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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Rashmi ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418e5",
    "email": "rashmi.apandkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9969391065",
    "lastName": "Apandkar"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "6481615",
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    "expectedFees": 3240.8075,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000015",
  "type": "BRANCH",
  "name": "Vile Parle (East) Branch",
  "email": "vileparle@cosmosbank.in",
  "mobileNo": "912226191096",
  "alternateMobileNo": "",
  "address": "Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile
Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "role": "SITEENGINEER",
  "firstName": "Saiprasad",
  "email": "saiprasadpatil1010@gmail.com",
  "lastName": "Patil",
  "mobileNo": "8830049996",
  "designation": "Valuation Engineer",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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"designation": "",
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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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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"shortName": "MBC",
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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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      "remark": "urgent basis "
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      "remark": "MANUAL_IN_TASK"
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    "value": "Majas",
    "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "value": "A",
  "label": true
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  "label": false
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Andheri (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Ceramic Tile Flooring"
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    "value": "Teak_Wood_Door_frame_with_Solid_flush_door_with_M.S_Safety_door",
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"label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
},
"windows": {
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  "label": "Alluminum sliding windows with M. S. Grills"
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"fittings": {
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  "label": "Open-Conduit plumbing with Casing Capping Electrical wiring "
},
"finishing": {
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  "label": "Cement Plastering"
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Open Plot",
    "south": "Internal Road",
    "east": "Wing - B"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
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"east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Entry of Flat No. 22",
    "south": "Staircase",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As MHADA itself is planning authority, building
construction permission is assumed to be available.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"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": "51",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "23572",
    "depreciatedBuildingRate": "1372"
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  "igrRate": {
    "propertyName": "Flat",
    "rate": "154710",
    "landRate": "77690",
    "igrImage": "cases/67a1ac48a2b18adef0cc1220/igr_1739423152287_Image.png",
    "squareMeterGuideLineRate": "154710.00",
    "squareFeetGuideLineRate": "14373.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "0",
    "depreciationPercentage": "66",
    "rate": "11940.00",
    "squareFeetGuideLineRate": "11940.00",
    "squareMeterGuideLineRate": "128523.00"
  },
  "outgoingDetail": {
    "areaStatusList": {
      "value": "Medium",
      "label": "Medium"
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    "propertyTypeOfUseList": {
      "value": "Residential_Purpose",
      "label": "Residential Purpose"
    },
    "propertyOccupiedByList": {
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      "label": "Tenant Occupied"
    }
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  "monthlyRent": "Rs. 14,500/- Since last 7 Months",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
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"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "Information not available",
"tenantName": "Mr. Dadushri Patagaonkar",
"maintenanceOfFlat": "Information not available"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1991",
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"fullDate": "1/1/1991"
},
"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"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
}
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Allotment_Letter",
  "label": "Allotment Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "26",
"ageOfBuilding": "34",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "240.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1739510261345_Image.png",
    "routeLat": "19.134679",
    "routeLng": "72.869081",
    "stationName": "Mogra",
    "routeDistance": "2.7 Km",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "6403e8",
      "name": "6403e8",
      "image": "cases/67a1ac48a2b18adef0cc1220/
routeMap_1739510272136_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "672000.00",
    "depreciationPercentage": "51",
    "depreciatedCostOfConstruction": "342720.00",
    "totalFairMarketValue": "4657280.00"
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"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": "5000000.00",
"finalValue": "5000000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-14T06:25:17.125Z",
  "date": "Fri Feb 14 2025 06:25:17 GMT+0000 (Coordinated Universal Time)",
  "number": "2310555",
  "dayCount": "6",
  "monthCount": "205",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
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"percentage": "0.00",
"isHideFloor": false,
"status": true
},
"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
```

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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"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",
```

