

```
{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "66d03440da840b1214cfa51f"
    },
    "firstName": "Kiran",
    "type": "CREDITOFFICER",
    "_id": "66d034a3c884d11233541d7d",
    "email": "Colaba@cosmosbank.in",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9022145406"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
}
```

```
"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "66d03440da840b1214cfa51f",
  "name": "Colaba Branch",
  "branchCode": "",
  "mobileNo": "02222021934",
  "alternateMobileNo": "",
  "email": "Colaba@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60f919bff3dd69653a5926b8",
  "zoneName": "Mumbai & Aurangabad Zone"
},
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "64abdb2806d6ec174986d16b",
```

```
"role": "PICKUPPERSON",
"firstName": "Sahadu",
"email": "thoratsahadu8679@gmail.com",
"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
"workWithDocumentMaker": "",
"profilePhoto": "users/64abdb2806d6ec174986d16b/
profilePhoto_1731563513029_image.jpeg"
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "65829f7c65d49d78457ec7be",
"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
"shortName": "Vaibhav",
"workWithDocumentMaker": "62691c48afd7d55eddecfda3"
},
"rateVerifier": null,
"maker": {
"type": "EMPLOYEE",
"_id": "627222afafd7d55eddeddd82",
"role": "FRONTDESK",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvanta",
"mobileNo": "9821518537",
"designation": "",
"shortName": "PS",
"workWithDocumentMaker": "60f915d3f3dd69653a592199",
"profilePhoto": "users/627222afafd7d55eddeddd82/
profilePhoto_1668057073669_Pratibha_Photo.jpg"
},
"checker": {
"type": "EMPLOYEE",
"_id": "64dc7184ccaf1e7b7f637f47",
"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
```

```
"shortName": "BS",
"workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
"profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
},
"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
}
],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
{
"title": {
"label": "IBBI"
},
"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
},
{
"title": {
"value": "FIIV",
"label": "FIIV"
},
"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
},
{
"title": {
"value": "Chartered_Engineer",
"label": "Chartered Engineer"
},
"_id": "60af80072ffdf65bcd658653",
"number": "AM161706-3"
},
{

```

```
    "title": {
      "value": "Registered_Valuer",
      "label": "Registered Valuer"
    },
    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "19.19818619270363",
  "longitude": "72.9959916494116"
},
"geo": {
  "type": "Point",
  "coordinates": [
    0,
    0
  ]
},
"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-01-18T09:39:08.790Z",
      "remark": ""
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-01-17",
      "remark": "MANUAL_IN_TASK"
    }
  ],
}
```

```
{
  "status": "COMPLETED",
  "dateTime": "2025-01-18",
  "remark": "MANUAL_IN_TASK"
},
{
  "status": "COMPLETED",
  "dateTime": "2025-01-18",
  "remark": "MANUAL_IN_TASK"
},
{
  "status": "COMPLETED",
  "dateTime": "2025-01-17",
  "remark": "MANUAL_IN_TASK"
},
{
  "status": "COMPLETED",
  "dateTime": "2025-01-18",
  "remark": "MANUAL_IN_TASK"
},
{
  "status": "COMPLETED",
  "dateTime": "2025-01-17",
  "remark": "MANUAL_IN_TASK"
},
{
  "status": "COMPLETED",
  "dateTime": "2025-01-18",
  "remark": "MANUAL_IN_TASK"
}
]
},
"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
  "rateMin": "19000",
  "lumpsumValue": "1",
  "rateMax": "20000",
  "areaType": {
    "Name": "Carpet",
    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
  }
},
"compositionFlatType": {
```

```
"value": "1BHK",
"label": "1 BHK"
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
  },
  "village": {
    "status": true,
    "name": "Village",
    "key": "village",
    "value": "Kalwa",
    "label": true
  },
  "floorNo": {
    "status": true,
    "name": "Floor No",
    "key": "floorNo",
    "value": "18",
    "label": false
  },
  "buildingNo": {
    "status": false,
    "name": "Building No",
    "key": "buildingNo",
    "value": "",
    "label": true
  },
  "district": {
    "status": true,
```

```
"name": "District",
"key": "district",
"value": "Thane",
"label": true
},
"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Kalwa (West)",
  "label": false
},
"tahasilNo": {
  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
},
"taluka": {
  "status": true,
  "name": "Taluka",
  "key": "taluka",
  "value": "Thane",
  "label": true
},
"plotNo": {
  "status": false,
  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
},
"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "Ashar Arize Tower B & C",
  "label": false
},
"selectArea": {
  "status": false,
