

```
{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Abhishek",
    "expectedFees": null,
    "quotedAmount": "2500"
  },
}
```

```
"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": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b9f4",
  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
},
"staff": {
```

```
"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
profilePhoto_1722582806298_image.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
  "profilePhoto": "users/63fc4680ce84bf289ba9c7fc/
profilePhoto_1720806809901_image.jpg"
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
},
"maker": {
  "type": "EMPLOYEE",
  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
```

```
"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
"workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
"profilePhoto": "users/62fe044a48a26047e6552796/
profilePhoto_1668056250324_WhatsApp_Image_20221110_at_102500_AM.jpeg"
},
"checker": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
},
"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "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",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
]
```

```
    },
    {
      "title": {
        "value": "FIIV",
        "label": "FIIV"
      },
      "_id": "60af80072ffdf65bcd658652",
      "number": "CAT-I-F-1763"
    },
    {
      "title": {
        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
    },
    {
      "title": {
        "value": "Registered_Valuer",
        "label": "Registered Valuer"
      },
      "_id": "60af80072ffdf65bcd658654",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
  "latitude": "19.182813348068454",
  "longitude": "73.07780139169608"
},
"geo": {
  "type": "Point",
  "coordinates": [
```

```
73.07780139169608,
19.182813348068454
]
},
"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-11",
      "remark": ""
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-10",
      "remark": "MANUAL_IN_TASK"
    }
  ],
  "schedule": []
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
  },
  "village": {
    "status": true,
    "name": "Village",
```

```
"key": "village",
"value": "Usarghar",
"label": true
},
"floorNo": {
  "status": true,
  "name": "Floor No",
  "key": "floorNo",
  "value": "23",
  "label": false
},
"buildingNo": {
  "status": false,
  "name": "Building No",
  "key": "buildingNo",
  "value": "",
  "label": true
},
"district": {
  "status": true,
  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
},
"city": {
  "status": false,
  "name": "City",
  "key": "city",
  "value": "",
  "label": false
},
"tahasilNo": {
  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
},
"taluka": {
  "status": true,
  "name": "Taluka",
  "key": "taluka",
  "value": "Kalyan",
  "label": true
},
}
```

```
"plotNo": {
  "status": false,
  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
},
"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "My City Phase II",
  "label": false
},
"selectArea": {
  "status": false,
  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
},
"street1": {
  "status": false,
  "name": "Street 1",
  "key": "street1",
  "value": "",
  "label": false
},
"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
  "status": false,
  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
},
"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
```



```
"value": "CL05-05, Tower - 05",
"label": true
},
"projectName": {
  "status": true,
  "name": "Project Name",
  "key": "projectName",
  "value": "Cluster 05, Part I",
  "label": false
},
"oldSurveyNumber": {
  "status": false,
  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "17/1, 17/2, 17/3/B, 17/4 & others",
  "label": true
},
"hissaNo": {
  "status": false,
  "name": "Hissa No.",
  "key": "hissaNo",
  "value": "",
  "label": true
},
"CTSNo": {
  "status": false,
  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
},
"blockNo": {
  "status": false,
  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
```

```
"status": true,
"name": "Flat / Unit / Office / Gala No.",
"key": "selectNo",
"value": "2305",
"label": false
},
"municipalityWardNo": {
  "status": false,
  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
},
"khataNo": {
  "status": false,
  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
"mouza": {
  "status": false,
  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
},
"SRO": {
  "status": false,
  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
  "status": false,
  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
```

```
"label": true
},
"postalCode": {
  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN - 400 612",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivali (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding 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": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
}
},
"general": {
  "ownership": {
```

```
"value": "Sole_Ownership",
"label": "Sole Ownership"
},
"populationClassList": {
"value": "MiddleClass",
"label": "Middle Class"