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"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": "2865600.00",
  "selectedBuildUpValue": "240.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67ab338a19ca979ae9474f48",
      "name": "externalImg_1739273097321_1739273088437_image_7.jpeg",
      "path": "cases/67a1ac48a2b18adef0cc1220/
externalImg_1739273097321_1739273088437_image_7.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67ab33b7d716769af0d4d623",
```

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    "name": "externallmg_1739273137480_1739273129930_image_6.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273137480_1739273129930_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67ab33b7d716769af0d4d627",
    "name": "externallmg_1739273139325_1739273129930_image_10.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273139325_1739273129930_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67ab33b7d716769af0d4d61e",
    "name": "externallmg_1739273136236_1739273129930_image_1.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273136236_1739273129930_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67ab338a19ca979ae9474f43",
    "name": "externallmg_1739273092896_1739273088437_image_2.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273092896_1739273088437_image_2.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67ab33b7d716769af0d4d629",
    "name": "externallmg_1739273141000_1739273129930_image_12.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273141000_1739273129930_image_12.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67ab33b7d716769af0d4d62b",
    "name": "externallmg_1739273141915_1739273129930_image_14.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273141915_1739273129930_image_14.jpeg",
    "orientation": "portrait"
  },
  {

```

```
    "status": false,
    "_id": "67ab338a19ca979ae9474f47",
    "name": "externallmg_1739273096566_1739273088437_image_6.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273096566_1739273088437_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67ab338a19ca979ae9474f42",
    "name": "externallmg_1739273091981_1739273088437_image_1.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273091981_1739273088437_image_1.jpeg",
    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "23723.00",
    "max": "26563.00"
  },
  "builtUpRateRange": {
    "min": "19769.00",
    "max": "22136.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
```



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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"showcases": {
  "title": "Showcases",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"kitchenArrangements": {
  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
```

```
"title": "Extra collapsible gates / grill works etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
```

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"PAYMENT_COLLECT": false,
"COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "200.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
  "67ad8ba7d716769af0d620f9"
],
"_id": "67a1ac48a2b18adef0cc1220",
"ownerName": "Mrs. Sangeeta Sanjay Patole",
"ownerPhoneNo": "9820917570",
"appAddress": "Flat no - 22,3rd floor, Bldg no - 15/A wing, Utkarsha co operative housing society Ltd, PMGP colony, poonam Nagar, village - Majas , Andheri East, Mumbai - 400093",
"remark": "urgent basis ",
"documents": [
  {
    "documentType": {
      "value": "60ae12b3aa6d152c1801b4dd",
      "label": "Declaration Cum Indemnity Bond"
    },
    "inputs": {
      "documentDate": "21/01/2015"
    }
  },
  {
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1739452014733_Agreement__sangeeta.pdf",
    "path": "cases/67a1ac48a2b18adef0cc1220/document_1739452014733_Agreement__sangeeta.pdf",
    "id": "556607",
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"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Thu Feb 13 2025 13:06:58 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "01/08/2013",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "22"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1739452286387_Share_Certificate.pdf",
  "path": "cases/67a1ac48a2b18adef0cc1220/
document_1739452286387_Share_Certificate.pdf",
  "id": "243207",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Thu Feb 13 2025 13:11:26 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1254aa6d152c1801b325",
    "label": "Society NOC Letter "
  },
  "inputs": {
    "documentDate": "01/08/2013",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "-"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1739452387460_Society_NOC_Letter.pdf",
  "path": "cases/67a1ac48a2b18adef0cc1220/
document_1739452387460_Society_NOC_Letter.pdf",
  "id": "609743",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Thu Feb 13 2025 13:13:07 GMT+0000 (Coordinated Universal Time)"
}
```

