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{
  "typeOfReport": {
    "label": "Shop",
    "value": "Shop"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
    "label": "Bank Loan",
    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856bb1b"
    },
    "firstName": "Vidita",
    "type": "CREDITOFFICER",
    "_id": "6526967c703d7c40db9b3f63",
    "lastName": "Vange",
    "mobileNo": "",
    "workMobileNo": "7977425956",
    "email": "goregaon@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 7206.4465,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856bb1b",
  "branchCode": "000025",
  "type": "BRANCH",
  "name": "Goregaon (East) Branch",
  "email": "goregaon@cosmosbank.in",
  "mobileNo": "02226856763 ",
  "alternateMobileNo": "",
  "address": "D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd
No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, State - Maharashtra,
Country - India ",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Commercial"
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"staff": {
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  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af6ae22ffdf65bcd65861d\\
\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
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  "_id": "63fc575ece84bf289ba9e82d",
  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
  "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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},
"maker": {
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  "_id": "663da98cfcea71232186f142",
  "role": "ACCOUNTANT",
  "firstName": "SONAL ",
  "email": "sonal.ambekar19@gmail.com",
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"mobileNo": "9773395869",
"designation": "",
"shortName": "SO",
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"checker": {
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  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
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  }
]
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    "title": {
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    "number": "CAT-I-F-1763"
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      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
    },
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
},
"location": {
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    72.86766735987585,
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      "remark": ""
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    {
      "dateTime": "6/02/2025 12:00 am",
      "remark": ""
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  ],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2025-02-06",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2025-02-05",
    "remark": "MANUAL_IN_TASK"
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  {
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    "dateTime": "2025-02-07",
    "remark": "MANUAL_IN_TASK"
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  {
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    "dateTime": "2025-02-06",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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"underConstruction": false
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"address": {
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    "value": "Maharashtra",
    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "name": "Village",
    "key": "village",
    "value": "Poisar",
    "label": true
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    "key": "floorNo",
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  "label": true
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"street2": {
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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"hissaNo": {
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"status": true,
"name": "Hissa No.",
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"value": "1 (Part)",
"label": true
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  "key": "CTSNo",
  "value": "707 A",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "337",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
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"label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "400 101",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Kandivali (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  }
}
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"doors": {
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"windows": {
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  "label": "Glass Facade Windows"
},
"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
    "value": "Joint_Ownership",
    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Temple",
    "west": "Internal Road",
    "south": "Krishna Palace Building",
    "east": "Western Express Highway"
  },
}
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"asPerDocumentAgreement": {
  "north": "Survey No. 22, Hissa No. 30, CTS No. 705 & 706 (Part)",
  "west": "Survey No. 23, Hissa No. 3, CTS No. 708 & 719",
  "south": "Survey No. 24, Hissa No. 1, CTS No. 707B",
  "east": "Western Express Highway, Survey No. 24, Hissa No. 1 and the land under
the same "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Unit No. 338",
    "east": "Lobby",
    "south": "Unit No. 336",
    "west": "Marginal Space"
  },
  "asPerDocument": {
    "north": "Information not available",
    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is having Reception
area + 4 Cabins + Loft area + Working Area + 1 Toilet",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it is assumed that
the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",

