"totalAreaDocument": "425",
"docBuiltpPercentage": "20",
"docFinalBUILTUp": "510.00",
"docFinalBUILTUpSquareMeter": "47.38",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "441.00",
"squareMeterArea": "40.97",
"expectedRate": "10430.84",
"percentage": ""
},
"builtUpArea": {
"area": "529.20",
"squareMeterArea": "49.16",
"expectedRate": "8692.37",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
},
"printlnReport": true,
"_id": "6780e9a15b935fda51d42ab9",
"property": "Residential Flat",
"area": "441",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4600000.00",
"expectedRate": "10430.84",
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"builtUpExpectedRate": "8692.37",
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"squareMeter": "40.97",
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{
"carpetArea": {
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"squareMeterArea": "52.86",
"expectedRate": "11687.17",
"percentage": ""
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"squareMeterArea": "39.02",
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"squareMeter": "39.02",
"id": "312296"
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{
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    "squareMeterArea": "39.25",
    "expectedRate": "11834.32",
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  "builtUpArea": {
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    "squareMeterArea": "47.10",
    "expectedRate": "9861.93",
    "percentage": "20"
  }
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"floor": "",
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"image": "cases/677d0e1caa07c81f2b2e8dea/
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/677d0e1caa07c81f2b2e8dea/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_r_1736415686064_1736415684967_image_0.jpg",
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    "filename": "1736501680396_AGR.pdf",
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processingDocuments/1736501680396_AGR.pdf",
    "size": "10955854",
    "createdAt": "Fri Jan 10 2025 09:34:42 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
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    "path": "cases/677d0e1caa07c81f2b2e8dea/processingDocuments/1736501681224
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  },
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  "size": "136057",
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  "size": "132436",
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  "size": "107616",
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"leadRemarks": [],
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  {
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
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      "lastName": "Kajvilkar",
      "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
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    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "Total Composite \t 11,500.00 \n\t\nACA\t425\nFMV\t 48,87,500.00 \nRV\t
43,98,750.00 \nDV\t 39,10,000.00 \n",
    "taskId": "677d0e2d6b70dc1f80cf8c52",
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  }
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"updatedAt": "2025-01-10T12:01:17.765Z",
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"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
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"contactPersonName": "Mr. Raghu Surappa Shetty",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"rerId": ""
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"buildingServicesRate": "2500",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 425.00",
"flatRate": "12200",
"landOtherRate": "9700",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
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    "lesseeName": "",
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    "leaseRent": "",
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    "leaseDate": ""
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},
"finalSaleablePercentage": "0",
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"carpetTotal": "417",
"extendOfSiteRemark": "",
"finalBuiltupArea": "496.10",
"finalCarpetArea": "451.00",
"finalSalableArea": "545.71",
"otherCarpetTotal": "34.00",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 417.00\nFlowerbed Area in Sq.
Ft.= 34.00\n\n"
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    "toBeAdded": "",
    "briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC +
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    "otherCompositionSaleableTotal": "0.00",
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    Time)",
    "siteVisitDate": "2025-01-08"
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```

Name	Length	Width	Total
Composition :			
Living Room	16'00"	9'00"	144.00
Bedroom	14'00"	10'00"	140.00
Kitchen	17'00"	4'00"	68.00
Bathroom	11'00"	2'00"	22.00
WC	2'00"	6'00"	12.00
Passage	5'0"	5'0"	25.00
Cupboard	2'00"	3'00"	6.00
Other Composition :			
Flower Bed Area	17'00"	2'00"	34.00