},
"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
"value": "Mumbai_Metropolitan_Region_Development_Authority",
"label": "Mumbai Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
},
"asPerActualAgreement": {
"north": "Internal Road ",
"west": "Internal Road ",
"south": "Tower - 04",
"east": "Tower - 06"
},
"asPerDocumentAgreement": {
"north": "Details not available ",
"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
},
"unitBoundaries": {
"asPerActual": {
"north": "Internal visit not allowed",
"east": "Internal visit not allowed",
"south": "Internal visit not allowed",
"west": "Internal visit not allowed"
},
"asPerDocument": {
"north": "Lift",
"east": "Marginal Space ",
"south": "Marginal Space ",
"west": "Flat No. 2306"
},
"setDisplay": false,
"title": "Boundaries of The Flat"
```

```

},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Internal visit was not allowed at site. As per Sale Plan, the composition of Flat will be 2 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / OC -\nCluster 05 - Tower 4,5,6 / 120 / 2025 Dated 31.01.2025 issued by Mumbai Metropolitan Region Development \nAuthority.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At time of visit, Site measurement & Photographs not allowed at site. The details about the property has been provided by Mr. Vinod Thakare (Customer Relationship Manager - Mobile No. 7208497596)\n",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "53700",
  "landRate": "10100",

```

```
"igrImage": "cases/67a9bae2a2b18adef0d0cc6d/igr_1739338524527_Image.png",
"squareMeterGuideLineRate": "61755.00",
"squareFeetGuideLineRate": "5737.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "53700.00",
  "squareMeterGuideLineRate": "61755.00",
  "squareFeetGuideLineRate": "5737.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "17,000/- (Expected rental income per month)",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Internal visit not allowed"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing 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": "Along with One Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"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": "Good",
  "label": "Good"
},
"materialUsedList": {
```

```
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "New_Building",
"label": "New Building"
},
"maintenanceIssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
}
```



```
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "23",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "597.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a9bae2a2b18adef0d0cc6d/
routeMap_1739352225627_Image.png",
    "routeLat": "19.182167",
    "routeLng": "73.074556",
    "stationName": "Datiwali",
    "routeDistance": "2.1 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
}
```

```
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "jjq488",
    "name": "jjq488",
    "image": "cases/67a9bae2a2b18adef0d0cc6d/
routeMap_1739354816390_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "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",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "1",

```

```
"othersRate": "600000",
"totalothersRate": "600000",
"finaltotal": "7116000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "6516000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"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
},
"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
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
```

```
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": 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": "3426710.00",
```

```
"selectedBuildUpValue": "597.30",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67ab31bf36a56c9b5f65ae29",
      "name": "externalimg_r_1739272632346_1739272625002_image_5.jpg",
      "path": "cases/67a9bae2a2b18adef0d0cc6d/
externalimg_r_1739272632346_1739272625002_image_5.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10924.00",
    "max": "12265.00"
  },
  "builtUpRateRange": {
    "min": "9931.00",
    "max": "11150.00"
  },
  "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",
```

```
"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,
```



```
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "543.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67a9bae2a2b18adef0d0cc6d",
"ownerName": "Mrs. Devika Laxman Balegar ",
"ownerPhoneNo": "8655330112",
"appAddress": "Flat no. 2305, 23rd Floor, My City Phase 2, Cluster 5, Tower 5,
Usarghar Kalyan Dombivali ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "26/10/2021",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Devika Laxman Balegar ",
```

```
"number": {
  "value": "No",
  "label": "No"
},
"No": "13395 / 2021"
},
"isHardCopy": false,
"displayStatus": true,
"id": "900620",
"path": "cases/67a9bae2a2b18adef0d0cc6d/
document_1739176650270_1739176648492_Adobe_Scan_10_Feb_2025_7.pdf",
"fileName":
"document_1739176650270_1739176648492_Adobe_Scan_10_Feb_2025_7.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/01/2025",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / OC -
