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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Bank_Loan",
    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "645ddc537f94762ec789bd1a"
    },
    "firstName": "Om Prakash ",
    "type": "CREDITOFFICER",
    "_id": "645ddc537f94762ec789bd1c",
    "lastName": "Chandrawal",
    "mobileNo": "",
    "workMobileNo": "8058448791",
    "email": "sbipoolhouse.00656@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
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  "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
},
"branch": {
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  "name": "Jaipur Main Branch\t",
  "branchCode": "00656",
  "mobileNo": "1414096290",
  "alternateMobileNo": "",
  "email": "sbipoolhouse.00656@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "SANGANERI GATE, JAIPUR.M\nRAJASTHAN"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": null,
  "siteEngineer": {
    "type": "EMPLOYEE",
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  "_id": "67776d60a5477d50e7dbc213",
  "role": "SITEENGINEER+MAKAR+CHECKER",
  "firstName": "AJAY",
  "email": "ajayrewale503@gmail.com",
  "lastName": "REWALE",
  "mobileNo": "9766640171",
  "designation": "",
  "shortName": "AJAY",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "_id": "663da98cfcea71232186f142",
  "role": "ACCOUNTANT",
  "firstName": "SONAL ",
  "email": "sonal.ambekar19@gmail.com",
  "lastName": " SHIVGAN",
  "mobileNo": "9773395869",
  "designation": "",
  "shortName": "SO",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/663da98cfcea71232186f142/
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"checker": {
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{
"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
{
"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
},
{
"title": {
"value": "FIIV",
"label": "FIIV"
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
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{
"title": {
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"label": "Chartered Engineer"
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"_id": "60af80072ffdf65bcd658653",
"number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "19.272712734141834",
  "longitude": "72.87186708625282"
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"geo": {
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  "coordinates": [
    0,
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-01-17",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2025-01-16",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "name": "Village",
    "key": "village",
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"value": "1",
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
  "value": "Thane",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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"status": true,
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"key": "buildingName",
"value": "Shanti Garden",
"label": false
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"selectArea": {
  "status": true,
  "name": "Sector",
  "key": "selectArea",
  "value": "4",
  "label": true
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"street1": {
  "status": true,
  "name": "Street 1",
  "key": "street1",
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"street2": {
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
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  "key": "oldSurveyNumber",
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  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "17 to 22, 23/1",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "103",
  "label": false
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"municipalityWardNo": {
  "status": false,
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"value": "",
"label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "401 107",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "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 "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "Middle Class"
  },
  "populationGroupList": {

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"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Mars Building",
  "west": "Shanti Garden, Sector 4",
  "south": "Shanti Garden Road",
  "east": "Shanti Garden, Sector 5"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
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},
"unitBoundaries": {
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    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  }
},
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
}
},
"extraDetailOfProperty": "Flat No. 103 & 104 are internally merged with single
entrances. The said valuation is for Flat No. 103.",
"dateOfIssusApprovePlan": "As Occupancy Certificate No.MNP / NR / 4266 / 0647
Dated 28.03.2007 issued by Mira Bhayander Municipal Corporation is available it is
assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1. As per site inspection, Flat No. 103 & 104 are internally merged with
single entrances. For the purpose of valuation, we have considered Area of Flat No. 103
as per Agreement. The said valuation is only for Flat No. 103.<br />\n2. At the time of
visit, the External building renovation work was in progress.",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13525",
  "depreciatedBuildingRate": "1825"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "97700",
  "landRate": "28700",
  "igrImage": "cases/678a2528601c90e69622061a/igr_1737177977423_Image.png",
  "squareMeterGuideLineRate": "97700.00",
  "squareFeetGuideLineRate": "9077.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "82",
  "rate": "7923.00",
  "squareMeterGuideLineRate": "85280.00",

