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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Prachi",
    "type": "CREDITOFFICER",
    "_id": "640f306e63e4271bcefdbba0",
    "lastName": "Desai",
    "mobileNo": "",
    "workMobileNo": "9702602797",
    "email": "prachi.desai@cosmosbank.in"
  },
  "fees": {
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    "expectedFees": null,
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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"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63ae91a9191f7b344b0056e9",
  "name": "Mulund East",
  "branchCode": "",
  "mobileNo": "020 67086708",
  "alternateMobileNo": "",
  "email": "komal.vanjari@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, \"Romell
Vasanti\", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai –
400 081, State – Maharashtra, Country – India"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "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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  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
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"lastName": "Rasam",
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    ],
  },

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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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19.381844976150372
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "key": "country",
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  "value": "",
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  "key": "tahasilNo",
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"value": "Vasai",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "label": false
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  "key": "mouza",
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  "label": false
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  "value": "",
  "label": false
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  "value": "Vasai Road (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "CIDCO"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Turning Point Building ",
    "west": "Internal Road ",
    "south": "Sitar CHSL",
    "east": "Vasant Nagari Road "
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
    "east": "Details not available "
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      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
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  }
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    },
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  "whichTheLocalityIsServed": {
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      "status": true
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
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  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Part Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Ordinary"
  },
  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "The loading between measured Carpet Area to Super Built Up Area mentioned in the Agreement is 40%. We have adjusted the rate accordingly.",
  "depreciationPercentage": "45",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7075",
  "depreciatedBuildingRate": "1375"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "46900",
  "landRate": "10800",
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  "squareMeterGuideLineRate": "46900.00",
  "squareFeetGuideLineRate": "4357.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "70",
  "rate": "3351.00",
  "squareFeetGuideLineRate": "3351.00",
  "squareMeterGuideLineRate": "36070.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "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": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per CIDCO norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
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"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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  "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 Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1995",
    "fullDate": "1/1/1995"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
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"label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "30",
"ageOfBuilding": "30",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "490.00",
  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/679876d42f3738a577c89208/
routeMap_1738140214384_Image.png",
    "routeLat": "19.401694",
    "routeLng": "72.834083",
    "stationName": "Nalla Sopara ",
    "routeDistance": "3.1 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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"type": "Point"
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  {
    "id": "91tf5",
    "name": "91tf5",
    "image": "cases/679876d42f3738a577c89208/
routeMap_1738140064042_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "45",
    "depreciatedCostOfConstruction": "472500.00",
    "totalFairMarketValue": "3545500.00"
  },
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4018000.00",
"finalValue": "4018000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-01-29T09:44:50.489Z",
