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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9e6"
    },
    "firstName": "Amruta ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f5a",
    "email": "amruta.pathak@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769900929",
    "lastName": "Pathak"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
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  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
( East), Taluka Kalyan, District Thane - 400605, 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": "Residential"
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"staff": {
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"pickupPerson": {
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  "_id": "656aa949cebbe1714411d21b",
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  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "role": "FRONTDESK",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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  "role": "MAKER+CHECKER",
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  {
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      {
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        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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  }
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
},
"location": {
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"siteVisit": {
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  "schedule": [],
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      "dateTime": "2025-02-14",
      "remark": "Lead not create flat no. 106 & Flat No-105 , Internal Merged "
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-13",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2025-02-14",
      "remark": "MANUAL_IN_TASK"
    }
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},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
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  "label": "1 BHK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "name": "State",
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"value": "India",
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  "label": true
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  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Dombivli (East)",
  "label": false
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  "key": "tahasilNo",
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  "key": "plotNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Aishwarya Kiran Co.-Op. Hsg. Soc. Ltd.",
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
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  "value": "B",
  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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"label": true
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  "key": "selectNo",
  "value": "B-105",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
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"policeStation": {
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  "key": "policeStation",
  "value": "",
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  "key": "postalCode",
  "value": "PIN Code - 421 201",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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"finishing": {
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  "label": "Cement Plastering with POP false Ceiling"
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  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kalyan_Mahanagar_Palika",
    "label": "Kalyan Mahanagar Palika"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Internal Road",
    "south": "Wing – A / Guardian Sports Academy",
    "east": "Garden / Neel Residency"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
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    "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
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    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Residential Flat No. 105 & 106 internally
amalgamated with separate entrances. Two flats are internally amalgamated to form a
```

single flat but can be demarcated individually. The said valuation is for Flat No. 105 only. For the purpose of valuation, we have considered area as per Agreement for Sale of Flat No. 105 only.",

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"depreciationPercentage": "28.5",
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"salvageValue": "10",
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"depreciatedBuildingRate": "1787.5"
},
"igrRate": {
"propertyName": "Flat",
"rate": "56400",
"landRate": "21400",
"igrImage": "cases/67af24dec594f0b7b6547c04/igr_1739858738436_Image.png",
"squareMeterGuideLineRate": "56400.00",
"squareFeetGuideLineRate": "5240.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "81",
"rate": "4622.00",
"squareFeetGuideLineRate": "4622.00",
"squareMeterGuideLineRate": "49750.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Vacant",
"label": "Vacant"
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"monthlyRent": "N.A.",
"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 KMC norms",
"tenantName": "",
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"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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  "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"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2006",
    "fullDate": "1/1/2006"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceIssues": {
  "value": "Information_not_available",
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"label": "Information not available"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"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": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67af24dec594f0b7b6547c04/
routeMap_1739864199525_Image.png",
    "routeLat": "19.195914",
    "routeLng": "73.086741",
    "stationName": "Dombivali",
    "routeDistance": "3.6 Km",
    "routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
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"finalLatLng": {
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  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "4i48n",
    "name": "4i48n",
    "image": "cases/67af24dec594f0b7b6547c04/
routeMap_1739864039176_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1500000.00",
    "depreciationPercentage": "28.5",
    "depreciatedCostOfConstruction": "427500.00",
    "totalFairMarketValue": "3352500.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"finaltotal": "3780000.00",
"finalValue": "3780000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"bookValue": "0"
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  "datetime": "2025-02-18T10:27:13.022Z",
  "date": "Tue Feb 18 2025 10:27:13 GMT+0000 (Coordinated Universal Time)",
  "number": "2310629",
  "dayCount": "15",
  "monthCount": "279",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
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  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
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  "status": false
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  "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": {
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"floorsCompleted": "",
"percentage": "0.00",
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "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
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "status": false,
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      "name": "externallmg_1739548277333_1739548262395_image_13.jpeg",
      "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548277333_1739548262395_image_13.jpeg",
      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [
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      "name": "externallmg_1739548277333_1739548262395_image_13.jpeg",
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externallmg_1739548277333_1739548262395_image_13.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67af6676dc5b7cb7d2f9e601",
      "name": "externallmg_1739548275207_1739548262395_image_12.jpeg",

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    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548275207_1739548262395_image_12.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548265469_1739548262395_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5f8",
    "name": "externallmg_1739548268473_1739548262395_image_3.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548268473_1739548262395_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5fe",
    "name": "externallmg_1739548272938_1739548262395_image_9.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548272938_1739548262395_image_9.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5fd",
    "name": "externallmg_1739548272155_1739548262395_image_8.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548272155_1739548262395_image_8.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5f9",
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    "path": "cases/67af24dec594f0b7b6547c04/
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548267653_1739548262395_image_2.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5fc",
    "name": "externallmg_1739548271698_1739548262395_image_7.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548271698_1739548262395_image_7.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5fb",
    "name": "externallmg_1739548271178_1739548262395_image_6.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548271178_1739548262395_image_6.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5f6",
    "name": "externallmg_1739548266602_1739548262395_image_1.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548266602_1739548262395_image_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67af6676dc5b7cb7d2f9e5fa",
    "name": "externallmg_1739548270743_1739548262395_image_5.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548270743_1739548262395_image_5.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67af661ae1b0fbb7b7ebdc91",
    "name": "externallmg_1739548183492_1739548179708_image_3.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548183492_1739548179708_image_3.jpeg",
    "orientation": "landscape"
  }
}
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],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "7044.00",
    "max": "8800.00"
  },
  "builtUpRateRange": {
    "min": "5870.00",
    "max": "7334.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
    "title": "Kitchen arrangements",
```

```
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"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
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"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": true,
"finalValuationArea": "600.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
```

