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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63fd9d80ce84bf289baac3d6"
    },
    "firstName": "Sumedha",
    "type": "CREDITOFFICER",
    "_id": "650189eea8e9b70221e22779",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9967730169",
    "email": "Sumedha.trivedi@cosmosbank.in"
  },
  "fees": {
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "63fd9d80ce84bf289baac3d6",
  "name": "Ghodbandar Road",
  "branchCode": "",
  "mobileNo": "02225896996",
  "alternateMobileNo": "",
  "email": "abhijit.panchpor@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road,
Manpada, Thane West 400 610"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"staff": {
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"type": "EMPLOYEE",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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},
"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"maker": {
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  "lastName": "Shilvanta",
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"checker": {
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"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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{
"value": "IBBI/RV/07/2018/10366",
"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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"registrationNo": [
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"title": {
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"_id": "60af80072ffdf65bcd658651",
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"title": {
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  "number": "CAT-I-F-1763"
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{
  "title": {
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "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": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
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  "longitude": "72.98164320365507"
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"geo": {
  "type": "Point",
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  "schedule": [],
  "visitedDate": [
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      "dateTime": "2025-01-31T03:54:51.684Z",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2025-01-30",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
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  "lumpsumValue": "1",
  "rateMax": "17000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "value": "Maharashtra",
    "label": true
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  "value": "Kolshet ",
  "label": true
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  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Thane (West)",
  "label": false
},
"tahasilNo": {
  "status": false,
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"key": "tahasilNo",
"value": "",
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"taluka": {
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  "value": "Thane",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Charms Residency",
  "label": false
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"selectArea": {
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Off. G. B. Road",
  "label": false
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"street2": {
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  "key": "street2",
  "value": "",
  "label": false
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Nagar,",
  "label": false
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"wing": {
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "284/4",
  "label": true
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  "label": true
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  "name": "CTS No.",
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"key": "CTSNo",
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "401",
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  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "SRO",
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 607",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
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"fittings": {
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  "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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"finishing": {
  "value": "Cement_Plastering_with_POP_false_Ceiling",
  "label": "Cement Plastering with POP false Ceiling"
}
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"general": {
  "ownership": {
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    "label": "sole ownership"
  },
  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
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  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Brahmand Nayak Society",
    "south": "Swastik Enclave CHSL",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
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  "unitBoundaries": {
    "asPerActual": {
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    "south": "Details not available",
    "west": "Details not available"
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    "east": "Entrance if Flat No. 401",
    "south": "Lift",
    "west": "Flat No. 403 & 404"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
}
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "25.5",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15286",
  "depreciatedBuildingRate": "2086"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "946000",
  "landRate": "18500",
  "igrImage": "cases/679b26fe115bdf16690a81c7/igr_1738398630778_Image.png",
  "squareMeterGuideLineRate": "946000.00",
  "squareFeetGuideLineRate": "87886.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "83",
  "rate": "73238.00",
  "squareFeetGuideLineRate": "73238.00",
  "squareMeterGuideLineRate": "788325.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Tenant Occupied",
    "value": "Tenant_Occupied"
  },
  "monthlyRent": "Rs. 16,000.00 (Present rental income per month)",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Electricity Bill Consumer No.000082167587",
  "meterCardHolderName": "Hapijul Rehaman",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "Mr. Saurabha Ambatkar ",
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"maintenanceOfFlat": "Good"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2008",
    "fullDate": "1/1/2008"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
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"label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/679b26fe115bdf16690a81c7/
routeMap_1738399822555_Image.png",
    "routeLat": "19.243316",
    "routeLng": "72.981651",
    "stationName": "Thane",
    "routeDistance": "8.2 Km",
    "routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
  }
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "lgurbg",
    "name": "lgurbg",
    "image": "cases/679b26fe115bdf16690a81c7/
routeMap_1738399728954_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1526000.00",
    "depreciationPercentage": "25.5",
    "depreciatedCostOfConstruction": "389130.00",
    "totalFairMarketValue": "6874870.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7264000.00",
"finalValue": "7264000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-01T10:38:20.056Z",
  "date": "Sat Feb 01 2025 10:38:20 GMT+0000 (Coordinated Universal Time)",
  "number": "2310359",
  "dayCount": "9",
  "monthCount": "9",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"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,
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"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
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"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": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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"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
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"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
}
```

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},
"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
}
},
"guidelineDetails": {
  "finalGuidelineValue": "39900062.00",
  "selectedBuildUpValue": "544.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "679c497c7dd57116683dc493",
      "name": "externalmg_1738295665743_image.jpeg",
      "path": "cases/679b26fe115bdf16690a81c7/
externalmg_1738295665743_image.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "679c497c7dd57116683dc493",
      "name": "externalmg_1738295665743_image.jpeg",
      "path": "cases/679b26fe115bdf16690a81c7/
externalmg_1738295665743_image.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "679bc2f1115bdf16690b2751",
      "name": "externalmg_r_1738261216222_image.jpeg",

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    "path": "cases/679b26fe115bdf16690a81c7/
externallmg_r_1738261216222_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "679bc2f1115bdf16690b2744",
    "name": "externallmg_1738261142129_image.jpeg",
    "path": "cases/679b26fe115bdf16690a81c7/
externallmg_1738261142129_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "679bc2f1115bdf16690b274b",
    "name": "externallmg_r_1738261192620_image.jpeg",
    "path": "cases/679b26fe115bdf16690a81c7/
externallmg_r_1738261192620_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "679bc2f1115bdf16690b2750",
    "name": "externallmg_r_1738261213959_image.jpeg",
    "path": "cases/679b26fe115bdf16690a81c7/
externallmg_r_1738261213959_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "679bc2f1115bdf16690b2747",
    "name": "externallmg_r_1738261143135_image.jpeg",
    "path": "cases/679b26fe115bdf16690a81c7/
externallmg_r_1738261143135_image.jpeg",
    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "13618.00",
    "max": "18119.00"
  }
},
```

```
"builtUpRateRange": {
  "min": "11349.00",
  "max": "15099.00"
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"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",
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"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",
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"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
},
"createCase": "false",
"type": "CASE",
"leadType": {
"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "454.00",
"empanelmentNo": [
"HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "679b26fe115bdf16690a81c7",
"ownerName": "Mr. SK. Hapijul Rahaman Abdul Wahab",
"ownerPhoneNo": "9619753813",
"fullAddress": "Residential Flat No. 401, 4th Floor, Building No A2, Charms Residency, Charms Residency Co-Op. Hsg. Soc. Ltd., Opp. Swastik Park, Azad Nagar,, Off. G. B. Road, Village - Kolshet , Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India",
```