  "date": "Wed Jan 29 2025 09:44:50 GMT+0000 (Coordinated Universal Time)",
  "number": "2310299",
  "dayCount": "10",
  "monthCount": "418",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "29",
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"percentage": "40",
"isHideFloor": false,
"status": true
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"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
},
}
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, 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": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": true,
"status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "1407219.00",
  "selectedBuildUpValue": "419.94",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "6798afd64090f0a5b2156c71",
      "name": "externalimg_1738059733945_IMG20250128WA0125.jpg",
      "path": "cases/679876d42f3738a577c89208/
externalimg_1738059733945_IMG20250128WA0125.jpg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "6798afd64090f0a5b2156c72",
      "name": "externalimg_1738059733949_IMG20250128WA0126.jpg",
      "path": "cases/679876d42f3738a577c89208/
externalimg_1738059733949_IMG20250128WA0126.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6798afe16258b1a57671c4cd",
      "name": "externalimg_1738059745490_IMG20250128WA0134.jpg",
      "path": "cases/679876d42f3738a577c89208/
externalimg_1738059745490_IMG20250128WA0134.jpg",
      "orientation": "portrait"
    }
  ]
}
```

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    "status": false,
    "_id": "6798afe16258b1a57671c4cf",
    "name": "externallmg_1738059745515_IMG20250128WA0136.jpg",
    "path": "cases/679876d42f3738a577c89208/
externallmg_1738059745515_IMG20250128WA0136.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6798afe16258b1a57671c4d5",
    "name": "externallmg_1738059745645_IMG20250128WA0142.jpg",
    "path": "cases/679876d42f3738a577c89208/
externallmg_1738059745645_IMG20250128WA0142.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6799ecb649234c16a220889f",
    "name": "externallmg_1738140853575_Picture1.jpg",
    "path": "cases/679876d42f3738a577c89208/
externallmg_1738140853575_Picture1.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6798afe16258b1a57671c4d6",
    "name": "externallmg_1738059745650_IMG20250128WA0143.jpg",
    "path": "cases/679876d42f3738a577c89208/
externallmg_1738059745650_IMG20250128WA0143.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6798afe16258b1a57671c4d2",
    "name": "externallmg_1738059745573_IMG20250128WA0139.jpg",
    "path": "cases/679876d42f3738a577c89208/
externallmg_1738059745573_IMG20250128WA0139.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6799ee28115bdf166909cdbc",
    "name": "externallmg_1738141222827_Picture2.jpg",
    "path": "cases/679876d42f3738a577c89208/
externallmg_1738141222827_Picture2.jpg",
    "orientation": "portrait"
  }
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}
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10388.00",
    "max": "10732.00"
  },
  "builtUpRateRange": {
    "min": "8657.00",
    "max": "8944.00"
  },
  "saleableRateRange": {
    "min": "7214.00",
    "max": "7453.00"
  }
},
"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": {
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```
"title": "Kitchen arrangements",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
```

```
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": 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": "490.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "679876d42f3738a577c89208",
"ownerName": "Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput",
"ownerPhoneNo": "9920612760",
"appAddress": "Flat no. 004, Ground Floor, Wing - B, Shree Veena CHS, Vasant Nagri,
Village - Manikpur",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "19/10/2020",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Thenari Pisharath Sasidharan ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "10325 / 2020"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "795050",
    "path": "cases/679876d42f3738a577c89208/
document_1738045114617_1738045106621_Ravi_Rajput_property_papers.pdf",
    "fileName":
"document_1738045114617_1738045106621_Ravi_Rajput_property_papers.pdf"
  },
  {
    "documentType": {
      "value": "60ae1250aa6d152c1801b316",
      "label": "Part Occupancy Certificate"
    }
  }
]
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    },
    "inputs": {
      "documentDate": "19/08/1995",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / VVSR / BP / ZCC - 20 / I"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "986210",
  "path": "cases/679876d42f3738a577c89208/
document_1738064387010_619162.pdf",
  "fileName": "document_1738064387010_619162.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "18 transferred dated 14.01.2025 issued by Shree Veena Co-Op. Hsg Soc.
Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "325431",
  "path": "cases/679876d42f3738a577c89208/
document_1738064521715_1204199.pdf",
  "fileName": "document_1738064521715_1204199.pdf"
},
{
```

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"documentType": {
  "value": "60ae1249aa6d152c1801b2f1",
  "label": "Society Maintenance Bill"
},
"inputs": {
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "370 dated 31.12.2024 in the name of Miss. Komal Damodar Bangera issued