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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "- 6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As there are no permission documents are available for the Loft area, it is not considered for the purpose of valuation. For the purpose of valuation, we have considered the area as per Deed of Apartment(Shop).",
  "depreciationPercentage": "28.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "29202",
  "depreciatedBuildingRate": "2002"
},
"igrRate": {
  "propertyName": "Commercial",
  "rate": "293800",
  "landRate": "96900",
  "igrImage": "cases/67a43f36a92c39df2abe2cbf/igr_1739264913383_Image.png",
  "squareMeterGuideLineRate": "293800.00",
  "squareFeetGuideLineRate": "27295.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "81",
  "rate": "23819.00",
  "squareFeetGuideLineRate": "23819.00",
  "squareMeterGuideLineRate": "256389.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  }
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},
"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
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"monthlyRent": "N.A",
"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "Information not available",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "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 Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
},
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2006",
  "fullDate": "1/1/2006"
},
"planningArea": {
  "value": "Commercial",
  "label": "Commercial"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "2",
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"noOfDwellingUnitsInBuilding": "42"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a43f36a92c39df2abe2cbf/
routeMap_1739170231806_Image.png",
    "routeLat": "19.212999",
    "routeLng": "72.867844",
    "stationName": "Kandivali",
    "routeDistance": "2.5 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "4cbdxo",
      "name": "4cbdxo",
      "image": "cases/67a43f36a92c39df2abe2cbf/
routeMap_1739170175146_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
      "costOfConstruction": "1708000.00",
      "depreciationPercentage": "28.5",
      "depreciatedCostOfConstruction": "486780.00",
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"totalFairMarketValue": "14753220.00"
},
"wardrobesRate": "0",
"totalwardrobesRate": "0",
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"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"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": "15240000.00",
"finalValue": "15240000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-11T11:17:12.672Z",
  "date": "Tue Feb 11 2025 11:17:12 GMT+0000 (Coordinated Universal Time)",
  "number": "2310507",
  "dayCount": "16",
  "monthCount": "157",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
```

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},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalPlastering": {
    "label": "Internal Plastering",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
}
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},
"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": "",
```

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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "14520062.00",
  "selectedBuildUpValue": "609.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67a73ddec6108fdeef4b3a43",
      "name": "externalimg_1739013598063_IMG20250206WA0075.jpg",
      "path": "cases/67a43f36a92c39df2abe2cbf/
externalimg_1739013598063_IMG20250206WA0075.jpg",
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    "orientation": "portrait"
  }
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
    "status": false,
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    "name": "externallmg_1739013614585_IMG20250206WA0090.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013614585_IMG20250206WA0090.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73deea2b18adef0d0309d",
    "name": "externallmg_1739013614582_IMG20250206WA0089.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013614582_IMG20250206WA0089.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73deea2b18adef0d0309c",
    "name": "externallmg_1739013614557_IMG20250206WA0087.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013614557_IMG20250206WA0087.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73ddec6108fdeef4b3a47",
    "name": "externallmg_1739013598147_IMG20250206WA0085.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013598147_IMG20250206WA0085.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73ddec6108fdeef4b3a39",
    "name": "externallmg_1739013597920_IMG20250206WA0080.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013597920_IMG20250206WA0080.jpg",
    "orientation": "portrait"
  },
  {

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    "status": false,
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    "name": "externallmg_1739013597887_IMG20250206WA0079.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013597887_IMG20250206WA0079.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73ddec6108fdeef4b3a41",
    "name": "externallmg_1739013598033_IMG20250206WA0101.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013598033_IMG20250206WA0101.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73deea2b18adef0d030a3",
    "name": "externallmg_1739013614660_IMG20250206WA0098.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013614660_IMG20250206WA0098.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a73ddec6108fdeef4b3a43",
    "name": "externallmg_1739013598063_IMG20250206WA0075.jpg",
    "path": "cases/67a43f36a92c39df2abe2cbf/
externallmg_1739013598063_IMG20250206WA0075.jpg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "28469.00",
    "max": "43860.00"
  },
  "builtUpRateRange": {
    "min": "23724.00",
    "max": "36550.00"
  },
  "saleableRateRange": {
```



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    "min": "19770.00",
    "max": "30459.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
    "title": "Kitchen arrangements",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
```

```
"title": "Interior Decorations",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"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": "508.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67a43f36a92c39df2abe2cbf",
"ownerName": "Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi",
"ownerPhoneNo": "9821527001",
"appAddress": "Shop no 337 3rd floor Bldg V Mall CTS No 707 , Survey no 24 Hissa
no1 WEH Kandivali East Mumbai 400101",
"remark": "AGR copy & other documents pending hey visit time ricived karneko bolo
sir ",
"documents": [
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{
  "documentType": {
    "value": "60ae1269aa6d152c1801b389",
    "label": "Deed of Apartment"
  },
  "inputs": {
    "documentDate": "18/08/2021",
    "amount": "Rs. 1,37,14,600.00",
    "from": {
      "value": "Developers",
      "label": "Developers"
    },
    "Developers": "M/s. Sanghavi Associates ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
"document_1739168180109_Deed_of_Apartment__Ganesh_Gosavi.pdf",
  "path": "cases/67a43f36a92c39df2abe2cbf/
document_1739168180109_Deed_of_Apartment__Ganesh_Gosavi.pdf",
  "id": "992457",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Mon Feb 10 2025 06:16:20 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "21/10/2005",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE / 8856 / BP (WS) / AR"
  },
}
```

