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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    "firstName": "Sarvesh",
    "type": "CREDITOFFICER",
    "_id": "652d0cd7316e1359cebd0242",
    "lastName": " Rane",
    "mobileNo": "",
    "workMobileNo": "8291003386",
    "email": "cord1.racpcbkc@sbi.co.in"
  },
  "fees": {
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"organization": {
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  "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"
},
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000240",
  "type": "BRANCH",
  "name": "RACPC - Santacruz (West)",
  "email": "cord1.racpcbkc@sbi.co.in",
  "mobileNo": "022-26719265",
  "alternateMobileNo": "",
  "address": "1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz
(West), Mumbai - 400 054, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
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  "_id": "65dee3f79a876858ab30487f",
  "role": "SITEENGINEER",
  "firstName": "Saiprasad",
  "email": "saiprasadpatil1010@gmail.com",
  "lastName": "Patil",
  "mobileNo": "8830049996",
  "designation": "Valuation Engineer",
  "shortName": "SSP",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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  {
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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    "value": "Vile Parle (East)",
    "label": true
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    "key": "district",
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
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  "value": "",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "04",
  "label": false
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  "label": true
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  "label": false
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  "key": "SRO",
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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"value": "Vitrified_tiles_flooring",
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"doors": {
"value": "Teak_wood_door_frame_with_flush_shutters",
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"windows": {
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"label": "Powder coated Aluminum sliding windows"
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"fixtures": {
"value":
"Concealed_plumbing_with_C.P._fixtures._Electrical_wiring_with_concealed_",
"label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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"label": "Cement Plastering + POP Finish"
}
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"general": {
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"label": "Sole Ownership"
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"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
"value": "MCGM",
"label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"north": "Shanti Swaroop CHSL",
"west": "Raj-Tara Apartment",
"south": "Swaroop Celesta Building",
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"east": "NP Thakkar Road"
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"asPerDocumentAgreement": {
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  "east": "Information not available"
},
"unitBoundaries": {
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    "east": "Marginal Space",
    "south": "Flat No. 03",
    "west": "Passage or Lobby"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site inspection, 1RK flat converted into 1BHK flat
(Living Room with Kitchen).",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"compoundWall": ""
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  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "22109",
  "depreciatedBuildingRate": "1809"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "215850",
  "landRate": "108770",
  "igrImage": "cases/678f41a85a336ce64e56ffe1/igr_1728373044220_Image.png",
  "squareMeterGuideLineRate": "215850.00",
  "squareFeetGuideLineRate": "20053.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "78",
  "rate": "17865.00",
  "squareFeetGuideLineRate": "17865.00",
  "squareMeterGuideLineRate": "192292.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  }
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"monthlyRent": "Rs. 25,000/- Present rental income per moth.",
"assessmentNo": "Information not available",
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"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per SRA norms",
"tenantName": "Mr. Jafar Salmani since last 6-7 months",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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"date": "1",
"month": "1",
"year": "2002",
"fullDate": "1/1/2002"
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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"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceOfTheBuilding": {
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},
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "37",
"ageOfBuilding": "23",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
"area": "270.00",
"areaType": "Built Up",
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"areaAsPer": "Carpet Area + 20%"
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routeMap_1728382469846_Image.png",
    "routeLat": "19.094146",
    "routeLng": "72.844693",
    "stationName": "Vile Parle",
    "routeDistance": "650m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "e70jqt",
    "name": "e70jqt",
    "image": "cases/678f41a85a336ce64e56ffe1/
routeMap_1728382218019_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"finalValue": "4974525.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "datetime": "2025-01-23T04:55:08.818Z",
  "date": "Thu Jan 23 2025 04:55:08 GMT+0000 (Coordinated Universal Time)",
  "number": "2310178",
  "dayCount": "3",
  "monthCount": "297",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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"underConstruction": {
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"rccFootingFoundation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "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",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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"door": {