by Shree Veena Co-Op. Hsg Soc. Ltd"
},
"isHardCopy": false,
"displayStatus": true,
"id": "776817",
"path": "cases/679876d42f3738a577c89208/
document_1738064587667_517401.pdf",
"fileName": "document_1738064587667_517401.pdf"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "000002715784262 dated 06.01.2025 in the name of M/s
Renuka Builders Developers Pvt. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "453478",
  "path": "cases/679876d42f3738a577c89208/
document_1738064737790_Light_Bill.pdf",
  "fileName": "document_1738064737790_Light_Bill.pdf"
}
],
"caseNumber": "013971",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "335897",
    "title": "Create Lead",
```

```
"description": "Create Lead",
"datetime": "Tue Jan 28 2025 06:19:00 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Miss. Komal Damodar Bangera & Mr. Ravi Madansingh Rajput",
"phone": "9920612760",
"ownershipShare": "",
"email": "",
"id": "746379"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "6",
"name": "Living Room",
"length": "9.00",
"length1": "9",
"length2": "0",
"width": "15.58",
"width1": "15",
"width2": "7",
"totalArea": "140.25",
"images": [],
"finalArea": "140.25",
"extraAreas": []
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Kitchen",
"length": "8.00",
"length1": "8",
"length2": "00",
"width": "7.25",
"width1": "7",
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"width2": "3",
"totalArea": "58.00",
"images": [],
"extraAreas": [],
"finalArea": "58.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "18.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.28"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "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"
  }
}
```

```
    },
    "id": "4",
    "name": "Bedroom",
    "length": "9.00",
    "length1": "9",
    "length2": "00",
    "width": "11.33",
    "width1": "11",
    "width2": "4",
    "totalArea": "102.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "102.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Passage",
    "length": "2.67",
    "length1": "2",
    "length2": "8",
    "width": "7.50",
    "width1": "7",
    "width2": "6",
    "totalArea": "20.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "20.00"
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Saleable",
  }
]
```



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"squareMeterArea": "45.52",
"totalAreaDocument": "490",
"docBuiltupPercentage": "",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "329036"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "385.00",
"squareMeterArea": "35.77",
"expectedRate": "10389.61",
"percentage": ""
},
"builtUpArea": {
"area": "462.00",
"squareMeterArea": "42.92",
"expectedRate": "8658.01",
"percentage": "20"
},
"saleableArea": {
"area": "554.40",
"squareMeterArea": "51.51",
"expectedRate": "7215.01",
"percentage": "20"
},
"printlnReport": true,
"_id": "6798c7ab49234c16a22014aa",
"property": "Flat",
"area": "385",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4000000",
"expectedRate": "10389.61",
"builtUpExpectedRate": "8658.01",
"image": "cases/679876d42f3738a577c89208/
indicator_1738065469876_Image.png",
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"squareMeter": "35.77",
"id": "860720"
},
{
  "carpetArea": {
    "area": "512.50",
    "squareMeterArea": "47.61",
    "expectedRate": "10731.71",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "615.00",
    "squareMeterArea": "57.14",
    "expectedRate": "8943.09",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "738.00",
    "squareMeterArea": "68.56",
    "expectedRate": "7452.57",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "6798c7ab49234c16a22014ab",
  "property": "Flat",
  "area": "615",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "RealEstateIndia",
  "expectedPrice": "5500000",
  "expectedRate": "10731.71",
  "builtUpExpectedRate": "5500000",
  "image": "cases/679876d42f3738a577c89208/
indicator_1738065516156_Image.png",
  "squareMeter": "57.14",
  "id": "356708"
},
{
  "carpetArea": {
    "area": "479.17",
    "squareMeterArea": "44.52",
    "expectedRate": "10557.84",
    "percentage": ""
  },
```

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},
"builtUpArea": {
  "area": "575.00",
  "squareMeterArea": "53.42",
  "expectedRate": "8798.26",
  "percentage": "20"
},
"saleableArea": {
  "area": "690.00",
  "squareMeterArea": "64.10",
  "expectedRate": "7331.88",
  "percentage": "20"
},
"printInReport": true,
"_id": "6798c7ab49234c16a22014ac",
"property": "Flat",
"area": "575",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5059000.00",
"expectedRate": "10557.84",
"builtUpExpectedRate": "5059000.00",
"image": "cases/679876d42f3738a577c89208/
indicator_1738065609396_Image.png",
"squareMeter": "53.42",
"id": "865612"
},
{
  "carpetArea": {
    "area": "445.83",
    "squareMeterArea": "41.42",
    "expectedRate": "10387.37",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "535.00",
    "squareMeterArea": "49.70",
    "expectedRate": "8656.07",
    "percentage": "20"
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  "saleableArea": {
    "area": "642.00",
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    "squareMeterArea": "59.64",
    "expectedRate": "7213.40",
    "percentage": "20"
  },
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  "property": "Flat",