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},
{
  "documentType": {
    "value": "60ae1257aa6d152c1801b335",
    "label": "Society Registration Certificate"
  },
  "inputs": {
    "documentDate": "16/02/1995",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "8932/94-95"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1739452470160_Society_Registration_Certificate.pdf",
  "path": "cases/67a1ac48a2b18adef0cc1220/
document_1739452470160_Society_Registration_Certificate.pdf",
  "id": "180568",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Thu Feb 13 2025 13:14:30 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "25/09/2000",
    "from": {
      "value": "Vendor",
      "label": "Vendor"
    },
    "Vendor": "Mrs. Neelam Mukesh Patel & Mr. Mukesh Lallubhai Patel",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mrs. Snageeta Sanjay Patole",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "1235/2000"
  },
}
```

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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1739452744392_Agreement__for_sale_sangeeta.pdf",
"path": "cases/67a1ac48a2b18adef0cc1220/
document_1739452744392_Agreement__for_sale_sangeeta.pdf",
"id": "819582",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Thu Feb 13 2025 13:19:04 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1267aa6d152c1801b37e",
    "label": "MHADA Allotment Letter"
  },
  "inputs": {
    "documentDate": "07/07/2015",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Housing_and_Area_Development_Board",
      "label": "Mumbai Housing and Area Development Board"
    },
    "remark": "for the transfer of flat in the name of Mrs. Sangeeta Sanjay Patole. ",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mrs. Sangeeta Sanjay Patole",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "JV No. / K. A. / M. V. / Bandra (East) / M.M. / 320 / 2015"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "522583",
  "path": "cases/67a1ac48a2b18adef0cc1220/
document_1739511121575_MHADA_Allotment_letter.pdf",
  "fileName": "document_1739511121575_MHADA_Allotment_letter.pdf"
},
{
  "documentType": {
    "value": "60ae1246aa6d152c1801b2e5",
    "label": "Allotment Letter"
  },
  "inputs": {
    "documentDate": "08/01/1991",
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```
"from": {
  "value": "Developers",
  "label": "Developers"
},
"Developers": "Mumbai Housing and Area Development Board ",
"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Mr. Rawal Narayandas Manilal (Original Allottee)",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "",
},
"isHardCopy": false,
"displayStatus": true,
"id": "309689",
"path": "cases/67a1ac48a2b18adef0cc1220/document_1739515016000_ARea.pdf",
"fileName": "document_1739515016000_ARea.pdf"
}
],
"caseNumber": "014097",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "735511",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 04 2025 05:57:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Sangeeta Sanjay Patole",
    "phone": "9820917570",
    "ownershipShare": "",
    "email": "",
    "id": "889343"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
```

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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "2",
"name": "Living Room",
"length": "11.75",
"length1": "11",
"length2": "9",
"width": "7.92",
"width1": "7",
"width2": "11",
"totalArea": "93.02",
"images": [],
"finalArea": "93.02",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "64.90",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.90"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "7.17",
```



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"width1": "7",
"width2": "2",
"totalArea": "25.08",
"images": [],
"extraAreas": [],
"finalArea": "25.08"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Balcony",
  "length": "3.08",
  "length1": "3",
  "length2": "1",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "17.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.22"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1246aa6d152c1801b2e5",
      "label": "Allotment Letter"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "18.58",
    "totalAreaDocument": "200",
    "docBuiltpupPercentage": "20",
    "docFinalBUILTUp": "240.00",
    "docFinalBUILTUpSquareMeter": "22.30",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
```

```
"docFinalSaleableSquareMeter": "0.00",
"id": "190397"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "320.00",
"squareMeterArea": "29.73",
"expectedRate": "26562.50",
"percentage": ""
},
"builtUpArea": {
"area": "384.00",
"squareMeterArea": "35.67",
"expectedRate": "22135.42",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "67ad7ddf19ca979ae948417c",
"property": "Flat",
"area": "320",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8500000",
"expectedRate": "26562.50",
"builtUpExpectedRate": "22135.42",
"image": "cases/67a1ac48a2b18adef0cc1220/
indicator_1739422581424_Image.png",
"squareMeter": "29.73",
"id": "597545"
},
{
"carpetArea": {
"area": "187.50",
```

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"squareMeterArea": "17.42",
"expectedRate": "24000.00",
"percentage": ""
},
"builtUpArea": {
  "area": "225.00",
  "squareMeterArea": "20.90",
  "expectedRate": "20000.00",
  "percentage": "20"
},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "67ad7ddf19ca979ae948417d",
"property": "Flat",
"area": "225",
"builtUpPercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "4500000",
"expectedRate": "24000.00",
"builtUpExpectedRate": "4500000",
"image": "cases/67a1ac48a2b18adef0cc1220/
indicator_1739422605124_Image.png",
"squareMeter": "20.90",
"id": "272468"
},
{
  "carpetArea": {
    "area": "180.00",
    "squareMeterArea": "16.72",
    "expectedRate": "23722.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "216.00",
    "squareMeterArea": "20.07",
    "expectedRate": "19768.52",
    "percentage": "20"
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}
```