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  "percentage": "0.00",
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  "status": false
},
"window": {
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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"label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
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"percentage": "0.00",
"isHideFloor": true,
"status": false
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"floorsCompleted": "",
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"isHideFloor": true,
"status": false
},
"workCompleted": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
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"guidelineDetails": {
"finalGuidelineValue": "4796550.00",
"selectedBuildUpValue": "270.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
"frontPageImages": [
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"status": false,
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"path": "cases/678f41a85a336ce64e56ffe1/externalimg_1737547883909_externalimg_1737547213335_173754711224_image_0.jpeg",
"orientation": "landscape"
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"selfieWithSiteVisitImages": [
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{
  "status": false,
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  "name": "externalImg_1737550269757_1.jpg",
  "path": "cases/678f41a85a336ce64e56ffe1/externalImg_1737550269757_1.jpg",
  "orientation": "portrait"
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"externalPhotos": [
  {
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    "name": "externalImg_1737547883944_externalImg_1737547214023_173754711224_image_3.jpeg",
    "path": "cases/678f41a85a336ce64e56ffe1/externalImg_1737547883944_externalImg_1737547214023_173754711224_image_3.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externalImg_r_1737550470432_3.jpg",
    "path": "cases/678f41a85a336ce64e56ffe1/externalImg_r_1737550470432_3.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [
  {
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    "_id": "6790e80d01810047879c8f63",
    "name": "externalImg_r_1737549837147_2.jpg",
    "path": "cases/678f41a85a336ce64e56ffe1/externalImg_r_1737549837147_2.jpg",
    "orientation": "portrait"
  }
],
"compositionImages": [
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    "name": "Living Room",
    "path": "cases/678f41a85a336ce64e56ffe1/externalImg_1737547883950_externalImg_1737547214401_1737547112224_image_4.jpeg",
    "orientation": "portrait"
  },
  {
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    "name": "Living Room",
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6790e06ca2c3df47c9267aaa",
    "name": "Living Room",
    "path": "cases/678f41a85a336ce64e56ffe1/externallmg_1737547884033_externallmg_1737547215314_1737547112224_image_12.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6790e06ca2c3df47c9267aab",
    "name": "Living Room",
    "path": "cases/678f41a85a336ce64e56ffe1/externallmg_1737547884064_externallmg_1737547215412_1737547112224_image_13.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6790e06ca2c3df47c9267aaf",
    "name": "Living Room",
    "path": "cases/678f41a85a336ce64e56ffe1/externallmg_1737547884127_externallmg_1737547217233_1737547112224_image_19.jpeg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "21955.00",
    "max": "24000.00"
  },
  "builtUpRateRange": {
    "min": "18296.00",
    "max": "20000.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
```



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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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    "isEditable": true
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
},
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "225.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
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],
"_id": "678f41a85a336ce64e56ffe1",
"ownerName": "Mr. Vijay Pundlik Vidre",
"ownerPhoneNo": "9004954951",
"appAddress": "Flat no 04 Ground floor B-wing Goodwill SRA Co-op HSG Soc Ltd
Gujrati Mandal Road Vile Parle East Mumbai 400057",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    }
  },
  "inputs": {
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"documentDate": "14/03/2002",
"nameOfApprovingAuthority": {
  "value": "Slum_Rehabilitation_Authority_(SRA)",
  "label": "Slum Rehabilitation Authority (SRA)"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": " SRA / ENG / 320 / KE / ML / AP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "156023",
"path": "cases/678f41a85a336ce64e56ffe1/
document_1728283959625_1728283958007_New_Doc_20210916_154838.pdf",
"fileName":
"document_1728283959625_1728283958007_New_Doc_20210916_154838.pdf"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " SRA / Ch. E / 320 / KE / ML / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/678f41a85a336ce64e56ffe1/document_1728383912872_CC.pdf",
  "fileName": "document_1728383912872_CC.pdf"
},
{
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    "label": "Draft Agreement for sale"
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},
"inputs": {
  "documentDate": "28/11/2024",
  "from": {
    "value": "Transferor",
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  },
  "Transferor": "Mr. Vijay Pundlik Vidre",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mrs. Samiksha Gurunath Dalvi"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/678f41a85a336ce64e56ffe1/
document_1737690561941_PDFGallery_20250111_130600.pdf",
"fileName": "document_1737690561941_PDFGallery_20250111_130600.pdf"
}
],
"caseNumber": "013794",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "972727",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 07 2024 12:22:54 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vijay Pundlik Vidre",
    "phone": "9004954951",
    "ownershipShare": "",
    "email": "",
    "id": "193818"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Samiksha Gurunath Dalvi",
    "phone": "",
    "email": ""
  }
]
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    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Bedroom",
    "length": "7.92",
    "length1": "7",