  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
}
```



```
},
"street1": {
  "status": false,
  "name": "Street 1",
  "key": "street1",
  "value": "",
  "label": false
},
"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
  "status": true,
  "name": "Landmark",
  "key": "landmark",
  "value": "Old Mumbai - Poona Road",
  "label": false
},
"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
},
"oldSurveyNumber": {
  "status": false,
  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
```

```
"key": "newSurveyNumber",
"value": "122/2, 120/1, 122/8, 122/9, 124, 125/1/1, 125/2, 126/2, 126/3/2, 127/1",
"label": true
},
"hisNo": {
  "status": false,
  "name": "Hissa No.",
  "key": "hisNo",
  "value": "",
  "label": true
},
"CTSNo": {
  "status": true,
  "name": "CTS No.",
  "key": "CTSNo",
  "value": "2459, 2460, 2461, 2546, 2547, 2490, 2491 & 2492",
  "label": true
},
"blockNo": {
  "status": false,
  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "B-1803",
  "label": false
},
"municipalityWardNo": {
  "status": false,
  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
},
"khataNo": {
  "status": false,
  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
}
```

```
"mouza": {
  "status": false,
  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
},
"SRO": {
  "status": false,
  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
  "status": false,
  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
},
"postalCode": {
  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN Code - 400 605",
  "label": false
},
"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "label": "R. C. C. Slab",
```

```
"value": "rcc_Slab"
},
"flooring": {
  "label": "Proposed Vitrified tiles flooring",
  "value": "Proposed_Vitrified_tiles_flooring"
},
"doors": {
  "label": "Proposed Teak wood door frame with flush doors",
  "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
},
"windows": {
  "label": "Proposed Powder coated aluminium sliding windows",
  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
},
"fittings": {
  "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring",
  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
},
"finishing": {
  "label": "Cement plastering",
  "value": "Cement_plastering"
}
},
"general": {
  "ownership": {
    "value": "Joint_Ownership",
    "label": "Joint Ownership"
  },
  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Municipal Corporation of Greater Mumbai (MCGM)",
    "value": "MCGM"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Wing - C",
```

```
"west": "Sahakar Vidya Prasarak Mandal Secondary School",
"south": "Wing - A",
"east": "Internal Road"
},
"asPerDocumentAgreement": {
  "north": "Details not available",
  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "As per Agreement sale Plan, the composition of Residential Flat is Living Room + Bedroom + Kitchen + 2Toilet + Balcony (i.e. 1 BHK)",
```

```
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1)As building is under construction internal visit not allowed at site, The details about the property has been provided by CRM – Ms. Divya Bhosale (Contact No. 9152034912)\n2)As per Site Inspection 76% Construction Work is Completed.\n ",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "72500",
  "landRate": "26600",
  "igrImage": "cases/678899385a336ce64e545102/igr_1737349057747_Image.png",
  "squareMeterGuideLineRate": "79750.00",
  "squareFeetGuideLineRate": "7409.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "72500.00",
  "squareMeterGuideLineRate": "79750.00",
  "squareFeetGuideLineRate": "7409.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  }
},
```

```
"propertyTypeOfUseList": {
  "label": "Residential Purpose",
  "value": "Residential_Purpose"
},
"propertyOccupiedByList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"monthlyRent": "NA",
"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 TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in development area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_RCC_SLab",
    "label": "Proposed RCC SLab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Car Parking Space",
  "constructionWorkStatus": {
```

```
"value": "InProgress",
"label": "Under Construction"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
},
"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
},
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
},
"typeOfStructure": {
"value": "Proposed_R.C.C_Framed_Structure",
"label": "Proposed R.C.C Framed Structure"
},
},
"typeOfFoundation": {
"value": "Proposed_R.C.C_Foundation",
"label": "Proposed R.C.C. Foundation"
},
},
"qualityOfConstruction": {
"label": "Building is under construction ",
