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{
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    "firstName": "Philip ",
    "type": "CREDITOFFICER",
    "_id": "6499262fc3eaaa5554d5d1cf",
    "lastName": "Bhatkar",
    "mobileNo": "",
    "workMobileNo": "9284077441",
    "email": "Philip.ubin01818721@unionbankofindia.bank"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "status": true
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  "name": "Bharat Diamond BKC Branch",
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  "mobileNo": "2226754431",
  "alternateMobileNo": "",
  "email": "ubin01818721@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
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  "address": "E-4, Bharat Diamond Bourse, G - block, Bandra Kurla Complex, Bandra
(East), Mumbai - 400 051 "
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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    "firstName": "Sameer",
    "email": "sameeryp2010@gmail.com",
    "lastName": "Parab",
    "mobileNo": "8291009567",
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    "email": "rashmijadhav14feb@gmail.com",
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    "lastName": "Rasam",
    "mobileNo": "9529385821",
    "designation": "",
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    "lastName": "Jadhav",
    "shortName": "RJ",
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      "role": "VALUER",
      "firstName": "Manoj",
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  {
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"fatherName": "Baburao"
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "label": false
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"flatSpecifications": {
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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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      "label": "Urban"
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      "label": "Maharashtra Industrial Development Corporation"
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    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "west": "Internal Road",
      "south": "Internal Road & Lily Building ",
      "east": "Wing - A"
    },
    "asPerDocumentAgreement": {
      "north": "MIDC Road R/W 20 meters & modern Education Society School ",
      "west": "MIDC / Private Land ",
      "south": "MIDC / Private Land ",
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"north": "Flat No. 1004",
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"south": "Marginal Space ",
"west": "Flat No. 1006"
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  "east": "Marginal Space ",
  "south": "Marginal Space ",
  "west": "Flat No. 1006"
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"title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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issued by Maharashtra Industrial Development Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"igrRate": {
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  "rate": "56600",
  "landRate": "11990",
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  "squareMeterGuideLineRate": "59430.00",
  "squareFeetGuideLineRate": "5521.00"
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"igrFinalRate": {
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  "depreciationPercentage": "135.5",
  "rate": "7086.00",
  "squareFeetGuideLineRate": "7086.00",
  "squareMeterGuideLineRate": "76271.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Mr. Vijay Yeshwant Lotankar",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MIDC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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"label": "Good"
},
"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"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt / Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenancelssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "724.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
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routeMap_1736747161894_Image.png",
    "routeLat": "19.199778",
    "routeLng": "73.197722",
    "stationName": "Ambernath",
    "routeDistance": "1.8 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  "finalLatLng": false
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  {
    "id": "kzuatf",
    "name": "kzuatf",
    "image": "cases/6780ad5c07ae52830a73aa95/
routeMap_1736747057417_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "showcasesRate": "0",
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      "orientation": "portrait"
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    "orientation": "portrait"
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  "compositionImages": []
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "604.00",
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"isAdvanceInvoice": false,
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"ownerName": "Mr. Ranjith Gopalakrishnan & Mrs. Reshma M",
"ownerPhoneNo": "9818698853",
"appAddress": "Flat no - 1005, 10th floor, Bldg no - 4, ORCHID - B, NISARG GREENS"
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ORCHID CHSL, Morivali, Ambarnath East, Ambarnath - 421501",
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"label": "Agreement for sale"
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"inputs": {
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"from": {
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"label": "Transferor"
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"Transferor": "Mr. Vijay Yeshwant Lotankar & Mrs. Vandana Vijay Lotankar ",
"to": {
"value": "Transferee",
"label": "Transferee"
},
"Transferee": "Mr. Ranjith Gopalakrishnan & Mrs. Reshma M",
"number": {
"value": "No",
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"No": "16864 / 2024"
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"nameOfApprovingAuthority": {
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"label": "Maharashtra Industrial Development Corporation"
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    "label": "Commencement Certificate"
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  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Industrial Development Corporation"
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"number": {
  "value": "No",
  "label": "No"
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"No": "EE / AMB / RH-1 / A - 35909 / 2016"
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    "label": "Electricity Bill"
  },
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"inputs": {
  "number": {
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  "Consumer_No": "021522627876 dated 10.11.2024 in the name of Mr. Vijay
Yeshwant Lotankar issued by MSEDCL"
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    "label": "Society Maintenance Bill"
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  "inputs": {
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      "label": "No"
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Greens Orchid Co-Op. Hsg. Soc. Ltd"
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      "label": "Maharashtra Industrial Development Corporation"
    }
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  "number": {
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 10 2025 05:17:16 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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    "phone": "9818698853",
    "ownershipShare": "",
    "email": "",
    "id": "489487"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length1": "14",
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"width2": "8",
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    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "30.00"
  }
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "6.58",
  "length1": "6",
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  "width2": "2",
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  "images": [],
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  "extraAreas": []
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```
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  "width2": "3",
  "totalArea": "25.52",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.52"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.17",
  "length1": "9",
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  "width2": "2",
  "totalArea": "102.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.36"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.08",
  "length1": "5",
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  "width": "3.08",
  "width1": "3",
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"totalArea": "15.67",
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"finalArea": "15.67"
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  "length1": "8",
  "length2": "00",
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  "width1": "6",
  "width2": "1",
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  "images": [],
  "extraAreas": [],
  "finalArea": "48.67"
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    "label": "Square Feet"
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  "length": "5.00",
  "length1": "5",
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Ambernath (East), Taluka - Ambernath, District - Thane, PIN - 421 501, State -
Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
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"contactPersonName": "Mr. Laxminaryan Bodke ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Broker",
"reald": "",
"siteVisitContactNo": "9833247070",
"builtupPercentage": "10",
"carpetTotal": "417.99",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 467.00\nAdditional Area in Sq. Ft. =
137.00\n\nAll the above areas are within 7% of the Agreement for Sale Area. The
above calculations and detailed measurements taken by us prove that the Agreement
```

for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"finalBuiltupArea": "616.13",
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"finalSalableArea": "677.75",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 417.00\nBalcony Area in Sq. Ft. = 98.00\nDry Balcony Area in Sq. Ft. = 44.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"finalMeasurementType": "Sq. Ft.",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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 "leaseDate": ""
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"landOtherRate": "7500",
"shopDetails": {
 "typeOfShops": null,

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"roadFacing": false,  
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}  
}
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Name	Length	Width	Total
Composition :			
Living Room	14'6"	9'8"	140.17
Kitchen	6'7"	6'2"	40.60
Passage	2'1"	12'3"	25.52
Bedroom	9'2"	11'2"	102.36
Toilet	5'1"	3'1"	15.67
Bedroom	8'00"	6'1"	48.67
Toilet	5'00"	3'00"	15.00
Other Composition :			
Balcony Area	3'1"	9'00"	27.75
Dry Balcony Area	6'5"	6'11"	44.38