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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
    "value": "Direct",
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  },
  "purposeOfValuation": {
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    "label": "Market Value"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
  "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": "67945cc8704afe9873678012",
    "type": "PRIVATE_CLIENT",
  }
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"name": "Mr. Kapil Kadam",
"displayname": "Mr. Kapil Kadam",
"initial": "M"
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"branch": "",
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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": "",
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "6006d4ce5080a310ac1fdcf2",
    "role": "ADMIN",
    "firstName": "Jagdish ",
    "email": "jagdish.bhatt@vastukala.org",
    "lastName": "Bhatt",
    "mobileNo": "8425864014",
    "shortName": "JB",
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  },
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    "role": "SITEENGINEER",
    "firstName": "Chandan",
    "email": "ck06806@gmail.com",
    "lastName": "Singh",
    "mobileNo": "8454863607",
    "designation": "",
    "shortName": "CH",
    "workWithDocumentMaker": "",
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"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
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"shortName": "VS",
"workWithDocumentMaker": "1",
"profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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"designation": ""
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"role": "MAKER",
"firstName": "Pradnya ",
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"designation": "",
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"value": "IBBI/RV/07/2018/10366",
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"role": "VALUER",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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    "title": {
      "label": "IBBI"
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    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
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    "title": {
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      "label": "FIIV"
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "fatherName": "Baburao"
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      "dateTime": "2025-01-25",
      "remark": ""
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    {
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      "dateTime": "2025-01-25",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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    "label": false
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    "key": "village",
    "value": "Chembur",
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    "value": "",
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    "label": true
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  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
},
"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "key": "newSurveyNumber",
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  "label": true
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  "name": "Hissa No.",
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  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "801",
  "label": false
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  "key": "municipalityWardNo",
  "value": "M Ward West",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "Chembur (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
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    "value":
"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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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Road No. 3",
    "west": "Residential Building ",
    "south": "Veena Serene Apartment ",
    "east": "Wing - D"
  },
  "asPerDocumentAgreement": {
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"west": "Building No. 7",
"south": "R.G. Area",
"east": "Wing - D"
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"unitBoundaries": {
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    "east": "Refuge Area ",
    "south": "Lobby",
    "west": "Staircase "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"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": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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},
"compositeRate": {
  "remark": "As per site inspection common toilet converted into store room.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "145070",
  "landRate": "64130",
  "igrImage": "cases/67945cca704afe9873678018/igr_1737799847960_Image.png",
  "squareMeterGuideLineRate": "152324.00",
  "squareFeetGuideLineRate": "14151.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "145070.00",
  "squareMeterGuideLineRate": "152324.00",
  "squareFeetGuideLineRate": "14151.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Consumer No. 9000 0110 7903",
  "meterCardHolderName": "Veena Realcon Pvt. Ltd. ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
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"maintenanceOfFlat": "Good "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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  "planningArea": {
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    "label": "Residential"
  },
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"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"
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"maintenanceIssues": {
  "value": "1",
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"label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "484.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67945cca704afe9873678018/
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    "routeLat": "19.062972",
    "routeLng": "72.891500",
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"stationName": "Lokmanya Tilak Terminus",
"routeDistance": "1.1 Km. ",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "klryl",
    "name": "klryl",
    "image": "cases/67945cca704afe9873678018/
routeMap_1737806397623_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "10780000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10780000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-01-25T12:11:52.609Z",
  "date": "Sat Jan 25 2025 12:11:52 GMT+0000 (Coordinated Universal Time)",
  "number": "2310243",
  "dayCount": "24",
  "monthCount": "362",
  "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",
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"isHideFloor": false,
"status": false
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"fullBuildingRcc": {
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  "percentage": "0.00",
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  "status": false
},
"internalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "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
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"window": {
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"label": "Window",
"floorsCompleted": "",
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPainting": {
"label": "Internal Painting",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
"label": "External Painting",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
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"status": false
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,

