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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
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    },
    "firstName": "Haresh ",
    "type": "CREDITOFFICER",
    "_id": "65141fd3e393a05c24111ef9",
    "lastName": "Jola",
    "mobileNo": "",
    "workMobileNo": "9820803099",
    "email": "haresh.jola@sbi.co.in"
  },
  "fees": {
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9a8",
  "branchCode": "000187",
  "type": "BRANCH",
  "name": "Girgaon Commercial Branch",
  "email": "sbi.00374@sbi.co.in",
  "mobileNo": "02223826299",
  "alternateMobileNo": "",
  "address": "Region - 1, 144, Majestic Shopping Centre, Jagannath Shankar Seth
Marg, Girgaon, Mumbai, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"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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"staff": {
  "pickupPerson": {
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"type": "EMPLOYEE",
  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
  "workWithDocumentMaker": "",
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
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"lastName": "Rasam",
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  "lastName": "Moozhickal",
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  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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{
  "title": {
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"shortName": "MBC",
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"fatherName": "Baburao"
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  "value": "BANK"
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"geo": {
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19.064484528426554
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  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "label": true
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  "value": "",
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  "key": "buildingName",
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "value": "H",
  "label": true
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  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "45, 49, 54(Part), 56(Part) & 58(Part)",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1001",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "label": false
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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"
},
"doors": {
  "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
  "label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
},
"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
  },
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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},
"asPerActualAgreement": {
  "north": "Shell Colony ",
  "west": "Road No. 5",
  "south": "Road No. 1",
  "east": "Tower - M"
},
"asPerDocumentAgreement": {
  "north": "Central Railway Harbour Line ",
  "west": "9.14 Mtrs Wide Road & Building Nos. 37 & 39",
  "south": "9.14 Mtrs Wide Road & Sahakar Nagar Road No. 2",
  "east": "P.G. & Eastern Express Highway "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Lift",
    "east": "Lobby",
    "south": "Marginal Space ",
    "west": "Entrance "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "270",
  "depreciatedCostOfConstruction": "28230.00",
  "depreciatedBuildingRate": "2730"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "145070",
  "landRate": "64130",
  "igrImage": "cases/6780ba74fd83f582c7533ee9/igr_1737349884406_Image.png",
  "squareMeterGuideLineRate": "152324.00",
  "squareFeetGuideLineRate": "14151.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "94",
  "rate": "13660.00",
  "squareFeetGuideLineRate": "13660.00",
  "squareMeterGuideLineRate": "147032.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  }
}
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},
"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 MHADA norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with Car Parking Space Bearing No. 776",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  }
},
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2018",
  "fullDate": "1/1/2018"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
}
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "507.10",
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6780ba74fd83f582c7533ee9/
routeMap_1737436209681_Image.png",
    "routeLat": "19.064222",
    "routeLng": "72.891389",
    "stationName": "Tilak Nagar",
    "routeDistance": "210 Mtrs.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "r96w7m",
    "name": "r96w7m",
    "image": "cases/6780ba74fd83f582c7533ee9/
routeMap_1737436098210_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
},
"wardrobesRate": "0",
"totalwardrobesRate": "0",
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"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",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "1",
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"totalothersRate": "1200000",
"finaltotal": "14214030.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "13014030.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-01-30T09:08:38.407Z",
  "date": "Thu Jan 30 2025 09:08:38 GMT+0000 (Coordinated Universal Time)",
  "number": "2310314",
  "dayCount": "7",
  "monthCount": "433",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
```

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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": true
},
"rccPlinth": {
"label": "RCC Plinth",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
"label": "Full Building Rcc",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"internalBrickWork": {