"value": "Building_is_under_construction_"
},
},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
},
"buildingSpecification": {
"value": "Proposed_Standard",
"label": "Proposed Standard"
},
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
},
"sewerageSystem": {
```



```
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
"label": "Building is under construction ",
"value": "Building_is_under_construction_"
},
"maintenanceOfTheBuilding": {
"label": "Building is under construction ",
"value": "Building_is_under_construction_"
},
"maintenanceIssues": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"visibleDamageInBuilding": {
"label": "Building Under Construction",
"value": "Building_Under_Construction"
},
"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "",
"noOfAmenityFloors": "0",
```

```
"noOfFloors": "40",
"flatFloorNo": "18",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "495.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/678899385a336ce64e545102/
routeMap_1737352969126_Image.png",
    "routeLat": "19.197871",
    "routeLng": "72.995854",
    "stationName": "Kalwa",
    "routeDistance": "850M",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "6u8b6",
    "name": "6u8b6",
    "image": "cases/678899385a336ce64e545102/
routeMap_1737352621300_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
```

```
"costOfConstruction": "1386000.00",
"depreciationPercentage": "0",
"depreciatedCostOfConstruction": "0.00",
"totalFairMarketValue": "8600000.00"
},
"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",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "1",
"othersRate": "500000",
"totalothersRate": "500000",
"finaltotal": "8600000.00",
"finalValue": "8100000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
```

```
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "42",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "36",
    "percentage": "6.00",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "36",
    "percentage": "6.00",
    "isHideFloor": false,
    "status": true
  },
  "internalPlastering": {
    "label": "Internal Plastering",
    "floorsCompleted": "36",
    "percentage": "3.00",
    "isHideFloor": false,
    "status": true
  },
  "externalPlastering": {
    "label": "External Plastering",
```

```
"floorsCompleted": "36",
"percentage": "3.00",
"isHideFloor": false,
"status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "36",
  "percentage": "8.57",
  "isHideFloor": false,
  "status": true
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
}
```

```
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "76.57",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "3667455.00",
  "selectedBuildUpValue": "495.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "678b76ab5a336ce64e55d359",
      "name": "externalimg_r_1737192911154_image.jpeg",
      "path": "cases/678899385a336ce64e545102/
externalimg_r_1737192911154_image.jpeg",
      "orientation": "portrait"
    }
  ]
},
],
```

```
"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
    "status": false,
    "_id": "678b76ab5a336ce64e55d357",
    "name": "externallmg_r_1737192874461_image.jpeg",
    "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192874461_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678b76ab5a336ce64e55d35a",
    "name": "externallmg_r_1737192947185_image.jpeg",
    "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192947185_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678b76ab5a336ce64e55d359",
    "name": "externallmg_r_1737192911154_image.jpeg",
    "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192911154_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678b76ab5a336ce64e55d355",
    "name": "externallmg_1737192941685_image.jpeg",
    "path": "cases/678899385a336ce64e545102/
externallmg_1737192941685_image.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "17573.00",
    "max": "20788.00"
  },
  "builtUpRateRange": {
    "min": "15975.00",
```

```
"max": "18898.00"
},
"saleableRateRange": {
  "min": "13313.00",
  "max": "15749.00"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "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,
"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": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "450.00",
"empanelmentNo": [
"HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "678899385a336ce64e545102",
"ownerName": "Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske",
"ownerPhoneNo": "8879122966",
"fullAddress": "Residential Flat No. B-1803, 18th Floor, Wing - B, Ashar Arize Tower B
& C, Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane,
Kalwa (West), PIN Code - 400 605, State - Maharashtra, India",
"remark": "",
