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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
    "label": "Bank Loan",
    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "66b21086da840b1214c25582"
    },
    "firstName": "Madhur ",
    "type": "CREDITOFFICER",
    "_id": "66b210a84388d81213f2cd72",
    "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
    "lastName": "Kataria",
    "mobileNo": "",
    "workMobileNo": "7986499851"
  },
  "fees": {
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    "propertyValue": "0",
    "discussWithPerson": "Madhur ",
    "expectedFees": null,
    "quotedAmount": "0"
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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": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "66b21086da840b1214c25582",
  "name": "Mazgaon Branch ",
  "branchCode": "",
  "mobileNo": "02223735419",
  "alternateMobileNo": "02223744686",
  "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot No 226, 8, Sardar BalwantSingh D Odhi Marg, Near Vikrikar Bhavan,
Tulsiwadi, Mazgaon mumbai 400010"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60e2f4336576061dae469362",
  "zoneName": "Mumbai South Zone"
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"staff": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62720a36afd7d55eddedc4a7",
"role": "SITEENGINEER",
"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
"shortName": "AS",
"workWithDocumentMaker": "",
"profilePhoto": "users/62720a36afd7d55eddedc4a7/
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"rateVerifier": {
"type": "EMPLOYEE",
"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"maker": {
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"role": "MAKER",
"firstName": "Jayaraja",
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"lastName": "Acharya",
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"designation": "",
"shortName": "JA",
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"checker": null,
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  {
    "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": [
      {
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        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      },
      {
        "title": {
          "value": "FIIV",
          "label": "FIIV"
        },
        "_id": "60af80072ffdf65bcd658652",
        "number": "CAT-I-F-1763"
      },
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        "title": {
          "value": "Chartered_Engineer",
          "label": "Chartered Engineer"
        },
        "_id": "60af80072ffdf65bcd658653",
        "number": "AM161706-3"
      }
    ]
  }
]
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
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  "longitude": "72.80747680014753"
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"geo": {
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  "coordinates": [
    72.80747680014753,
    19.364384495261202
  ]
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"siteVisit": {
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  "schedule": [
    {
      "dateTime": "12/02/2025 05:00 pm",
      "remark": ""
    }
  ]
},
"visitedDate": [
  {
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    "dateTime": "2025-02-14",
    "remark": "MANUAL_IN_TASK"
  }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Sandor",
    "label": true
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    "label": false
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    "status": true,
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"key": "buildingNo",
"value": "1",
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"district": {
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  "value": "Palghar",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Vasai Road (West)",
  "label": false
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  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "value": "Vasai",
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Ghanshyam Enclave - Green Meadows",
  "label": false
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  "value": "",
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "E",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"value": "",
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  "value": "188B, Hissa No. 1 to 8 and amalgamation of Survey No. 189, Hissa No. 12",
  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
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  "key": "selectNo",
  "value": "1405",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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"label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
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    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
  },
  "doors": {
    "value": "Teak_wood_door_frame_with_flush_shutters",
    "label": "Teak wood door frame with flush shutters"
  },
  "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": {
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    "label": "Cement Plastering"
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  }
}

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},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "Internal Road",
  "south": "'C' Wing of Ghanshyam Enclave - Green Meadows",
  "east": "Open Plot"
},
"asPerDocumentAgreement": {
  "north": "Information not available",
  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space",
    "east": "Marginal Space",
    "south": "Staircase / Passage",
    "west": "Flat No. 1404"
  },
  "asPerDocument": {
    "north": "Marginal Space",
    "east": "Marginal Space",
    "south": "Staircase / Passage",
    "west": "Flat No. 1404"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
}
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    },
    "extraDetailOfProperty": "+ Flowerbed + Dry Balcony + Balcony Area.",
    "dateOfIssusApprovePlan": "Approved Building Plan No. VVCMC/TP/OC/
VP-5793/137/2021-22 dated 25.11.2021 issued by Vasai - Virar City Municipal
Corporation.",
    "approvePlanVerified": "Yes",
    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
  },
  "apfDetails": {
    "buildings": [],
    "compositions": []
  },
  "compositeRate": {
    "remark": "",
    "depreciationPercentage": "0",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "buildingServicesDepreciatedRate": "0",
    "depreciatedCostOfConstruction": "6700.00",
    "depreciatedBuildingRate": "2700"
  },
  "igrRate": {
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    "rate": "48000",
    "landRate": "8880",