"label": "Internal Brick Work",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalBrickWork": {
"label": "External Brick Work",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPlastering": {
"label": "Internal Plastering",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"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",
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"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": "6885404.00",
  "selectedBuildUpValue": "507.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "678dba015a336ce64e562359",
      "name": "externalimg_1737341435734_1737341429789_image_2.jpeg",
      "path": "cases/6780ba74fd83f582c7533ee9/
externalimg_1737341435734_1737341429789_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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    "status": false,
    "_id": "678dba985a336ce64e562391",
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    "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341588926_1737341582527_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678dba985a336ce64e56238f",
    "name": "externallmg_1737341587379_1737341582527_image_4.jpeg",
    "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341587379_1737341582527_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678dba015a336ce64e56235f",
    "name": "externallmg_1737341441163_1737341429789_image_8.jpeg",
    "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341441163_1737341429789_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678dba015a336ce64e56235d",
    "name": "externallmg_1737341439870_1737341429789_image_6.jpeg",
    "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341439870_1737341429789_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678dba015a336ce64e56235e",
    "name": "externallmg_1737341440743_1737341429789_image_7.jpeg",
    "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341440743_1737341429789_image_7.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678dba985a336ce64e562393",
    "name": "externallmg_1737341589409_1737341582527_image_8.jpeg",
    "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341589409_1737341582527_image_8.jpeg",
    "orientation": "portrait"
  }
```

```
    },
    {
      "status": false,
      "_id": "678dba985a336ce64e562395",
      "name": "externallmg_1737341590985_1737341582527_image_10.jpeg",
      "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341590985_1737341582527_image_10.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "678dba985a336ce64e562392",
      "name": "externallmg_1737341589159_1737341582527_image_7.jpeg",
      "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341589159_1737341582527_image_7.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "678dba015a336ce64e56235a",
      "name": "externallmg_1737341436109_1737341429789_image_3.jpeg",
      "path": "cases/6780ba74fd83f582c7533ee9/
externallmg_1737341436109_1737341429789_image_3.jpeg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "25739.00",
    "max": "28696.00"
  },
  "builtUpRateRange": {
    "min": "23399.00",
    "max": "26088.00"
  },
  "saleableRateRange": {
    "min": "19499.00",
    "max": "21740.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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"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": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
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"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": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "461.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6780ba74fd83f582c7533ee9",
"ownerName": "Mr. Amol Chitnis ",
"ownerPhoneNo": "9820803099",
"appAddress": "Flat no 1001,10Floor,A-wing,Godrej Central Chembur Mumbai",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/07/2015",
      "from": {
        "value": "Society_",
        "label": "Society "
      }
    },
    "Society_": "The Shell Towers Co-Op. Hsg. Soc. Ltd.",
```

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"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Mr. Amol Chitnis ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "8179 / 2015"
},
"isHardCopy": false,
"displayStatus": true,
"id": "691237",
"path": "cases/6780ba74fd83f582c7533ee9/document_1736489401399_173648894
8867_Agreement_for_Sale__Godrej__Chembur_House.pdf",
"fileName": "document_1736489401399_1736488948867_Agreement_for_Sale__G
odrej__Chembur_House.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/12/2018",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH / EE / (B.P) / GM / MHADA - 27 / 163 / 2018"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737353088121_OC.pdf",
  "path": "cases/6780ba74fd83f582c7533ee9/document_1737353088121_OC.pdf",
  "id": "599475",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jan 20 2025 06:04:48 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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"value": "60ae129faa6d152c1801b47d",
"label": "RERA Certificate"
},
"inputs": {
  "documentDate": "18/05/2020",
  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51800001107"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1737353137587_RERA.pdf",
"path": "cases/6780ba74fd83f582c7533ee9/document_1737353137587_RERA.pdf",
"id": "723496",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Jan 20 2025 06:05:37 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1285aa6d152c1801b40d",
    "label": "Car Parking Allotment Letter"
  },
  "inputs": {
    "documentDate": "24/07/2019",
    "remark": " in the name of Mr. Amol Chitnis"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737353233912_CAr_Parking.pdf",
  "path": "cases/6780ba74fd83f582c7533ee9/