  "area": "535",
  "builtUpPercentage": "20",
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  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "4631000.00",
  "expectedRate": "10387.37",
  "builtUpExpectedRate": "4631000.00",
  "image": "cases/679876d42f3738a577c89208/
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  "squareMeter": "49.70",
  "id": "966986"
}
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    "orientation": "portrait"
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  {
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "name": "externallmg_1738059745421_IMG20250128WA0131.jpg",
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    "orientation": "landscape"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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```

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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
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    "orientation": "portrait"
  },
  {
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    "orientation": "portrait"
  },
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externallmg_1738059745621_IMG20250128WA0141.jpg",
    "orientation": "portrait"
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},
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  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6798afe16258b1a57671c4d6",
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  "orientation": "portrait"
},
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  "path": "cases/679876d42f3738a577c89208/
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},
}
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  "orientation": "portrait"
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  "path": "cases/679876d42f3738a577c89208/
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  "orientation": "portrait"
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    "filename": "1738065825324_cosmos__calculationkomal.xlsx",
    "path": "cases/679876d42f3738a577c89208/
processingDocuments/1738065825324_cosmos__calculationkomal.xlsx",
    "size": "16839",
    "createdAt": "Tue Jan 28 2025 12:03:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "REference report.pdf",
    "filename": "1738065825325_REference_report.pdf",
    "path": "cases/679876d42f3738a577c89208/
processingDocuments/1738065825325_REference_report.pdf",
    "size": "927782",
    "createdAt": "Tue Jan 28 2025 12:03:45 GMT+0000 (Coordinated Universal Time)",
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  },
  {
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    "filename": "1738065825350_Summary__komal.xlsx",
    "path": "cases/679876d42f3738a577c89208/
processingDocuments/1738065825350_Summary__komal.xlsx",
    "size": "2064078",
    "createdAt": "Tue Jan 28 2025 12:03:45 GMT+0000 (Coordinated Universal Time)",
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},
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  "path": "cases/679876d42f3738a577c89208/
processingDocuments/1738141485676_Light_Bill.pdf",
  "size": "582825",
  "createdAt": "Wed Jan 29 2025 09:04:45 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "62fe044a48a26047e6552796"
}
],
"leadRemarks": [],
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    "createdBy": {
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      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "6798aafb4090f0a5b21561f4",
    "note": "working done. visit pending",
    "taskId": "679878ad2f3738a577c8946c",
    "createdAt": "2025-01-28T10:01:31.759Z"
  }
],
"createdAt": "2025-01-28T06:19:00.267Z",
"updatedAt": "2025-01-29T09:48:22.832Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 004, Ground Floor, Wing - B, Shree Veena Co-Op.
Hsg Soc. Ltd. , Sector I, Vasant Nagari, Village - Manikpur, Vasai Road (East), Taluka -
Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
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"contactPersonName": "Mrs. Asha Bangera ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"relationWithOwner": "Owner's Mother",
"rerald": "",
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"builtupPercentage": "20",
"carpetTotal": "349.95",
"extendOfSiteRemark": "",
"finalBuiltupArea": "419.94",
"finalCarpetArea": "349.95",
"finalSalableArea": "461.93",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"buildingServicesRate": "2500",
"finalAreaType": "Saleable Area",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
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"flatRate": "8200",
"landOtherRate": "5700",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC +
Passage",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
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"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Jan 29 2025 06:51:31 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-01-28"
}

```

| Name | Length | Width | Total |
|------------------------|---------------|--------------|--------------|
| Composition : | | | |
| Living Room | 9'0" | 15'7" | 140.25 |
| Kitchen | 8'00" | 7'3" | 58.00 |
| Bathroom | 4'8" | 3'11" | 18.28 |
| WC | 3'11" | 2'11" | 11.42 |
| Bedroom | 9'00" | 11'4" | 102.00 |
| Passage | 2'8" | 7'6" | 20.00 |
| Other Composition : | | | |