    "igrImage": "cases/67ac7d6336a56c9b5f666396/igr_1739523820637_Image.png",
    "squareMeterGuideLineRate": "52800.00",
    "squareFeetGuideLineRate": "4905.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "10",
    "depreciationPercentage": "95",
    "rate": "4701.00",
    "squareFeetGuideLineRate": "4701.00",
    "squareMeterGuideLineRate": "50604.00"
  },
  "outgoingDetail": {
    "areaStatusList": {
      "value": "Medium",
      "label": "Medium"
    }
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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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": "As per VVMC norms",
"tenantName": "",
"maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._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": "One Toer Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
}
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},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2021",
  "fullDate": "1/1/2021"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"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": "Information_Not_Available",
  "label": "Information Not Available"
},
"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"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
}
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},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "14",
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"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "794.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67ac7d6336a56c9b5f666396/
routeMap_1739525947928_Image.png",
    "routeLat": "19.364596",
    "routeLng": "72.807576",
    "stationName": "Vasai Road",
    "routeDistance": "3.5 km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "1ibws",
    "name": "1ibws",
    "image": "cases/67ac7d6336a56c9b5f666396/
routeMap_1739525774800_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": ""
  }
}
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"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"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": "4837400.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4837400.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": true
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"label": "External Plastering",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"door": {
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"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"passageStaircaseLobbyDevelopment": {
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  "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": "3733534.00",
  "selectedBuildUpValue": "794.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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    }
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      "status": false,
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    "_id": "67af0dbf8d15a1aac3bbbc56",
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14WA0094.jpg",
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    "orientation": "landscape"
  }
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    "path": "cases/67ac7d6336a56c9b5f666396/externalImg_1739525566548_external
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    "orientation": "portrait"
  },
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    "name": "externalImg_1739525566507_externalImg_1739518129050_IMG202502
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    "path": "cases/67ac7d6336a56c9b5f666396/externalImg_1739525566507_external
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67af0dbf8d15a1aac3bbbc59",
    "name": "externalImg_1739525566525_externalImg_1739518129054_IMG202502
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    "path": "cases/67ac7d6336a56c9b5f666396/externalImg_1739525566525_external
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    "orientation": "portrait"
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"societyNameBoardImage": [
  {
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    "_id": "67af0db133f893aabc97a67a",
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14WA0109.jpg",
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  }
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    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552323_external
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67af0db133f893aabc97a67b",
    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552342_external
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552364_external
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    "orientation": "portrait"
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    "_id": "67af0db133f893aabc97a67e",
    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552376_external
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    "orientation": "portrait"
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  {
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    "_id": "67af0db133f893aabc97a680",
    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552412_external
Img_1739518111547_IMG20250214WA0104.jpg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525566440_external
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67af0dbf8d15a1aac3bbbc54",
    "name": "Living Room",
    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525566456_external
Img_1739518128973_IMG20250214WA0097.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67af0dbf8d15a1aac3bbbc55",
    "name": "Living Room",
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    "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "9847.00"
  },
  "builtUpRateRange": {
    "min": "5406.00",
    "max": "8206.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"factorFavoringValue": {
  "additionValueDetails": [],
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"lessValueDetails": []
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  "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": "722.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67ac7d6336a56c9b5f666396",
"ownerName": "Mr. Jayprakash Nathuram Shrivastav",
"ownerPhoneNo": "8976574199",
"appAddress": "Flat No 1405 Building No 1 E Wing Ghanshyam Enclave Green MeadowsVillage Sandor taluka Vasai - 401202",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    }
  },

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"inputs": {
  "documentDate": "30/01/2025",
  "from": {
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    "label": "Vendor"
  },
  "Vendor": "M/s. Mahavir Mahalaxmi Realtors LLP (Vendors) - One Part and M/s.
