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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Abhijit",
    "expectedFees": null,
    "quotedAmount": "2500"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9f4",
  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "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": {
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"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
profilePhoto_1722582806298_image.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "627362b3afd7d55eddee1ee7",
  "role": "SITEENGINEER",
  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Baor",
  "mobileNo": "9004386288",
  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_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": {
  "type": "EMPLOYEE",
  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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"mobileNo": "9529385821",
"designation": "",
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},
"checker": {
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  "role": "MAKER+CHECKER",
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  "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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  {
    "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"
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        "number": "IBBI/RV/07/2018/10366"
      }
    ],
  }
]
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"title": {
  "value": "FIIV",
  "label": "FIIV"
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"number": "CAT-I-F-1763"
},
{
  "title": {
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    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "value": "BANK"
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"location": {
  "latitude": "19.03648365993983",
  "longitude": "73.0929741730827"
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  "schedule": [
    {
      "dateTime": "22/01/2025 12:00 am",
      "remark": ""
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-01-23",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "Country - India",
    "label": false
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"label": true
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  "key": "floorNo",
  "value": "1",
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  "value": "",
  "label": true
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  "label": true
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "label": true
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  "key": "taluka",
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"label": true
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  "value": "44, Sector - 22",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
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  "value": "Roadpali",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
  "status": false,
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"name": "Wing",
"key": "wing",
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"label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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},
"selectNo": {
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  "key": "selectNo",
  "value": "101",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "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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  "name": "Police Station(P.S)",
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  "value": "",
  "label": false
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  "status": false,
  "name": "Gut No.",
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    "key": "GUTNo",
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    "label": true
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    "key": "postalCode",
    "value": "PIN - 410 218",
    "label": false
  },
  "suburb": {
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    "name": "Suburb",
    "key": "suburb",
    "value": "",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "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": "Wooden_frame_openable_widow_with_M._S._Grill",
    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
},

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"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "CIDCO",
    "label": "CIDCO"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Platinum Aviour 2",
    "west": "Giriraj Enclave ",
    "south": "Internal Road ",
    "east": "Siddhi Vinay Road "
  },
  "asPerDocumentAgreement": {
    "north": "Plot No. 43",
    "west": "Plot No. 42 & 41",
    "south": "Plot No. 45",
    "east": "11.00 Mtrs. Wide Road "
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Marginal Space ",
      "east": "Flat No. 102",
      "south": "Lift ",
      "west": "Staircase "
    },
    "asPerDocument": {
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
    }
  },
}
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"isDisplay": false,
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},
"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "487.5",
  "depreciatedCostOfConstruction": "11012.50",
  "depreciatedBuildingRate": "2012.5"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "90200",
  "landRate": "31600",
  "igrImage": "cases/6790cf7001810047879c5980/igr_1737715162370_Image.png",
  "squareMeterGuideLineRate": "90200.00",
  "squareFeetGuideLineRate": "8380.00"
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},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "7672.00",
  "squareFeetGuideLineRate": "7672.00",
  "squareMeterGuideLineRate": "82582.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per CIDCO norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"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": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Stilt / Open Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2012",
"fullDate": "1/1/2012"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
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},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
}
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
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"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "495.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6790cf7001810047879c5980/
routeMap_1737791018472_Image.png",
    "routeLat": "19.036306",
    "routeLng": "73.093000",
    "stationName": "Mansarovar ",
    "routeDistance": "4.3 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
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"finallatlng": false
},
"locationMapImg": [
  {
    "id": "hi1qs",
    "name": "hi1qs",
    "image": "cases/6790cf7001810047879c5980/
routeMap_1737790519197_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "4548369.00",
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"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "4548369.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-01-25T09:55:44.073Z",
  "date": "Sat Jan 25 2025 09:55:44 GMT+0000 (Coordinated Universal Time)",
  "number": "2310232",
  "dayCount": "13",
  "monthCount": "351",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
}
```