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"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "10/11/2005",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Charms Developers ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. SK. Hapijul Rahaman Abdul Wahab",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "7576/2005"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "773516",
    "path": "cases/679b26fe115bdf16690a81c7/
document_1738221292832_Cosmos_Ghodbundar_Road.pdf",
    "fileName": "document_1738221292832_Cosmos_Ghodbundar_Road.pdf"
  },
  {
    "documentType": {
      "value": "60ae1279aa6d152c1801b3d4",
      "label": "Amended Commencement Certificate"
    },
    "inputs": {
      "documentDate": "19/10/2004",
      "nameOfApprovingAuthority": {
        "value": "Thane_Municipal_Corporation",
        "label": "Thane Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
```

```
    },
    "No": "2003 / 66 / TMC / TDD / 3155"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738403782077_123395.pdf",
  "path": "cases/679b26fe115bdf16690a81c7/
document_1738403782077_123395.pdf",
  "id": "514204",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Sat Feb 01 2025 09:56:22 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "17/07/2008",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "2003 / 66 / TMC / TDD / 246"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738403864521_77971.pdf",
  "path": "cases/679b26fe115bdf16690a81c7/document_1738403864521_77971.pdf",
  "id": "481798",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Sat Feb 01 2025 09:57:44 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "01/02/2008",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
```