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"squareFeetGuideLineRate": "7923.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "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"
  }
}
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},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Stilt Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2007",
  "fullDate": "1/1/2007"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "External_building_renovation_work_is_in_progress",
  "label": "External building renovation work is in progress"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
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"label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "External_building_renovation_work_is_in_progress",
  "label": "External building renovation work is in progress"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
}
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "475.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/678a2528601c90e69622061a/
routeMap_1737181991570_Image.png",
    "routeLat": "19.272750",
    "routeLng": "72.872611",
    "stationName": "Mira Road",
    "routeDistance": "2.4 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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  {
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    "name": "tj80w8",
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    "image": "cases/678a2528601c90e69622061a/  
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]
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"valuation": {
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    "totalFairMarketValue": ""
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  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "extraCollapsibleGatesRate": "0",
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  "othersRate": "0",
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  "distressValuePercentage": "80",
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  "realizableValuePercentage": "90",
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  "bookValue": "0",
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  "finalValue": "6424375.00"
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"status": false,
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "status": false
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    "status": false
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    "percentage": "0.00",
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"isHideFloor": false,
"status": false
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"isHideFloor": true,
"status": false
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
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"workCompleted": {
"label": "Work Completed (%)",
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"isHideFloor": true,
"status": true
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"finalGuidelineValue": "3763425.00",
"selectedBuildUpValue": "475.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
"frontPageImages": [
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"name": "externalImg_1737136860806_1737136596736_image_6.jpeg",
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    "path": "cases/678a2528601c90e69622061a/
externallmg_1737136860806_1737136596736_image_6.jpeg",
    "orientation": "portrait"
  }
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"externalPhotos": [
  {
    "status": false,
    "_id": "678a9ab2601c90e69622432b",
    "name": "externallmg_1737136749629_1737136646878_image_5.jpeg",
    "path": "cases/678a2528601c90e69622061a/
externallmg_1737136749629_1737136646878_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678a9ab2601c90e69622432d",
    "name": "externallmg_1737136762829_1737136646878_image_7.jpeg",
    "path": "cases/678a2528601c90e69622061a/
externallmg_1737136762829_1737136646878_image_7.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678a9ab2601c90e69622432a",
    "name": "externallmg_1737136745999_1737136646878_image_4.jpeg",
    "path": "cases/678a2528601c90e69622061a/
externallmg_1737136745999_1737136646878_image_4.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "678a9ab2601c90e696224334",
    "name": "externallmg_1737136793290_1737136646878_image_14.jpeg",
    "path": "cases/678a2528601c90e69622061a/
externallmg_1737136793290_1737136646878_image_14.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "678a9af8601c90e696224387",
    "name": "externallmg_1737136883087_1737136596736_image_8.jpeg",
    "path": "cases/678a2528601c90e69622061a/
externallmg_1737136883087_1737136596736_image_8.jpeg",
    "orientation": "portrait"
  }
]
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    },
    {
      "status": false,
      "_id": "678a9ab2601c90e69622432f",
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      "path": "cases/678a2528601c90e69622061a/
externallmg_1737136768530_1737136646878_image_9.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "678a9ab2601c90e696224331",
      "name": "externallmg_1737136778831_1737136646878_image_11.jpeg",
      "path": "cases/678a2528601c90e69622061a/
externallmg_1737136778831_1737136646878_image_11.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "678a9af8601c90e696224385",
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      "path": "cases/678a2528601c90e69622061a/
externallmg_1737136860806_1737136596736_image_6.jpeg",
      "orientation": "portrait"
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    {
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      "_id": "678a9ab2601c90e696224338",
      "name": "externallmg_1737136809511_1737136646878_image_18.jpeg",
      "path": "cases/678a2528601c90e69622061a/
externallmg_1737136809511_1737136646878_image_18.jpeg",
      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "16624.00",
    "max": "21112.00"
  },
  "builtUpRateRange": {
    "min": "13853.00",
    "max": "17593.00"