```
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
```

```
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
}
```

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},
"guidelineDetails": {
  "finalGuidelineValue": "3802243.00",
  "selectedBuildUpValue": "495.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67932dbe22c790429f6a1418",
      "name": "externallmg_1737698749174_IMG_20250124_56454.jpg",
      "path": "cases/6790cf7001810047879c5980/
externallmg_1737698749174_IMG_20250124_56454.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67932dae22c790429f6a13af",
      "name": "externallmg_1737698733861_IMG_20250123_142844.jpg",
      "path": "cases/6790cf7001810047879c5980/
externallmg_1737698733861_IMG_20250123_142844.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67932dae22c790429f6a13b1",
      "name": "externallmg_1737698733997_IMG_20250124_5239.jpg",
      "path": "cases/6790cf7001810047879c5980/
externallmg_1737698733997_IMG_20250124_5239.jpg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "67932dae22c790429f6a13b6",
      "name": "externallmg_1737698734485_IMG_20250124_52985.jpg",
      "path": "cases/6790cf7001810047879c5980/
externallmg_1737698734485_IMG_20250124_52985.jpg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "67932dbe22c790429f6a140c",
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    "name": "externallmg_1737698748710_IMG_20250124_5491.jpg",
    "path": "cases/6790cf7001810047879c5980/
externallmg_1737698748710_IMG_20250124_5491.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67932dbe22c790429f6a140f",
    "name": "externallmg_1737698749086_IMG_20250124_51216.jpg",
    "path": "cases/6790cf7001810047879c5980/
externallmg_1737698749086_IMG_20250124_51216.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67932dbe22c790429f6a1410",
    "name": "externallmg_1737698749090_IMG_20250124_52300.jpg",
    "path": "cases/6790cf7001810047879c5980/
externallmg_1737698749090_IMG_20250124_52300.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67932dbe22c790429f6a140d",
    "name": "externallmg_1737698748711_IMG_20250124_49876.jpg",
    "path": "cases/6790cf7001810047879c5980/
externallmg_1737698748711_IMG_20250124_49876.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67932dbe22c790429f6a1418",
    "name": "externallmg_1737698749174_IMG_20250124_56454.jpg",
    "path": "cases/6790cf7001810047879c5980/
externallmg_1737698749174_IMG_20250124_56454.jpg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10564.00",
    "max": "12000.00"
```

```
    },
    "builtUpRateRange": {
      "min": "8803.00",
      "max": "10000.00"
    },
    "saleableRateRange": {
      "min": "0.00",
      "max": "0.00"
    }
  },
  "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": {
```

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"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "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": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "413.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6790cf7001810047879c5980",
"ownerName": "Shri. Manoj Vithoba Gaikar ",
"ownerPhoneNo": "9869879621",
"appAddress": "Flat no. 101, 1st Floor, Vardhaman Plaza, Plot no. 44, Sector - 20,
Kalamboli ",
"remark": "",
```

```
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/07/2012",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Jay Ambe Enterprises ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Shri. Manoj Vithoba Gaikar ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "6700 / 2012"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "659906",
    "path": "cases/6790cf7001810047879c5980/
document_1737543496307_1737543493175_Racpc_Sion_Manoj_Gaykar.pdf",
    "fileName":
"document_1737543496307_1737543493175_Racpc_Sion_Manoj_Gaykar.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "05/09/2012",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
```

```
    },
    "No": "CIDCO / BP - 2947 / ATPO (NM & K) / 2012 / 778"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737787322165_215721.pdf",
  "path": "cases/6790cf7001810047879c5980/
document_1737787322165_215721.pdf",
  "id": "416199",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jan 25 2025 06:42:02 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "30/06/2009",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CIDCO / ATPO / 609"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737787421351_394232.pdf",
  "path": "cases/6790cf7001810047879c5980/
document_1737787421351_394232.pdf",
  "id": "375734",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jan 25 2025 06:43:41 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "to": {
      "value": "Purchaser",
```