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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67af24dec594f0b7b6547c04",
"ownerName": "Mr. Mehul Jethalal Lalka & Mrs. Malini Mehul Lalka",
"ownerPhoneNo": "9833637483",
"fullAddress": "Residential Flat No. B-105, 1st Floor, Wing - B, Aishwarya Kiran Co.-
Op. Hsg. Soc. Ltd., Desale Pada, Bhopar Road, Village - Nandivali, Taluka - Kalyan,
District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India",
"remark": "Lead not create flat no. 106 & Flat No-105 , Internal Merged ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "10/02/2025",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Shyam Shivaji Shinde & Mrs. Rachana Shyam Shinde",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Mehul Jethalal Lalka & Mrs. Malini Mehul Lalka",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2247/2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "732677",
    "path": "cases/67af24dec594f0b7b6547c04/
document_1739531482107_DocScanner_Feb_14_2025_1456.pdf",
    "fileName": "document_1739531482107_DocScanner_Feb_14_2025_1456.pdf"
  },
  {
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"documentType": {
  "value": "60ae1247aa6d152c1801b2ea",
  "label": "Commencement Certificate"
},
"inputs": {
  "documentDate": "07/12/1996",
  "nameOfApprovingAuthority": {
    "value": "Kalyan_Mahanagarpalika",
    "label": "Kalyan Mahanagarpalika"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "KMC / NRV / BP / DOV / 512 - 163"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1739868203315_180865.pdf",
"path": "cases/67af24dec594f0b7b6547c04/
document_1739868203315_180865.pdf",
"id": "303462",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Tue Feb 18 2025 08:43:23 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/08/2006",
    "remark": " issued by Zilla Parishad Thane",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SPV / GP / PRADHIKARAN / 25 /2006"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1739868471368_140788.pdf",
  "path": "cases/67af24dec594f0b7b6547c04/
document_1739868471368_140788.pdf",
  "id": "157981",
  "uploadedBy": "627222afafd7d55eddedd82",
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"createdAt": "Tue Feb 18 2025 08:47:51 GMT+0000 (Coordinated Universal Time)"
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014331",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "810080",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 14 2025 11:11:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mehul Jethalal Lalka & Mrs. Malini Mehul Lalka",
    "phone": "9833637483",
    "ownershipShare": "",
    "email": "",
    "id": "157942"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Living Room",
    "length": "11.00",
    "length1": "11",
    "length2": "0",
    "width": "16.00",
    "width1": "16",
    "width2": "0",
    "totalArea": "176.00",
    "images": [],
    "finalArea": "176.00",
    "extraAreas": []
  }
]
```

```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "0",
  "width": "11.00",
  "width1": "11",
  "width2": "0",
  "totalArea": "121.00",
  "images": [],
  "finalArea": "121.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "70.00",
  "images": [],
  "finalArea": "70.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
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"length2": "0",
"width": "8.00",
"width1": "8",
"width2": "0",
"totalArea": "24.00",
"images": [],
"finalArea": "24.00",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "WC",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "3.00",
  "width1": "3",
  "width2": "0",
  "totalArea": "9.00",
  "images": [],
  "finalArea": "9.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "8.00",
  "width1": "8",
  "width2": "0",
  "totalArea": "24.00",
  "images": [],
  "finalArea": "24.00",
  "extraAreas": []
},
{
```



```
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "7",
"name": "Passage",
"length": "3.00",
"length1": "3",
"length2": "0",
"width": "4.00",
"width1": "4",
"width2": "0",
"totalArea": "12.00",
"images": [],
"finalArea": "12.00",
"extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "55.74",
    "totalAreaDocument": "600",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "795217"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
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    "area": "500.00",
    "squareMeterArea": "46.45",
    "expectedRate": "8800.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "600.00",
    "squareMeterArea": "55.74",
    "expectedRate": "7333.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67b423bac594f0b7b6561fa5",
  "property": "Flat",
  "area": "500",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "4400000",
  "expectedRate": "8800.00",
  "builtUpExpectedRate": "7333.33",
  "image": "cases/67af24dec594f0b7b6547c04/
indicator_1739857295998_Image.png",
  "squareMeter": "46.45",
  "id": "292116"
},
{
  "carpetArea": {
    "area": "430.00",
    "squareMeterArea": "39.95",
    "expectedRate": "7906.98",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "516.00",
    "squareMeterArea": "47.94",
    "expectedRate": "6589.15",
```