    "length2": "11",
    "width": "7.25",
    "width1": "7",
    "width2": "3",
    "totalArea": "57.40",
    "images": [],
    "finalArea": "57.40",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Passage",
    "length": "3.92",
    "length1": "3",
    "length2": "11",
    "width": "2.92",
    "width1": "2",
    "width2": "11",
    "totalArea": "11.42",
    "images": [],
    "extraAreas": [],
    "finalArea": "11.42"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },

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"id": "2",
"name": "Bathroom",
"length": "4.17",
"length1": "4",
"length2": "2",
"width": "3.58",
"width1": "3",
"width2": "7",
"totalArea": "14.93",
"images": [],
"extraAreas": [],
"finalArea": "14.93"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "11.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.10"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Living Room",
  "length": "13.92",
  "length1": "13",
  "length2": "11",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "126.41",
  "images": [],
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"extraAreas": [],
"finalArea": "126.41"
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeofDocument": {
"value": "60ae1256aa6d152c1801b330",
"label": "Draft Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"docFinalBuiltUp": "270",
"docFinalBuiltUpSquareMeter": "25.08",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "435.00",
"squareMeterArea": "40.41",
"expectedRate": "21954.02",
"percentage": ""
},
"builtUpArea": {
"area": "522.00",
"squareMeterArea": "48.50",
"expectedRate": "18295.02",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6704e14a6d5ad2b2230a2fcf",
  "property": "Residential Flat",
  "area": "435",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "9550000",
  "expectedRate": "21954.02",
  "builtUpExpectedRate": "18295.02",
  "image": "cases/678f41a85a336ce64e56ffe1/
indicator_1728372605753_Image.png",
  "squareMeter": "40.41",
  "id": "365733"
},
{
  "carpetArea": {
    "area": "655.00",
    "squareMeterArea": "60.85",
    "expectedRate": "22016.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "786.00",
    "squareMeterArea": "73.02",
    "expectedRate": "18347.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": "Residential Flat",
  "area": "655",
  "builtUpPercentage": "20",
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"rateType": "sale_Instance",
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"expectedPrice": "14421000",
"expectedRate": "22016.79",
"builtUpExpectedRate": "18347.33",
"image": "cases/678f41a85a336ce64e56ffe1/
indicator_1728372631144_Image.png",
"squareMeter": "60.85",
"id": "654123"
},
{
"carpetArea": {
"area": "187.50",
"squareMeterArea": "17.42",
"expectedRate": "24000.00",
"percentage": ""
},
"builtUpArea": {
"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "20000.00",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "6704e14a6d5ad2b2230a2fd1",
"property": "Residential Flat",
"area": "225",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "4500000",
"expectedRate": "24000.00",
"builtUpExpectedRate": "4500000",
"image": "cases/678f41a85a336ce64e56ffe1/
indicator_1728372958366_Image.png",
```

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"squareMeter": "20.90",
"id": "973376"
},
{
  "carpetArea": {
    "area": "200",
    "squareMeterArea": "18.58",
    "expectedRate": "22500.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "225.00",
    "squareMeterArea": "20.90",
    "expectedRate": "20000.00",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6704e14a6d5ad2b2230a2fd2",
  "property": "Residential Flat",
  "area": "225",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "4500000",
  "expectedRate": "22500.00",
  "builtUpExpectedRate": "4500000",
  "image": "cases/678f41a85a336ce64e56ffe1/
indicator_1728372984438_Image.png",
  "squareMeter": "20.90",
  "id": "306586"
}
],
"externallImages": [
  {
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      "email": "vastukalamumbai@vastukala.com",
      "phone": "9819670183",
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Mumbai - 400 093",
      "shortName": "VCIPL",
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  },
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    "lastName": "Bhatt",
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Hsg. Soc. Ltd., Plot No. 425, T.P.S No. V, Gujrati Mandal Road, Village - Vile Parle
(East), Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Vile
Parle (East), Mumbai, PIN - 400 057, State - Maharashtra, India",
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"finalAsPerArea": "Draft Agreement for sale",
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"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 225.00",
"flatRate": "23000",
"landOtherRate": "20300",
"shopDetails": {
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    "value": "Independent_Building"
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"roadFacing": false,
"mall": false
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"briefDescOfProperty": "1 Bedroom + Living Room + Passage + Bathroom + WC",
"carpetTotal": "221.26",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "221.26",
"finalSalableArea": "265.51",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are within 2% 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.",
 "siteMeasurementRemark": "",
 "finalSaleablePercentage": "0",
 "reportGeneratedDate": "Thu Jan 23 2025 00:00:00 GMT+0000 (Coordinated
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 "siteVisitDate": "2025-01-21",
 "landDetails": {
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 "label": "Free Hold",
 "value": "Free_Hold"
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 "lesseeName": "",
 "leasePremium": "",
 "leaseRent": "",
 "leasePeriod": 0,
 "leaseFrom": "",
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 "remainingLeasePeriod": 0,
 "leaseDate": ""
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 "otherCompositionCarpetTotal": "0.00",
 "otherCompositionSaleableTotal": "0.00",
 "refCaselId": "67038546c691adb224f6d864",
 "rerald": ""

Name	Length	Width	Total
Composition :			
Bedroom	7'11"	7'3"	57.40
Passage	3'11"	2'11"	11.42
Bathroom	4'2"	3'7"	14.93
WC	3'11"	2'10"	11.10
Living Room	13'11"	9'1"	126.41
Other Composition :			