"documents": [
{
```

```
"documentType": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"inputs": {
  "documentDate": "02/01/2025",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "Messrs. Ashar Ventures",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "95 / 2025"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1737435679754_Agreement_for_sale.pdf",
"path": "cases/678899385a336ce64e545102/
document_1737435679754_Agreement_for_sale.pdf",
"id": "473813",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Tue Jan 21 2025 05:01:29 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "25/03/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
```

```
    "No": "P51700034211"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1737435821617_RERA_Certificate.pdf",
  "path": "cases/678899385a336ce64e545102/
document_1737435821617_RERA_Certificate.pdf",
  "id": "341717",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Tue Jan 21 2025 05:03:41 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "27/09/2022",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "S08 / 0114 / 21 / TMC / TDD / 4209 / 22"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1737435918550_116513.pdf",
  "path": "cases/678899385a336ce64e545102/
document_1737435918550_116513.pdf",
  "id": "587010",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Tue Jan 21 2025 05:05:19 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "013693",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
```

```
    "id": "620488",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 16 2025 05:29:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske",
    "phone": "8879122966",
    "ownershipShare": "",
    "email": "",
    "id": "338477"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "678b7385601c90e696229512",
    "area": "477",
    "providedByName": "Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navnath
Mhaske ",
    "providedByContactNo": "8879122966"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
],
```

```
"id": "243685",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "477",
"squareMeterArea": "44.31",
"docFinalBuiltUp": "524.7",
"docFinalBuiltUpSquareMeter": "48.741",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "431.00",
"squareMeterArea": "40.04",
"expectedRate": "19236.66",
"percentage": ""
},
"builtUpArea": {
"area": "474.10",
"squareMeterArea": "44.05",
"expectedRate": "17487.87",
"percentage": "10"
},
"saleableArea": {
"area": "568.92",
"squareMeterArea": "52.85",
"expectedRate": "14573.23",
"percentage": "20"
},
"printlnReport": true,
"_id": "678dd7fd290edae64f1a7f93",
"property": "Flat",
"area": "431",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "8291000",
"expectedRate": "19236.66",
"builtUpExpectedRate": "17487.87",
```

```
"image": "cases/678899385a336ce64e545102/
indicator_1737348796632_Image.png",
"squareMeter": "40.04",
"id": "166771"
},
{
"carpetArea": {
"area": "457.00",
"squareMeterArea": "42.46",
"expectedRate": "20787.75",
"percentage": ""
},
"builtUpArea": {
"area": "502.70",
"squareMeterArea": "46.70",
"expectedRate": "18897.95",
"percentage": "10"
},
"saleableArea": {
"area": "603.24",
"squareMeterArea": "56.04",
"expectedRate": "15748.29",
"percentage": "20"
},
"printlnReport": true,
"_id": "678dd7fd290edae64f1a7f94",
"property": "Flat",
"area": "457",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9500000",
"expectedRate": "20787.75",
"builtUpExpectedRate": "18897.95",
"image": "cases/678899385a336ce64e545102/
indicator_1737348838212_Image.png",
"squareMeter": "42.46",
"id": "233145"
},
{
"carpetArea": {
"area": "457.47",
"squareMeterArea": "42.5",
```

```
    "expectedRate": "17579.73",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "503.22",
    "squareMeterArea": "46.75",
    "expectedRate": "15981.48",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "603.86",
    "squareMeterArea": "56.10",
    "expectedRate": "13317.99",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "678dd7fd290edae64f1a7f95",
  "property": "Flat",
  "area": "457.47",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "8042200",
  "expectedRate": "17579.73",
  "builtUpExpectedRate": "15981.48",
  "image": "cases/678899385a336ce64e545102/
indicator_1737348927349_Image.png",
  "squareMeter": "42.5",
  "id": "397710"
},
{
  "carpetArea": {
    "area": "457.47",
    "squareMeterArea": "42.5",
    "expectedRate": "17572.08",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "503.22",
    "squareMeterArea": "46.75",
    "expectedRate": "15974.52",
    "percentage": "10"
  },
}
```



```
"saleableArea": {
  "area": "603.86",
  "squareMeterArea": "56.10",
  "expectedRate": "13312.19",
  "percentage": "20"
},