document_1737353233912_CAr_Parking.pdf",
  "id": "914663",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jan 20 2025 06:07:14 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
}
```

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"inputs": {
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "280 dated 01.10.2024 in the name of Mr. Amol Chitnis issued by The
Central Tower H Co-Op. Hsg. Soc. Ltd. "
},
"isHardCopy": false,
"displayStatus": false,
"id": "795405",
"path": "cases/6780ba74fd83f582c7533ee9/
document_1737353307488_Maintanace_Bill.pdf",
"fileName": "document_1737353307488_Maintanace_Bill.pdf"
},
{
  "documentType": {
    "value": "60ae128eaa6d152c1801b430",
    "label": "Aadhaar Card"
  },
  "inputs": {
    "remark": " in the name of Mr. Haresh Hardas Jola",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "6752 4849 9448"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "525473",
  "path": "cases/6780ba74fd83f582c7533ee9/document_1737353487914_Adhar.pdf",
  "fileName": "document_1737353487914_Adhar.pdf"
}
],
"caseNumber": "013597",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "209437",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 10 2025 06:13:08 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Mr. Amol Chitnis ",
  "phone": "9820803099",
  "ownershipShare": "",
  "email": "",
  "id": "636595"
}
],
"proposePurchasers": [
  {
    "name": "Mr. Haresh Jola & Mrs. Seema Haresh Jola"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Living Room",
    "length": "15.42",
    "length1": "15",
    "length2": "5",
    "width": "10.00",
    "width1": "10",
    "width2": "0",
    "totalArea": "154.17",
    "images": [],
    "finalArea": "166.17",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Passage",
    "length": "7.42",
    "length1": "7",
    "length2": "5",
    "width": "3.67",
    "width1": "3",
    "width2": "8",
```

```
"totalArea": "27.19",
"images": [],
"extraAreas": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "678deb395a336ce64e5659de",
    "name": "Exta ",
    "extraAreaType": "Add",
    "length": "3.17",
    "length1": "3",
    "length2": "2",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "3.17"
  }
],
"finalArea": "30.36"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "7.67",
  "length1": "7",
  "length2": "8",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "31.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.94"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
```



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"name": "Kitchen",
"length": "9.33",
"length1": "9",
"length2": "4",
"width": "6.92",
"width1": "6",
"width2": "11",
"totalArea": "64.56",
"images": [],
"extraAreas": [],
"finalArea": "64.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "112.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.75"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
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"length": "7.17",
"length1": "7",
"length2": "2",
"width": "3.42",
"width1": "3",
"width2": "5",
"totalArea": "24.49",
"images": [],
"extraAreas": [],
"finalArea": "24.49",
"percentageBeforeTotal": "24.49",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "969623",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "461",
  "squareMeterArea": "42.83",
  "docFinalBuiltUp": "507.1",
  "docFinalBuiltUpSquareMeter": "47.113",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "766.66",
    "squareMeterArea": "71.23",
    "expectedRate": "28695.90",
    "percentage": ""
  },
}
```

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"builtUpArea": {
  "area": "843.33",
  "squareMeterArea": "78.35",
  "expectedRate": "26087.06",
  "percentage": "10"
},
"saleableArea": {
  "area": "1012.00",
  "squareMeterArea": "94.02",
  "expectedRate": "21739.13",
  "percentage": "20"
},
"printInReport": true,
"_id": "678ddb93601c90e696230940",
"property": "Flat",
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    }
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- Chembur, Chembur (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400
071, State - Maharashtra, Country - India",
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"contactPersonName": "Mr. Avinash Chitnis ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Haresh Jola & Mrs. Seema Haresh Jola",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Father",
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"siteVisitContactNo": "9820803099",
"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 461.00",
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"carpetTotal": "405.78",
"extendOfSiteRemark": "\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.",
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"toBeAdded": "",
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"otherCompositionCarpetTotal": "24.49",
"otherCompositionSaleableTotal": "0.00",
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"reportGeneratedDate": "Tue Jan 21 2025 04:46:19 GMT+0000 (Coordinated Universal Time)"

}

| <b>Name</b>            | <b>Length</b> | <b>Width</b> | <b>Total</b> |
|------------------------|---------------|--------------|--------------|
| Composition :          |               |              |              |
| Living Room            | 15'5"         | 10'0"        | 154.17       |
| Passage                | 7'5"          | 3'8"         | 27.19        |
| Toilet                 | 7'8"          | 4'2"         | 31.94        |
| Kitchen                | 9'4"          | 6'11"        | 64.56        |
| Bedroom                | 11'00"        | 10'3"        | 112.75       |
| Other<br>Composition : |               |              |              |
| Dry Balcony Area       | 7'2"          | 3'5"         | 24.49        |