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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1739168419816_Commencement_Certificate_Gosavi.pdf",
"path": "cases/67a43f36a92c39df2abe2cbf/
document_1739168419816_Commencement_Certificate_Gosavi.pdf",
"id": "466422",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Mon Feb 10 2025 06:20:20 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/03/2006",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CHE / 8856 / BP (WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
"document_1739168514943_Occupancy_Certificate__Ganesh_Gosavi2.pdf",
  "path": "cases/67a43f36a92c39df2abe2cbf/
document_1739168514943_Occupancy_Certificate__Ganesh_Gosavi2.pdf",
  "id": "228920",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Mon Feb 10 2025 06:21:55 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae125aaa6d152c1801b343",
    "label": "Title Certificate"
  },
  "inputs": {
    "documentDate": "23/04/2004",
    "remark": "Issued by Kantilal Underkat & Co."
  },
  "isHardCopy": false,
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    "displayStatus": true,
    "fileName": "document_1739267384985_Title_Certificate_23042004_1.pdf",
    "path": "cases/67a43f36a92c39df2abe2cbf/
document_1739267384985_Title_Certificate_23042004_1.pdf",
    "id": "938600",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Tue Feb 11 2025 09:49:45 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ec",
      "label": "Completion Certificate"
    },
    "inputs": {
      "documentDate": "12/12/2019",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      }
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1739267807497_39_Occupation_Certificate__Online.pdf",
    "path": "cases/67a43f36a92c39df2abe2cbf/
document_1739267807497_39_Occupation_Certificate__Online.pdf",
    "id": "248251",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Tue Feb 11 2025 09:56:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "014149",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "154243",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 06 2025 04:48:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi",
    "phone": "9821527001",
    "ownershipShare": "",
    "email": ""
  }
]
```

```
    "id": "581180"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "327733",
    "name": "Shop",
    "length": "26.42",
    "length1": "26",
    "length2": "5",
    "width": "17.33",
    "width1": "17",
    "width2": "4",
    "totalArea": "457.89",
    "images": [],
    "extraAreas": [],
    "finalArea": "457.89"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Toilet",
    "length": "7.33",
    "length1": "7",
    "length2": "4",
    "width": "5.17",
    "width1": "5",
    "width2": "2",
    "totalArea": "37.89",
    "images": [],
    "extraAreas": [],
    "finalArea": "37.89"
  }
],
"otherComposition": [
  {
    "toBeAdded": {
```

```
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Loft",
    "value": "Loft"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "22.00",
  "length1": "22",
  "length2": "00",
  "width": "17.50",
  "width1": "17",
  "width2": "6",
  "totalArea": "385.00",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "67a9960bc6108fdeef4b7ca5",
      "name": "Extra area",
      "extraAreaType": "Add",
      "length": "5.00",
      "length1": "5",
      "length2": "00",
      "width": "3.25",
      "width1": "3",
      "width2": "3",
      "totalArea": "16.25"
    }
  ],
  "finalArea": "401.25",
  "percentageBeforeTotal": "401.25",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
```