```
},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"expectedPrice": "4270000",
"expectedRate": "23722.22",
"builtUpExpectedRate": "19768.52",
"image": "cases/67a1ac48a2b18adef0cc1220/
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"squareMeter": "16.72",
"id": "789551"
}
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"externalImages": [
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  "status": false,
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  "name": "externalImg_1739273134585_1739273129930_image_0.jpeg",
  "path": "cases/67a1ac48a2b18adef0cc1220/
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  "status": false,
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  "name": "externalImg_1739273136236_1739273129930_image_1.jpeg",
  "path": "cases/67a1ac48a2b18adef0cc1220/
externalImg_1739273136236_1739273129930_image_1.jpeg",
  "orientation": "portrait"
},
{

```

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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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    "status": false,
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externallmg_1739273138090_1739273129930_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab33b7d716769af0d4d626",
    "name": "externallmg_1739273139192_1739273129930_image_9.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
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    "orientation": "portrait"
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    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273139325_1739273129930_image_10.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "status": false,
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```

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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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  {
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    "status": false,
    "_id": "67ab338a19ca979ae9474f45",
    "name": "externallmg_1739273094825_1739273088437_image_4.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273094825_1739273088437_image_4.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "67ab338a19ca979ae9474f46",
    "name": "externallmg_1739273095691_1739273088437_image_5.jpeg",
    "path": "cases/67a1ac48a2b18adef0cc1220/
externallmg_1739273095691_1739273088437_image_5.jpeg",
    "orientation": "portrait"
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    "path": "cases/67a1ac48a2b18adef0cc1220/
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    "orientation": "portrait"
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "67ab338a19ca979ae9474f48",
    "name": "externallmg_1739273097321_1739273088437_image_7.jpeg",
```



```
    "path": "cases/67a1ac48a2b18adef0cc1220/
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    "orientation": "portrait"
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    "originalname": "ARea.pdf",
    "filename": "1738759972942_ARea.pdf",
    "path": "cases/67a1ac48a2b18adef0cc1220/
processingDocuments/1738759972942_ARea.pdf",
    "size": "110146",
    "createdAt": "Wed Feb 05 2025 12:52:53 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "cosmos - calculation - Patole.xlsx",
    "filename": "1739423188648_cosmos__calculation__Patole.xlsx",
    "path": "cases/67a1ac48a2b18adef0cc1220/
processingDocuments/1739423188648_cosmos__calculation__Patole.xlsx",
    "size": "16821",
    "createdAt": "Thu Feb 13 2025 05:06:28 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1739423188649_Summary__Patole.xlsx",
    "path": "cases/67a1ac48a2b18adef0cc1220/
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    "size": "1307820",
    "createdAt": "Thu Feb 13 2025 05:06:28 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
```

```
    },
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    "display": true,
    "status": true,
    "_id": "67a2ee85a2b18adef0cced27",
    "note": "Area not mentioned in the docs.",
    "taskId": "67a1b9ada2b18adef0cc34d4",
    "createdAt": "2025-02-05T04:52:21.066Z"
  },
  {
    "createdBy": {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67a35f14c6108fdeef4949dc",
    "note": "working done. visit pending",
    "taskId": "67a1b9ada2b18adef0cc34d4",
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  },
  {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67ac3396d716769af0d53145",
    "note": "44.94 lakhs shared.",
    "taskId": "67a1b9ada2b18adef0cc34d4",
    "createdAt": "2025-02-12T05:37:26.008Z"
  }
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"updatedAt": "2025-02-14T06:38:04.354Z",
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"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 22, 3rd Floor, Building No 15, Wing - A, Utkarsha
Co-Op. Hsg. Soc. Ltd., P. M. G. P. Colony, Off Andheri Mahakali Road, Village - Majas,
Andheri (East), Mumbai, 400 093, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Sanjay Patole",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Husband",
"rerald": "",
"siteVisitContactNo": "9820917570",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Allotment Letter",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 200.00",
"flatRate": "25000",
"landOtherRate": "22200",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "Living Room + Kitchen + Toilet + Balcony",
"carpetTotal": "200.22",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "220.24",
"finalCarpetArea": "200.22",
"finalSalableArea": "242.27",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
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```

"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Fri Feb 14 2025 05:10:17 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2025-02-11"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'9"	7'11"	93.02
Kitchen	8'9"	7'5"	64.90
Toilet	3'6"	7'2"	25.08
Balcony	3'1"	5'7"	17.22
Other Composition :			