Ghanshyam Enterprises, a partnership firm (Promoter) - Second Part",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Jayprakash Nathuram Shrivastav & Mrs. Shivani Jayprakash
Shrivastav",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 2480/2025"
},
"isHardCopy": false,
"displayStatus": true,
"id": "391199",
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document_1739357367067_1739357364295_Agreement_Part_1.pdf",
"fileName": "document_1739357367067_1739357364295_Agreement_Part_1.pdf"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "inputs": {
    "documentDate": "25/11/2021",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/O.C/VP-5793/137/2021-22"
  },
  "isHardCopy": false,
  "displayStatus": false,
}
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"id": "171819",
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"fileName": "document_1739357413005_1739357410559_OC_COPY_OF_GHANS
HYAM_ENCLAVE.pdf"
},
{
  "documentType": {
    "label": "Approved Building Plan",
    "value": "60ae1277aa6d152c1801b3cc"
  },
  "inputs": {
    "documentDate": "25/11/2021",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/OC/VP-5793/137/2021-22"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "129869",
  "path": "cases/67ac7d6336a56c9b5f666396/
document_1739357448416_167325.pdf",
  "fileName": "document_1739357448416_167325.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P99000003723"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "536203",
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document_1739529290885_P99000003723.pdf",
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  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "03/11/2018",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/RDP/VP-5793/146/2018-19"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "496313",
  "path": "cases/67ac7d6336a56c9b5f666396/document_1739529385493_2_Comme
ncement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1739529385493_2_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
}
],
"caseNumber": "014270",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "476545",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 12 2025 10:52:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jayprakash Nathuram Shrivastav",
    "phone": "8976574199",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "891861"
},
{
  "name": "Mrs. Shivani Jayprakash Shrivastav",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "panNo": "",
  "aadharNo": "",
  "id": "556790"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Living Room",
    "length": "",
    "length1": "17",
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    "width": "",
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    "width2": "3",
    "totalArea": "161.10",
    "images": [],
    "finalArea": "161.10",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Passage",
    "length": "2.83",
    "length1": "2",
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    "width": "9.00",
    "width1": "9",
    "width2": "00",
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```

"totalArea": "25.50",
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"extraAreas": [],
"finalArea": "25.50"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "12.83",
  "length1": "12",
  "length2": "10",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "96.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.25"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "2.00",
  "length1": "2",
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  "width2": "9",
  "totalArea": "3.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "3.50"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },

```



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"id": "4",
"name": "Bedroom",
"length": "9.17",
"length1": "9",
"length2": "2",
"width": "10.33",
"width1": "10",
"width2": "4",
"totalArea": "94.72",
"images": [],
"extraAreas": [],
"finalArea": "94.72"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "6.83",
  "width1": "6",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.76"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "9.50",
  "length1": "9",
  "length2": "6",
  "width": "11.08",
  "width1": "11",
  "width2": "1",
  "totalArea": "105.29",
  "images": [],
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"extraAreas": [],
"finalArea": "105.29"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "62.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.28"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "101.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.61"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
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"totalArea": "24.28",
"images": [],
"extraAreas": [],
"finalArea": "24.28"
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],
"otherComposition": [
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "0",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "38.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.6",
  "percentageBeforeTotal": "38.60",
  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
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    "label": "Dry Balcony",
    "value": "Dry_Balcony"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "1",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15",
  "percentageBeforeTotal": "15.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "40.12",
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  "finalArea": "40.12",
  "percentageBeforeTotal": "40.12",
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    "percentage": "100"
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"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "938724",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "722",
    "squareMeterArea": "67.08",
    "docFinalBuiltUp": "794.2",
    "docFinalBuiltUpSquareMeter": "73.788",
    "docBuiltupPercentage": "10",
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    "docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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      "expectedRate": "9841.27",
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    "builtUpArea": {
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      "squareMeterArea": "70.23",
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      "percentage": "20"
    },
    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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  }
]
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"expectedRate": "9841.27",
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"builtUpArea": {
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"squareMeterArea": "90.58",
"expectedRate": "8205.13",
"percentage": "20"
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"saleableArea": {
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"builtUpPercentage": "20",
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"areaType": "Built_Up",
```

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"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8000000",
"expectedRate": "9846.15",
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"image": "cases/67ac7d6336a56c9b5f666396/
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"id": "356918"