"printlnReport": true,
"_id": "678dd7fd290edae64f1a7f96",
"property": "Flat",
"area": "457.47",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "8038700",
"expectedRate": "17572.08",
"builtUpExpectedRate": "15974.52",
"image": "cases/678899385a336ce64e545102/
indicator_1737348991786_Image.png",
"squareMeter": "42.5",
"id": "701076"
}
],
"externalImages": [
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "678b76ab5a336ce64e55d354",
  "name": "externalImg_1737192936685_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externalImg_1737192936685_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "678b76ab5a336ce64e55d355",
  "name": "externalImg_1737192941685_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externalImg_1737192941685_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
```

```
"status": false,
  "_id": "678b76ab5a336ce64e55d356",
  "name": "externallmg_1737193093147_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externallmg_1737193093147_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "678b76ab5a336ce64e55d357",
  "name": "externallmg_r_1737192874461_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192874461_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "678b76ab5a336ce64e55d358",
  "name": "externallmg_r_1737192899700_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192899700_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "678b76ab5a336ce64e55d359",
  "name": "externallmg_r_1737192911154_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192911154_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "678b76ab5a336ce64e55d35a",
  "name": "externallmg_r_1737192947185_image.jpeg",
  "path": "cases/678899385a336ce64e545102/
externallmg_r_1737192947185_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
```

```
    "_id": "678b76ab5a336ce64e55d35b",
    "name": "externalimg_r_1737193052852_image.jpeg",
    "path": "cases/678899385a336ce64e545102/
externalimg_r_1737193052852_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "678b76ab5a336ce64e55d35c",
    "name": "externalimg_r_1737192994655_image.jpeg",
    "path": "cases/678899385a336ce64e545102/
externalimg_r_1737192994655_image.jpeg",
    "orientation": "portrait"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "Sandesh Navnath Mhaske & Smt. Akshaya Navnath Mhaske - Flat
No. 1803 - Cosmos Bank ( Colaba Branch ).xlsx",
    "filename": "1737349103009_Sandesh_Navnath_Mhaske__Smt_Akshaya_Navnath
_Mhaske__Flat_No_1803__Cosmos_Bank__Colaba_Branch.xlsx",
    "path": "cases/678899385a336ce64e545102/processingDocuments/173734910300
9_Sandesh_Navnath_Mhaske__Smt_Akshaya_Navnath_Mhaske__Flat_No_1803__
Cosmos_Bank__Colaba_Branch.xlsx",
    "size": "1211992",
    "createdAt": "Mon Jan 20 2025 04:58:23 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
  },
  {
    "originalname": "Agreement for sale.pdf",
    "filename": "1737435974976_Agreement_for_sale.pdf",
    "path": "cases/678899385a336ce64e545102/
processingDocuments/1737435974976_Agreement_for_sale.pdf",
    "size": "34703416",
    "createdAt": "Tue Jan 21 2025 05:06:25 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "627222afafd7d55eddedd82"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "64dc7184ccaf1e7b7f637f47",
```

```
    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "6788a7035a336ce64e5466ca",
  "note": "Value given for confirmation",
  "taskId": "67889938290edae64f18188b",
  "createdAt": "2025-01-16T06:28:19.686Z"
},
{
  "createdBy": {
    "_id": "64dc7184ccaf1e7b7f637f47",
    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "678dd5cf601c90e6962300d8",
  "note": "value confirmed (Task Reopen)",
  "taskId": "67889938290edae64f18188b",
  "createdAt": "2025-01-20T04:49:19.535Z"
}
],
"createdAt": "2025-01-16T05:29:28.165Z",
"updatedAt": "2025-01-21T07:23:44.591Z",
"__v": 0,
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Ms. Divya Bhosale",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "CRM",
```

```
"rerald": "",
"siteVisitContactNo": "9152034912",
"briefDescOfProperty": "",
"carpetTotal": "0.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-01-18",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 450.00",
"flatRate": "18000",
"landOtherRate": "15200",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Tue Jan 21 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)",
"builtupPercentage": "10",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
```

"finalSalableArea": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 450.00\nBalcony Area in Sq. Ft.
= 27.00",
"toBeAdded": "",
"finalSaleablePercentage": "0"

}

Name	Length	Width	Total
-------------	---------------	--------------	--------------

Composition :

Other

Composition :