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"status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "6849084.00",
  "selectedBuildUpValue": "484.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name": "externalImg_1737793664838_1737793657533_image_6.jpeg",
      "path": "cases/67945cca704afe9873678018/
externalImg_1737793664838_1737793657533_image_6.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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      "name": "externalImg_1737793712218_1737793688155_image_2.jpeg",
      "path": "cases/67945cca704afe9873678018/
externalImg_1737793712218_1737793688155_image_2.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6794a0b3ce6c20e106480544",
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    "name": "externallmg_1737793713621_1737793688155_image_6.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67945cca704afe9873678018/
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    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/67945cca704afe9873678018/
externallmg_1737793713959_1737793688155_image_7.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6794a0b3ce6c20e106480546",
    "name": "externallmg_1737793714192_1737793688155_image_8.jpeg",
    "path": "cases/67945cca704afe9873678018/
externallmg_1737793714192_1737793688155_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6794a0825e0680e1073601cb",
    "name": "externallmg_1737793665024_1737793657533_image_7.jpeg",
    "path": "cases/67945cca704afe9873678018/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "6794a0825e0680e1073601cc",
    "name": "externallmg_1737793665322_1737793657533_image_8.jpeg",
    "path": "cases/67945cca704afe9873678018/
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    "orientation": "portrait"
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  {
    "status": false,
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externallmg_1737793665437_1737793657533_image_9.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "6794a0825e0680e1073601ca",
    "name": "externallmg_1737793664838_1737793657533_image_6.jpeg",
    "path": "cases/67945cca704afe9873678018/
externallmg_1737793664838_1737793657533_image_6.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "24134.00",
    "max": "26137.00"
  },
  "builtUpRateRange": {
    "min": "21940.00",
    "max": "23761.00"
  },
  "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": {
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    "quantity": "0.00",
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"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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  "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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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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```
"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": {
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  "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
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "true",
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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "440.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67945cca704afe9873678018",
"ownerName": "Mr. Kapil Kardam ",
"ownerPhoneNo": "9868075787",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9868075787",
"contactPersonName": "Mr. Kapil Kardam ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Kapil Kardam ",
    "phone": "9868075787",
    "ownershipShare": "",
    "email": "",
    "id": "165028"
  }
],
"caseReferredBy": "6006d4ce5080a310ac1fd2",
"relationWithOwner": "Owner ",
"fullAddress": "Residential Flat No. 801, 8th Floor, Wing - A, Veena Senterio, Sahakar
Nagar 3, Shell Colony, Village - Chembur, Municipality Ward No. M Ward West,
Chembur (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 071, State -
Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    }
  },

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"inputs": {
  "documentDate": "10/10/2022",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Veena Realcon Pvt. Ltd. ",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Kapil Kardam ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "18488 / 2022"
},
"isHardCopy": false,
"displayStatus": true,
"id": "953495",
"path": "cases/67945cca704afe9873678018/
document_1737794109434_1737794074163_Agreement_and_demand_letter.pdf",
"fileName":
"document_1737794109434_1737794074163_Agreement_and_demand_letter.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "09/11/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH / EE / (B.P) / GM / MHADA - 27 / 040 / 2023"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737801881098_OC.pdf",
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"path": "cases/67945cca704afe9873678018/document_1737801881098_OC.pdf",
"id": "303961",
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"createdAt": "Sat Jan 25 2025 10:44:41 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/09/2020",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MH / EE / (B.P) / GM / MHADA - 27 / 040 / 2020"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1737802969448_CC.pdf",
"path": "cases/67945cca704afe9873678018/document_1737802969448_CC.pdf",
"id": "548370",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Jan 25 2025 11:02:49 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800024452"
```

```
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1737803003100_RERA.pdf",
    "path": "cases/67945cca704afe9873678018/
document_1737803003100_RERA.pdf",
    "id": "392960",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Sat Jan 25 2025 11:03:23 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "6077c791395bc80714864a30",
      "label": "Electricity Bill"
    },
    "inputs": {
      "number": {
        "value": "Consumer_No",
        "label": "Consumer No"
      },
      "Consumer_No": "9000 0110 7903 dated 13.01.2025 in the name of Veena
Realcon Pvt. Ltd. issued by Tata Power"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1737804538708_729258.pdf",
    "path": "cases/67945cca704afe9873678018/
document_1737804538708_729258.pdf",
    "id": "538945",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Sat Jan 25 2025 11:28:58 GMT+0000 (Coordinated Universal Time)"
  }
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"reald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "013908",
"createdBy": "6006d4ce5080a310ac1fdfc2",
"caseHistory": [
  {
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"id": "741080",
"title": "Create Case",
"description": "Create Case",
"datetime": "Sat Jan 25 2025 03:38:50 GMT+0000 (Coordinated Universal Time)"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "",
    "length1": "14",
    "length2": "10",
    "width": "",
    "width1": "9",
    "width2": "11",
    "totalArea": "147.10",
    "images": [],
    "finalArea": "166.26999999999998",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Passage",
    "length": "5.92",
    "length1": "5",
    "length2": "11",
    "width": "3.08",
    "width1": "3",
    "width2": "1",
    "totalArea": "18.24",
    "images": [],
    "finalArea": "18.24",
    "extraAreas": []
  },
  {