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{
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"squareMeterArea": "74.71",
"expectedRate": "8393.75",
"percentage": ""
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"builtUpArea": {
"area": "965.00",
"squareMeterArea": "89.65",
"expectedRate": "6994.82",
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},
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"expectedRate": "8393.75",
"builtUpExpectedRate": "6750000",
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  "builtUpArea": {
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    "expectedRate": "5405.41",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
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  "expectedPrice": "3600000",
  "expectedRate": "6486.49",
  "builtUpExpectedRate": "5405.41",
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  "id": "181384"
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  "orientation": "portrait"
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  "orientation": "portrait"
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mg_1739518111335_IMG20250214WA0110.jpg",
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  "orientation": "portrait"
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    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552342_externallmg_1739518111414_IMG20250214WA0106.jpg",
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    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552364_externallmg_1739518111493_IMG20250214WA0105.jpg",
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mg_1739518111524_IMG20250214WA0102.jpg",
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    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552408_externall
mg_1739518111527_IMG20250214WA0103.jpg",
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    "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552429_externall
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    "orientation": "portrait"
  },
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  "orientation": "portrait"
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  "path": "cases/67ac7d6336a56c9b5f666396/externallmg_1739525552455_externallmg_1739518128934_IMG20250214WA0099.jpg",
  "orientation": "portrait"
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  "status": false,
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  "orientation": "portrait"
},
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    "orientation": "portrait"
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    "status": false,
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    "name": "externalImg_1739525566502_externalImg_1739518129030_IMG20250214WA0095.jpg",
    "path": "cases/67ac7d6336a56c9b5f666396/externalImg_1739525566502_externalImg_1739518129030_IMG20250214WA0095.jpg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67af0dbf8d15a1aac3bbbc58",
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    "path": "cases/67ac7d6336a56c9b5f666396/externalImg_1739525566507_externalImg_1739518129050_IMG20250214WA0092.jpg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1739525566525_externalImg_1739518129054_IMG20250214WA0089.jpg",
    "path": "cases/67ac7d6336a56c9b5f666396/externalImg_1739525566525_externalImg_1739518129054_IMG20250214WA0089.jpg",
    "orientation": "portrait"
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  "path": "cases/67ac7d6336a56c9b5f666396/externalimg_1739525566548_externalimg_1739518129087_IMG20250214WA0091.jpg",
  "orientation": "portrait"
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  "path": "cases/67ac7d6336a56c9b5f666396/externalimg_1739525566553_externalimg_1739518129147_IMG20250214WA0086.jpg",
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  "orientation": "portrait"
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    "filename": "1739522488552_Summary__jayprakash.xlsx",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  {
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    "filename": "1739523857757_Calculation_2jayprakash.xlsx",
    "path": "cases/67ac7d6336a56c9b5f666396/
processingDocuments/1739523857757_Calculation_2jayprakash.xlsx",
    "size": "16006",
    "createdAt": "Fri Feb 14 2025 09:04:17 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"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67ad94f419ca979ae9486622",
    "note": "working done. visit pending",
    "taskId": "67ac88a036a56c9b5f6676bc",
    "createdAt": "2025-02-13T06:45:08.049Z"
  },
  {
    "createdBy": {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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}
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"updatedAt": "2025-02-14T11:04:15.100Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1405, 14th Floor, Building No 1, Wing - E,
Ghanshyam Enclave - Green Meadows, Village - Sandor, Taluka - Vasai, District -
Palghar, Vasai Road (West), PIN - 401 202, State - Maharashtra, India",
"updatedBy": "60f91b6f344e052188ffd1fc",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Vaibhav",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Builder Person",
"rerald": "",
"siteVisitContactNo": "8446793079",
"buildingServicesRate": "2700",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 722.00",
"flatRate": "6700",
"landOtherRate": "4000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Fri Feb 14 2025 09:24:30 GMT+0000 (Coordinated Universal
Time)",
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"siteVisitDate": "2025-02-14",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 2 Passage + 3 Toilet",
"carpetTotal": "701.29",
"otherCarpetTotal": "93.72",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "93.72",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "",
"finalBuiltupArea": "874.51",
"finalCarpetArea": "795.01",
"finalSalableArea": "874.51",
"salablePercentage": "0",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 701.29\nFlowerbed Area in Sq.
Ft. = 38.60\nDry Balcony Area in Sq. Ft. = 15.00\nBalcony Area in Sq. Ft. = 40.12\n<br /
>\n",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
}

```

| <b>Name</b>          | <b>Length</b> | <b>Width</b> | <b>Total</b> |
|----------------------|---------------|--------------|--------------|
| <b>Composition :</b> |               |              |              |
| Living Room          | 17'5"         | 9'3"         | 161.10       |
| Passage              | 2'10"         | 9'00"        | 25.50        |
| Kitchen              | 12'10"        | 7'6"         | 96.25        |

|                        |       |       |        |
|------------------------|-------|-------|--------|
| Passage                | 2'00" | 1'9"  | 3.50   |
| Bedroom                | 9'2"  | 10'4" | 94.72  |
| Toilet                 | 3'11" | 6'10" | 26.76  |
| Bedroom                | 9'6"  | 11'1" | 105.29 |
| Toilet                 | 6'4"  | 9'10" | 62.28  |
| Bedroom                | 10'4" | 9'10" | 101.61 |
| Toilet                 | 3'10" | 6'4"  | 24.28  |
| Other<br>Composition : |       |       |        |
| Flowerbed              | 4'3"  | 9'1"  | 38.60  |
| Dry Balcony            | 2'00" | 7'6"  | 15.00  |
| Balcony Area           | 4'6"  | 8'11" | 40.12  |