  }
}
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},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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    "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
  }
}
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},
"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
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
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"status": true,
"editable": false
}
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"taskStatus": {
"SITE_INSPECTION": true,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "true",
"type": "CASE",
"leadType": {
"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "475.00",
"empanelmentNo": [
"SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
"678a3ba75a336ce64e5552d2"
],
"_id": "678a2528601c90e69622061a",
"ownerName": "Mr. Mahendra Kumar Bordia & Mrs. Asha Devi",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9867520432",
"contactPersonName": "Mrs. Monika Boradia ",
"purchaseValueAsPerDocument": "0",
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"owners": [
  {
    "name": "Mr. Mahendra Kumar Bordia & Mrs. Asha Devi",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "541412"
  }
],
"caseReferredBy": "5ff3ead28cda966090eacbbe",
"relationWithOwner": "Owner's Representative",
"fullAddress": "Residential Flat No. 103, 1st Floor, Building No 9, Shanti Garden,
Sector 4, Near Police Commissioner Office, Village - Mira, Mira Road (East), Taluka -
Thane, District - Thane, 401 107, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "03/12/2005",
      "amount": "Rs. 8,06,000/-",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Ram Nagar Development Corporation ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Mahendra Kumar Bordia & Mrs. Asha Devi",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "7996/2005"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName":
"document_1737179832421_Agreement_for_sale__Mahendra_Boradia.pdf",
    "path": "cases/678a2528601c90e69622061a/
document_1737179832421_Agreement_for_sale__Mahendra_Boradia.pdf",
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"id": "912438",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Sat Jan 18 2025 05:57:15 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "23/12/2021",
    "remark": " issued by Vastukala Consultants (I) Pvt. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "269350",
  "path": "cases/678a2528601c90e69622061a/document_1737180072018_Previous_Valuation_Report__Mahendra_Kumar_Bordia__103.pdf",
  "fileName": "document_1737180072018_Previous_Valuation_Report__Mahendra_Kumar_Bordia__103.pdf"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "31/01/2005",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "MB / MNP / NR / 2094 / 2004 – 2005"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "899907",
  "path": "cases/678a2528601c90e69622061a/document_1737180145737_Commencemet_Certificate.pdf",
  "fileName": "document_1737180145737_Commencemet_Certificate.pdf"
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"documentType": {
  "value": "60ae1250aa6d152c1801b316",
  "label": "Part Occupancy Certificate"
},
"inputs": {
  "documentDate": "28/03/2007",
  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "No. MNP / NR / 4266 / 0647 (Document No)"
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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1737197009606_Part_Occupancy_Certificate.pdf",
"path": "cases/678a2528601c90e69622061a/
document_1737197009606_Part_Occupancy_Certificate.pdf",
"id": "595729",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Sat Jan 18 2025 10:43:29 GMT+0000 (Coordinated Universal Time)"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
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  "label": "Retail"
},
"rerold": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "013731",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "424878",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Jan 17 2025 09:38:48 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "263802",
    "name": "Living Room",
    "length": "14.25",
    "length1": "14",
    "length2": "3",
    "width": "9.67",
    "width1": "9",
    "width2": "8",
    "totalArea": "137.75",
    "images": [],
    "extraAreas": [
      {
        "measurementType": {
          "value": "Square_Feet",
          "label": "Square Feet"
        },
        "_id": "678b4d24601c90e6962270cc",
        "name": "Extra area",
        "extraAreaType": "Add",
        "length": "14.25",
        "length1": "14",
        "length2": "3",
        "width": "9.67",
        "width1": "9",
        "width2": "8",
        "totalArea": "137.75"
      }
    ]
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "10.00",
    "length1": "10",
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"length2": "00",
"width": "8.50",
"width1": "8",
"width2": "6",
"totalArea": "85.00",
"images": [],
"extraAreas": [],
"finalArea": "85.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "27.11",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "_id": "678b4dce5a336ce64e55a92e",
      "name": "Extra Area",
      "extraAreaType": "Add",
      "length": "2.67",
      "length1": "2",
      "length2": "8",
      "width": "9.75",
      "width1": "9",
      "width2": "9",
      "totalArea": "26.00"
    }
  ],
  "finalArea": "53.11"
},
{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "12.42",
  "length1": "12",
  "length2": "5",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "114.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "114.85"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "86.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "86.62"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.33",
  "length1": "12",
  "length2": "4",
  "width": "9.25",
  "width1": "9",