```
"typeOfDocument": {
  "value": "60ae1269aa6d152c1801b389",
  "label": "Deed of Apartment"
},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "47.19",
"totalAreaDocument": "508",
"docBUILTUPPercentage": "20",
"docFinalBUILTUP": "609.60",
"docFinalBUILTUPSquareMeter": "56.63",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "765224"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "342.00",
      "squareMeterArea": "31.77",
      "expectedRate": "43859.65",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "410.40",
      "squareMeterArea": "38.13",
      "expectedRate": "36549.71",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "492.48",
      "squareMeterArea": "45.75",
      "expectedRate": "30458.09",
      "percentage": "20"
    },
    "printlnReport": true,
    "_id": "67ab13f036a56c9b5f6583cc",
    "property": "Commercial office",
    "area": "342",
    "builtUpPercentage": "20",
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"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "15000000",
"expectedRate": "43859.65",
"builtUpExpectedRate": "36549.71",
"image": "cases/67a43f36a92c39df2abe2cbf/indicator_1739264594338_Image.png",
"squareMeter": "31.77",
"id": "987618"
},
{
  "carpetArea": {
    "area": "202.54",
    "squareMeterArea": "18.82",
    "expectedRate": "33119.38",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "243.05",
    "squareMeterArea": "22.58",
    "expectedRate": "27599.26",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "291.66",
    "squareMeterArea": "27.10",
    "expectedRate": "22999.38",
    "percentage": "20"
  },
  "printInReport": true,
  "_id": "67ab13f036a56c9b5f6583cd",
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    "orientation": "portrait"
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externalimg_1739013614612_IMG20250206WA0094.jpg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"externalDocuments": [],
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  {
    "originalname": "Ganesh Bhagwan Gosavi & Mrs. Mayuri Ganesh Gosavi - Shop
No. 337 - Cosmos Bank ( Goregaon (East) Branch ).xlsx",
    "filename": "1739264969183_Ganesh_Bhagwan_Gosavi__Mrs_Mayuri_Ganesh_Go
savi__Shop_No_337__Cosmos_Bank__Goregaon_East_Branch_.xlsx",
    "path": "cases/67a43f36a92c39df2abe2cbf/processingDocuments/1739264969183_
Ganesh_Bhagwan_Gosavi__Mrs_Mayuri_Ganesh_Gosavi__Shop_No_337__Cosmos
_Bank__Goregaon_East_Branch_.xlsx",
    "size": "1630561",
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    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
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      "firstName": "Binumon",
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      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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    "firstName": "Bhavika",
    "lastName": "chavan",
    "profilePhoto": "users/62691c48afd7d55eddecfda3/
profilePhoto_1668055228258_bhavika.jpeg"
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"__v": 0,
"assignmentType": {
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  "label": "Commercial"
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"fullAddress": "Commercial Shop No. 337, 3rd Floor, V-Mall, New/Current Survey No.
24, Hissa No. 1 (Part), CTS No. 707 A, Western Express Highway, Village - Poisar,
Kandivali (East), Mumbai, 400 101, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Ganesh Bhagwan Gosavi",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "9821527001",
"shopDetails": {
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  "label": "Mall Departmental Store",
  "value": "Mall_Departmental_Store"
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"roadFacing": false,
"mall": true
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"briefDescOfProperty": "Shop + Toilet",
"carpetTotal": "495.78",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "401.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "401.25",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "986.73",
"finalCarpetArea": "897.03",
"finalSalableArea": "1085.41",
"salablePercentage": "10",
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"finalAreaType": "Carpet Area",
"finalAsPerArea": "Deed of Apartment",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 508.00",
"buildingServicesRate": "2800",
"flatRate": "30000",
"landOtherRate": "27200",
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    "area": "385.00",
    "totalRate": "18653250.00",
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"leasePremium": "",
"leaseRent": "",
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"leaseTo": "",
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},
"reportGeneratedDate": "Tue Feb 11 2025 09:10:26 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-06"
}

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Name	Length	Width	Total
Composition :			
Shop	26'5"	17'4"	457.89
Toilet	7'4"	5'2"	37.89
Other Composition :			
Loft	22'00"	17'6"	385.00