Cluster 05 - Tower 4,5,6 / 120 / 2025"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "512234",
  "path": "cases/67a9bae2a2b18adef0d0cc6d/
document_1739176671551_1739176669775_OC_Towers_4_5__6_Cluster_5.pdf",
  "fileName":
"document_1739176671551_1739176669775_OC_Towers_4_5__6_Cluster_5.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
```

```
"documentDate": "09/09/2021",
"nameOfApprovingAuthority": {
  "value": "Maharashtra_Real_Estate_Regulatory_Authority",
  "label": "Maharashtra Real Estate Regulatory Authority"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "P51700019085"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1739353876687_RERA.pdf",
"path": "cases/67a9bae2a2b18adef0d0cc6d/
document_1739353876687_RERA.pdf",
"id": "649739",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Feb 12 2025 09:51:16 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014217",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "373070",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 10 2025 08:37:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Devika Laxman Balegar ",
    "phone": "8655330112",
    "ownershipShare": "",
    "email": "",
    "id": "758300"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
```

```
{
  "typeOfDocument": {
    "label": " Agreement",
    "value": "652d16a0316e1359cebd3c15"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "50.45",
  "totalAreaDocument": "543",
  "docBultupPercentage": "10",
  "docFinalBultUp": "597.30",
  "docFinalBultUpSquareMeter": "55.49",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "521875"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "612.00",
      "squareMeterArea": "56.86",
      "expectedRate": "11928.10",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "673.20",
      "squareMeterArea": "62.54",
      "expectedRate": "10843.73",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "67ac353ad716769af0d534c7",
    "property": "Runwal Garden, Dombivali East",
    "area": "612",
```

```
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "21",
"source": "https://www.99acres.com/",
"expectedPrice": "7300000",
"expectedRate": "11928.10",
"builtUpExpectedRate": "10843.73",
"image": "cases/67a9bae2a2b18adef0d0cc6d/
indicator_1739338064214_Image.png",
"squareMeter": "56.86",
"id": "810587"
},
{
  "carpetArea": {
    "area": "530.00",
    "squareMeterArea": "49.24",
    "expectedRate": "12264.15",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "583.00",
    "squareMeterArea": "54.16",
    "expectedRate": "11149.23",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67ac353ad716769af0d534c8",
  "property": "Runwal Garden, Dombivali East",
  "area": "530",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "25",
  "source": "magic_bricks",
  "expectedPrice": "6500000",
  "expectedRate": "12264.15",
  "builtUpExpectedRate": "11149.23",
```

```
"image": "cases/67a9bae2a2b18adef0d0cc6d/
indicator_1739338131704_Image.png",
"squareMeter": "49.24",
"id": "622764"
},
{
"carpetArea": {
"area": "670.00",
"squareMeterArea": "62.25",
"expectedRate": "10923.88",
"percentage": ""
},
"builtUpArea": {
"area": "737.00",
"squareMeterArea": "68.47",
"expectedRate": "9930.80",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
},
"printlnReport": true,
"_id": "67ac353ad716769af0d534c9",
"property": "Runwal Garden, Dombivali East",
"area": "670",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "23",
"source": "Index_no.2",
"expectedPrice": "7319000",
"expectedRate": "10923.88",
"builtUpExpectedRate": "9930.80",
"image": "cases/67a9bae2a2b18adef0d0cc6d/
indicator_1739338364813_Image.png",
"squareMeter": "62.25",
"id": "517414"
},
{
"carpetArea": {
"area": "466.00",
"squareMeterArea": "43.29",
```

```
    "expectedRate": "11475.32",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "512.60",
    "squareMeterArea": "47.62",
    "expectedRate": "10432.11",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "67ac353ad716769af0d534ca",
  "property": "Runwal Garden, Dombivali East",
  "area": "466",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "18",
  "source": "Index_no.2",
  "expectedPrice": "5347500",
  "expectedRate": "11475.32",
  "builtUpExpectedRate": "10432.11",
  "image": "cases/67a9bae2a2b18adef0d0cc6d/
indicator_1739338439378_Image.png",
  "squareMeter": "43.29",
  "id": "164582"
}
],
"externalImages": [
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae22",
    "name": "externalImg_1739272627147_1739272625002_image_0.png",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externalImg_1739272627147_1739272625002_image_0.png",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
```

```
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae23",
    "name": "externallmg_r_1739272631261_1739272625002_image_4.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externallmg_r_1739272631261_1739272625002_image_4.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae24",