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"width2": "3",
"totalArea": "114.08",
"images": [],
"extraAreas": [],
"finalArea": "114.08"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "20.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
```

```
},
  "id": "8",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "8.33",
  "width1": "8",
  "width2": "4",
  "totalArea": "33.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.33"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Niche",
      "value": "Niche"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "4",
    "length": "",
    "length1": "2",
    "length2": "5",
    "width": "",
    "width1": "9",
    "width2": "8",
    "totalArea": "23.36",
    "images": [],
    "extraAreas": [],
    "finalArea": "23.36",
    "percentageBeforeTotal": "23.36",
    "percentage": "100"
  },
  {
    "toBeAdded": {
      "label": "Carpet",
```

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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.75",
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  "width1": "6",
  "width2": "9",
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    "value": "Carpet"
  },
  "name": {
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    "value": "Terrace_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
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  "length2": "4",
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  "width1": "9",
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    "selectAreaTypeDocument": "Built_Up",
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    "label": "Square Feet"
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      "expectedRate": "13852.81",
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  "builtUpArea": {
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    "squareMeterArea": "28.06",
    "expectedRate": "13907.28",
    "percentage": "20"
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  "saleableArea": {
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    "percentage": "20"
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  "orientation": "portrait"
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  "status": false,
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    "orientation": "portrait"
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    "path": "cases/678a2528601c90e69622061a/
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    "orientation": "portrait"
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    "path": "cases/678a2528601c90e69622061a/
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "path": "cases/678a2528601c90e69622061a/
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    "orientation": "portrait"
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    "status": false,
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"orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "status": false,
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  "path": "cases/678a2528601c90e69622061a/
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  "orientation": "portrait"
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  "path": "cases/678a2528601c90e69622061a/
externallmg_1737136860806_1737136596736_image_6.jpeg",
  "orientation": "portrait"
}
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      "orientation": "portrait"
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      "status": false,
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      "orientation": "portrait"
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      "size": "16424",
      "createdAt": "Sat Jan 18 2025 05:00:37 GMT+0000 (Coordinated Universal Time)",
      "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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    {
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      "filename": "1737178170996_Summary__mahendra103.xlsx",
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      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "678a2928290edae64f194b0b",
    "note": "working done. visit pending",
    "taskId": "678a2528290edae64f194133",
    "createdAt": "2025-01-17T09:55:52.615Z"
  },
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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    },
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    "status": true,
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    "note": "draft shared",
    "taskId": "678de5c8290edae64f1a9d7b",
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  }
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"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 475.00",
"flatRate": "14200",
"landOtherRate": "11700",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
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"otherCarpetTotal": "133.61",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 842.00\nDuct Area in Sq. Ft. =
26.00\nBalcony Area in Sq. Ft. = 88.00\nChajja Aera in Sq. Ft. = 37.00\n(Area as per
actual site measurement of Flat No. 103 & 104)\n\n\n",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"reportGeneratedDate": "Sat Jan 18 2025 05:48:09 GMT+0000 (Coordinated
```


Universal Time)",
 "siteVisitDate": "2025-01-17",
 "briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Passage + 3 Toilet",
 "otherCompositionBuiltUpTotal": "0.00",
 "otherCompositionCarpetTotal": "90.92",
 "otherCompositionSaleableTotal": "0.00"

Name	Length	Width	Total
Composition :			
Living Room	14'3"	9'8"	137.75
Kitchen	10'00"	8'6"	85.00
Passage	2'8"	10'2"	27.11
Bedroom	12'5"	9'3"	114.85
Bedroom	10'6"	8'3"	86.62
Bedroom	12'4"	9'3"	114.08
Toilet	4'00"	5'00"	20.00
Toilet	4'0"	3'00"	12.00
Toilet	4'00"	8'4"	33.33
Other Composition :			
Niche	2'5"	9'8"	23.36
Dry Balcony	3'9"	6'9"	25.31
Terrace Area	4'4"	9'9"	42.25
Terrace Area	4'5"	9'8"	42.69