```
    "label": "SOCIETY"
  },
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. SK. Hapijul Rahaman Abdul Wahab",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "045"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1738404062441_306477.pdf",
"path": "cases/679b26fe115bdf16690a81c7/
document_1738404062441_306477.pdf",
"id": "623672",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Sat Feb 01 2025 10:01:02 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae125eaa6d152c1801b353",
    "label": "Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/10/2024",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "405"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738404111342_83282.pdf",
  "path": "cases/679b26fe115bdf16690a81c7/document_1738404111342_83282.pdf",
  "id": "682555",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Feb 01 2025 10:01:51 GMT+0000 (Coordinated Universal Time)"
}
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    },
    {
      "documentType": {
        "value": "60ae1249aa6d152c1801b2f3",
        "label": "Electricity Bill"
      },
      "inputs": {
        "documentDate": "22/09/2024",
        "number": {
          "value": "Consumer_No",
          "label": "Consumer No"
        },
        "Consumer_No": "000082167587"
      },
      "isHardCopy": false,
      "displayStatus": true,
      "fileName": "document_1738404196575_160339.pdf",
      "path": "cases/679b26fe115bdf16690a81c7/
document_1738404196575_160339.pdf",
      "id": "518782",
      "uploadedBy": "627222afafd7d55eddeddd82",
      "createdAt": "Sat Feb 01 2025 10:03:16 GMT+0000 (Coordinated Universal Time)"
    }
  ],
  "assignmentType": {
    "value": "Retail",
    "label": "Retail"
  },
  "caseNumber": "014023",
  "createdBy": "656aa949cebbe1714411d21b",
  "caseHistory": [
    {
      "id": "356277",
      "title": "Create Lead",
      "description": "Create Lead",
      "datetime": "Thu Jan 30 2025 07:15:10 GMT+0000 (Coordinated Universal Time)"
    }
  ],
  "owners": [
    {
      "name": "Mr. SK. Hapijul Rahaman Abdul Wahab",
      "phone": "9619753813",
      "ownershipShare": "",
      "email": "",
      "id": "320880"
    }
  ]
}
```

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],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "679bc18749234c16a22197c3",
    "area": "431",
    "providedByName": "Mr. SK. Hapijul Rehman Abdul Wahab",
    "providedByContactNo": "9619753813"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Living Room",
    "length": "11.00",
    "length1": "11",
    "length2": "0",
    "width": "14.00",
    "width1": "14",
    "width2": "0",
    "totalArea": "154.00",
    "images": [],
    "finalArea": "154.00",
    "extraAreas": []
  },
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "16.00",
    "length1": "16",
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"length2": "00",
"width": "7.00",
"width1": "7",
"width2": "00",
"totalArea": "112.00",
"images": [],
"extraAreas": [],
"finalArea": "112.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "66.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "66.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "28.00",
  "images": [],
  "finalArea": "28.00",
  "extraAreas": []
},
{
```



```
"measurementType": {
  "label": "Square Feet",
  "value": "Square_Feet"
},
"id": "4",
"name": "Passage",
"length": "6.00",
"length1": "6",
"length2": "00",
"width": "7.00",
"width1": "7",
"width2": "00",
"totalArea": "42.00",
"images": [],
"extraAreas": [],
"finalArea": "42.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "WC",
  "length": "13.00",
  "length1": "13",
  "length2": "0",
  "width": "1.00",
  "width1": "1",
  "width2": "0",
  "totalArea": "13.00",
  "images": [],
  "finalArea": "13.00",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    }
  },

```

```
"measurementType": {
  "label": "Square Feet",
  "value": "Square_Feet"
},
"id": "0",
"length": "4.00",
"length1": "4",
"length2": "00",
"width": "4.00",
"width1": "4",
"width2": "00",
"totalArea": "16.00",
"images": [],
"extraAreas": [],
"finalArea": "16",
"percentageBeforeTotal": "16.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "42.18",
    "totalAreaDocument": "454",
    "docBultupPercentage": "20",
    "docFinalBultUp": "544.80",
    "docFinalBultUpSquareMeter": "50.61",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "601066"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
```

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"area": "622.00",
"squareMeterArea": "57.79",
"expectedRate": "16077.17",
"percentage": ""
},
"builtUpArea": {
"area": "746.40",
"squareMeterArea": "69.34",
"expectedRate": "13397.64",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "679dfdbbd6fb4a89a367d12a",
"property": "Residential Flat",
"area": "622",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "10000000",
"expectedRate": "16077.17",
"builtUpExpectedRate": "13397.64",
"image": "cases/679b26fe115bdf16690a81c7/
indicator_1738407355445_Image.png",
"squareMeter": "57.79",
"id": "800560"
},
{
"carpetArea": {
"area": "287.00",
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    "path": "cases/679b26fe115bdf16690a81c7/
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    "lastName": "Jadhav",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"relationWithOwner": "Owner's Wife",
"reald": "",
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WC",
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"otherCarpetTotal": "16.00",
"siteVisitDate": "2025-01-30",
"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "20",
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"finalSaleablePercentage": "",
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"otherCompositionSaleableTotal": "0.00",
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"finalCarpetArea": "431.00",
"finalSalableArea": "521.51",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "All the above areas are within 5% of the Agreement for Sale
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Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"siteMeasurementRemark": ""
}

```

Name	Length	Width	Total
Composition :			
Living Room	11'0"	14'0"	154.00

Bedroom	16'00"	7'00"	112.00
Kitchen	11'00"	6'00"	66.00
Toilet	4'0"	7'0"	28.00
Passage	6'00"	7'00"	42.00
WC	13'0"	1'0"	13.00
Other Composition :			
Dry Balcony Area	4'00"	4'00"	16.00