    "name": "externallmg_r_1739272630266_1739272625002_image_3.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externallmg_r_1739272630266_1739272625002_image_3.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae25",
    "name": "externallmg_r_1739272628996_1739272625002_image_2.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externallmg_r_1739272628996_1739272625002_image_2.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae26",
    "name": "externallmg_r_1739272628072_1739272625002_image_1.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externallmg_r_1739272628072_1739272625002_image_1.jpg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae27",
    "name": "externallmg_r_1739272633261_1739272625002_image_6.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externallmg_r_1739272633261_1739272625002_image_6.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
```



```
    "_id": "67ab31bf36a56c9b5f65ae28",
    "name": "externalimg_r_1739272634126_1739272625002_image_7.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externalimg_r_1739272634126_1739272625002_image_7.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae29",
    "name": "externalimg_r_1739272632346_1739272625002_image_5.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externalimg_r_1739272632346_1739272625002_image_5.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31bf36a56c9b5f65ae2a",
    "name": "externalimg_r_1739272635152_1739272625002_image_8.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externalimg_r_1739272635152_1739272625002_image_8.jpg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "67ab31a736a56c9b5f65ae08",
    "name": "externalimg_r_1739272612427_1739272611615_image_0.jpg",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
externalimg_r_1739272612427_1739272611615_image_0.jpg",
    "orientation": "landscape"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "igr_18509.pdf",
    "filename": "1739339230241_igr_18509.pdf",
    "path": "cases/67a9bae2a2b18adef0d0cc6d/
processingDocuments/1739339230241_igr_18509.pdf",
    "size": "137459",
    "createdAt": "Wed Feb 12 2025 05:47:10 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
```

```
"originalname": "1722838296456_1718776194681_1716026508753_17153236343
39_1711606660630_1700891975573_1695465043548_1694516251783_16942415908
59_Calculation_1_2.xlsx",
"filename": "1739339230252_1722838296456_1718776194681_1716026508753_1
715323634339_1711606660630_1700891975573_1695465043548_1694516251783_1
694241590859_Calculation_1_2.xlsx",
"path": "cases/67a9bae2a2b18adef0d0cc6d/processingDocuments/1739339230252
_1722838296456_1718776194681_1716026508753_1715323634339_1711606660630
_1700891975573_1695465043548_1694516251783_1694241590859_Calculation_1_2
.xlsx",
"size": "1882999",
"createdAt": "Wed Feb 12 2025 05:47:10 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
},
{
"originalname": "igr_10687.pdf",
"filename": "1739339230413_igr_10687.pdf",
"path": "cases/67a9bae2a2b18adef0d0cc6d/
processingDocuments/1739339230413_igr_10687.pdf",
"size": "204424",
"createdAt": "Wed Feb 12 2025 05:47:10 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
},
{
"originalname": "igr_13652.pdf",
"filename": "1739339230452_igr_13652.pdf",
"path": "cases/67a9bae2a2b18adef0d0cc6d/
processingDocuments/1739339230452_igr_13652.pdf",
"size": "200372",
"createdAt": "Wed Feb 12 2025 05:47:10 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
},
{
"originalname": "igr_14637.pdf",
"filename": "1739339230597_igr_14637.pdf",
"path": "cases/67a9bae2a2b18adef0d0cc6d/
processingDocuments/1739339230597_igr_14637.pdf",
"size": "235126",
"createdAt": "Wed Feb 12 2025 05:47:10 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
},
{
"originalname": "igr_15260.pdf",
"filename": "1739339230602_igr_15260.pdf",
"path": "cases/67a9bae2a2b18adef0d0cc6d/
processingDocuments/1739339230602_igr_15260.pdf",
```

```
"size": "232167",
"createdAt": "Wed Feb 12 2025 05:47:10 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
}
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [],
"createdAt": "2025-02-10T08:37:54.612Z",
"updatedAt": "2025-02-12T11:20:21.845Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 2305, 23rd Floor, Wing - CL05-05, Tower - 05, My
City Phase II, Cluster 05, Part I, Village - Usarghar, Dombivali (East), Taluka - Kalyan,
District - Thane, PIN - 400 612, State - Maharashtra, Country - India",
"updatedAt": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Vinod Thakare ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Customer Relationship Manager",
"rerald": "",
"siteVisitContactNo": "7208497596",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 543.00",
"flatRate": "12000",
"landOtherRate": "9400",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
```

```

"carpetTotal": "0",
"extendOfSiteRemark": "Carpet Area in Sq. Ft = 510.00\nService / Utility Area in Sq.
Ft. = 33.00\n",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Feb 12 2025 09:19:46 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-10"
}

```

Name	Length	Width	Total
Composition :			
Other			
Composition :			