```
    "label": "Purchaser"
  },
  "Purchaser": "Shri. Manoj Vithoba Gaikar ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "7 dated 24.09.2017 issued by Vardhaman Plaza Co-Op. Hsg. Soc. Ltd"
},
"isHardCopy": false,
"displayStatus": false,
"id": "233492",
"path": "cases/6790cf7001810047879c5980/
document_1737787585679_435977.pdf",
"fileName": "document_1737787585679_435977.pdf"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "028650518243 dated 09.01.2025 in the name of Shri. Manoj
Vithoba Gaikar issued by MSEDCL"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737787678317_591681.pdf",
  "path": "cases/6790cf7001810047879c5980/
document_1737787678317_591681.pdf",
  "id": "634269",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jan 25 2025 06:47:58 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013842",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "416874",
    "title": "Create Lead",
    "description": "Create Lead",
```

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"datetime": "Wed Jan 22 2025 10:58:56 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Shri. Manoj Vithoba Gaikar ",
  "phone": "9869879621",
  "ownershipShare": "",
  "email": "",
  "id": "240239"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "581833",
  "name": "Living Room",
  "length": "13.50",
  "length1": "13",
  "length2": "6",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "120.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "120.37"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
```

```
"totalArea": "53.44",
"images": [],
"extraAreas": [],
"finalArea": "53.44"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "92.88",
  "images": [],
  "extraAreas": [],
  "finalArea": "92.88"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "27.00",
  "length1": "27",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "92.88",
  "images": [],
  "extraAreas": [],
  "finalArea": "92.88"
}
```

```
"id": "4",
"name": "Bathroom",
"length": "4.50",
"length1": "4",
"length2": "6",
"width": "3.92",
"width1": "3",
"width2": "11",
"totalArea": "17.62",
"images": [],
"extraAreas": [],
"finalArea": "17.62"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "10.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.44"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Enclosed Balcony Area",
      "value": "Enclosed_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

```



```
"id": "0",
"length": "4.75",
"length1": "4",
"length2": "9",
"width": "8.92",
"width1": "8",
"width2": "11",
"totalArea": "42.35",
"images": [],
"extraAreas": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "67948ff2d8f21ad1f9162c8e",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "7.42",
    "length1": "7",
    "length2": "5",
    "width": "2.58",
    "width1": "2",
    "width2": "7",
    "totalArea": "19.16"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "67948ffc3f83f2d232ef9a7a",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "8.75",
    "length1": "8",
    "length2": "9",
    "width": "2.17",
    "width1": "2",
    "width2": "2",
    "totalArea": "18.96"
  }
],
"finalArea": "80.47",
"percentageBeforeTotal": "80.47",
"percentage": "100"
```

```
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "718002",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "413",
    "squareMeterArea": "38.37",
    "docFinalBuiltUp": "495.60",
    "docFinalBuiltUpSquareMeter": "46.04",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "450.00",
      "squareMeterArea": "41.81",
      "expectedRate": "11777.78",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "540.00",
      "squareMeterArea": "50.17",
      "expectedRate": "9814.81",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
]
```

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"printlnReport": true,
"_id": "67936dfe704afe98736750b3",
"property": "Flat",
"area": "450",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "5300000",
"expectedRate": "11777.78",
"builtUpExpectedRate": "9814.81",
"image": "cases/6790cf7001810047879c5980/
indicator_1737714931395_Image.png",
"squareMeter": "41.81",
"id": "210305"
},
{
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"leadRemarks": [],
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
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    "lastName": "Sarmalkar",
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"updatedAt": "2025-01-25T10:05:37.576Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 101, 1st Floor, Vardhaman Plaza Co-Op. Hsg. Soc.
Ltd., Plot No. 44, Sector - 22, Roadpali, Village - Kalamboli, Taluka - Panvel, District -
Raigad, Navi Mumbai, PIN - 410 218, State - Maharashtra, Country - India",
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"contactPersonName": "Shri. Manoj Vithoba Gaikar ",
"email": "",
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"rerald": "",
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"buildingServicesRate": "2500",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 413.00",
"flatRate": "11500",
"landOtherRate": "9000",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
},
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"carpetTotal": "321.75",
"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.",
"finalBuiltupArea": "442.44",
"finalCarpetArea": "402.22",
"finalSalableArea": "486.69",
"otherCarpetTotal": "80",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 322.00\nEnclosed Balcony Area in Sq. Ft. = 80.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Bathroom + WC",
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"otherCompositionCarpetTotal": "80.47",
"otherCompositionSaleableTotal": "0.00",
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Universal Time)",
"siteVisitDate": "2025-01-23"
}

```

Name	Length	Width	Total
Composition :			
Living Room	13'6"	8'11"	120.37
Kitchen	6'9"	7'11"	53.44
Bedroom	10'5"	8'11"	92.88
Passage	27'00"	1'00"	27.00
Bathroom	4'6"	3'11"	17.62
WC	2'8"	3'11"	10.44
Other Composition :			
Enclosed Balcony Area	4'9"	8'11"	42.35