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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "2",
"name": "Kitchen",
"length": "7.00",
"length1": "7",
"length2": "00",
"width": "8.00",
"width1": "8",
"width2": "00",
"totalArea": "56.00",
"images": [],
"extraAreas": [],
"finalArea": "56.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "103.70",
  "images": [],
  "extraAreas": [],
  "finalArea": "103.70"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "4.00",
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"width1": "4",
"width2": "00",
"totalArea": "26.33",
"images": [],
"extraAreas": [],
"finalArea": "26.33"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "40.88",
    "totalAreaDocument": "440",
    "docBultupPercentage": "10",
    "docFinalBultUp": "484.00",
    "docFinalBultUpSquareMeter": "44.97",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
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"docFinalSaleableSquareMeter": "0.00",
"id": "597095"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "555.00",
"squareMeterArea": "51.56",
"expectedRate": "25225.23",
"percentage": ""
},
"builtUpArea": {
"area": "610.50",
"squareMeterArea": "56.72",
"expectedRate": "22932.02",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "6794b8c4ce6c20e1064840e9",
"property": "Flat",
"area": "555",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "14000000",
"expectedRate": "25225.23",
"builtUpExpectedRate": "22932.02",
"image": "cases/67945cca704afe9873678018/
indicator_1737799666276_Image.png",
"squareMeter": "51.56",
"id": "282162"
},
{
"carpetArea": {
"area": "440.00",
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```
"squareMeterArea": "40.88",
"expectedRate": "26136.36",
"percentage": ""
},
"builtUpArea": {
  "area": "484.00",
  "squareMeterArea": "44.97",
  "expectedRate": "23760.33",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "6794b8c4ce6c20e1064840ea",
"property": "Flat",
"area": "440",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "11500000",
"expectedRate": "26136.36",
"builtUpExpectedRate": "23760.33",
"image": "cases/67945cca704afe9873678018/
indicator_1737799699068_Image.png",
"squareMeter": "40.88",
"id": "846971"
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{
  "carpetArea": {
    "area": "606.00",
    "squareMeterArea": "56.30",
    "expectedRate": "24133.66",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "666.60",
    "squareMeterArea": "61.93",
    "expectedRate": "21939.69",
    "percentage": "10"
  }
}
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},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
"_id": "6794b8c4ce6c20e1064840eb",
"property": "Flat",
"area": "606",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "14625000.00",
"expectedRate": "24133.66",
"builtUpExpectedRate": "21939.69",
"image": "cases/67945cca704afe9873678018/
indicator_1737799736288_Image.png",
"squareMeter": "56.30",
"id": "796322"
}
],
"externalImages": [
  {
    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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"buildingServicesRate": "2900",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 440.00",
"flatRate": "24500",
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"roadFacing": false,
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the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared
based on the Agreement for Sale area.",
"finalBuiltupArea": "438.39",
"finalCarpetArea": "398.54",
"finalSalableArea": "482.23",
"otherCarpetTotal": "0.00",
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"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"finalSaleablePercentage": "0",
"landDetails": {
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  "leaseDate": ""
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"reportGeneratedDate": "Sat Jan 25 2025 10:13:25 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-01-25"
}

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| Name          | Length | Width | Total  |
|---------------|--------|-------|--------|
| Composition : |        |       |        |
| Living Room   | 14'10" | 9'11" | 147.10 |
| Passage       | 5'11"  | 3'1"  | 18.24  |
| Kitchen       | 7'00"  | 8'00" | 56.00  |

|                        |       |       |        |
|------------------------|-------|-------|--------|
| Bedroom                | 11'5" | 9'1"  | 103.70 |
| Toilet                 | 6'7"  | 4'00" | 26.33  |
| Toilet                 | 7'00" | 4'00" | 28.00  |
| Other<br>Composition : |       |       |        |