```
"percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "3400000",
"expectedRate": "7906.98",
"builtUpExpectedRate": "6589.15",
"image": "cases/67af24dec594f0b7b6547c04/
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"id": "878085"
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{
  "carpetArea": {
    "area": "383.33",
    "squareMeterArea": "35.61",
    "expectedRate": "7043.54",
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  "builtUpArea": {
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    "squareMeterArea": "42.74",
    "expectedRate": "5869.57",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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    "areaType": "Built_Up",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "2700000",
    "expectedRate": "7043.54",
    "builtUpExpectedRate": "2700000",
    "image": "cases/67af24dec594f0b7b6547c04/
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    "squareMeter": "42.74",
    "id": "148316"
  }
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    "name": "externalImg_1739548265469_1739548262395_image_0.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externalImg_1739548265469_1739548262395_image_0.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externalImg_1739548266602_1739548262395_image_1.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
externalImg_1739548266602_1739548262395_image_1.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "path": "cases/67af24dec594f0b7b6547c04/
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  },
}
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  "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548271178_1739548262395_image_6.jpeg",
  "orientation": "landscape"
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},
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    "path": "cases/67af24dec594f0b7b6547c04/
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    "orientation": "portrait"
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    "name": "externallmg_1739548182188_1739548179708_image_1.jpeg",
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    "orientation": "portrait"
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  {
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    "name": "externallmg_1739548182757_1739548179708_image_2.jpeg",
    "path": "cases/67af24dec594f0b7b6547c04/
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    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "67af661ae1b0fbb7b7ebdc91",
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    "path": "cases/67af24dec594f0b7b6547c04/
externallmg_1739548183492_1739548179708_image_3.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "filename": "1739858777733_cosmos__calculation__Mehul.xlsx",
    "path": "cases/67af24dec594f0b7b6547c04/
processingDocuments/1739858777733_cosmos__calculation__Mehul.xlsx",
    "size": "17302",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  {
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    "path": "cases/67af24dec594f0b7b6547c04/
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    "size": "1359581",
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  {
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    "path": "cases/67af24dec594f0b7b6547c04/processingDocuments/1739858777769_
WhatsApp_Image_20250218_at_102133_AM_1.jpeg",
    "size": "147769",
    "createdAt": "Tue Feb 18 2025 06:06:18 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  }
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{
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  "filename":
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  "path": "cases/67af24dec594f0b7b6547c04/processingDocuments/1739858777891_
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  "size": "173308",
  "createdAt": "Tue Feb 18 2025 06:06:18 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "size": "133807",
  "createdAt": "Tue Feb 18 2025 06:06:18 GMT+0000 (Coordinated Universal Time)",
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"leadRemarks": [],
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"remarks": [
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      "role": "MAKER+CHECKER",
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      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
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    "display": true,
    "status": true,
    "_id": "67b0299ce1b0fbb7b7ec03fd",
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    "taskId": "67af24e6c594f0b7b6547c4a",
    "createdAt": "2025-02-15T05:43:56.347Z"
  },
  {
    "createdBy": {
      "_id": "5fc78e26625ecd20ec1f88e9",
      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
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    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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  "display": true,
  "status": true,
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  "note": "working done. pending for oc",
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  "createdAt": "2025-02-15T05:48:33.069Z"
}
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"updatedAt": "2025-02-18T11:10:22.534Z",
"__v": 0,
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mrs. Malini Mehul Lalka",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "9833637483",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 600.00",
"flatRate": "6300",
"landOtherRate": "3800",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
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"landDetails": {
  "holdType": {
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    },
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      "lesseeName": "",
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      "leaseTo": "",
      "remainingLeasePeriod": 0,
      "leaseDate": ""
    }
  },
  "briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2
Passage",
  "carpetTotal": "436",
  "otherCarpetTotal": "0.00",
  "builtupPercentage": "10",
  "finalBuiltupArea": "479.60",
  "finalCarpetArea": "436.00",
  "finalSalableArea": "527.56",
  "salablePercentage": "10",
  "toBeAdded": "",
  "extendOfSiteRemark": "\n",
  "siteMeasurementRemark": "\n",
  "finalSaleablePercentage": "",
  "reportGeneratedDate": "Tue Feb 18 2025 06:21:29 GMT+0000 (Coordinated
Universal Time)",
  "siteVisitDate": "2025-02-14"
}

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Name	Length	Width	Total
Composition :			
Living Room	11'0"	16'0"	176.00
Bedroom	11'0"	11'0"	121.00
Kitchen	7'0"	10'0"	70.00
Bathroom	3'0"	8'0"	24.00
WC	3'0"	3'0"	9.00
Passage	3'0"	8'0"	24.00
Passage	3'0"	4'0"	12.00

Other
Composition :
