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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Direct"
  },
  "purposeOfValuation": {
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    "label": "Housing Loan"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "64b7cd41d0368073e3fa9325"
    },
    "firstName": "Reshma",
    "type": "CREDITOFFICER",
    "_id": "679ca9417dd57116683e4a31",
    "email": "reshma.kulkarni@cosmosbank.in",
    "lastName": "kulkarni",
    "mobileNo": "",
    "workMobileNo": "9820153233"
  },
  "fees": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "64b7cd41d0368073e3fa9325",
  "name": "IMCS Thane Branch\t",
  "branchCode": "",
  "mobileNo": "02225345923\t",
  "alternateMobileNo": "",
  "email": "chintamani.joshi@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "IMCS Campus, Plot no C-4 Near Automatic bus stop Opp Uplab
company Wagle estate Thane\n"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"staff": {
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"type": "EMPLOYEE",
  "_id": "64abdb2806d6ec174986d16b",
  "role": "PICKUPPERSON",
  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/64abdb2806d6ec174986d16b/
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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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": {
  "type": "EMPLOYEE",
  "_id": "627222afafd7d55eddeddd82",
  "role": "FRONTDESK",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"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": [
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"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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    "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",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "19.187737377044503",
  "longitude": "72.97015045448832"
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"geo": {
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
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      "dateTime": "2025-02-28T03:58:47.967Z",
      "remark": ""
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-27",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
  "rateMin": "20000",
  "lumpsumValue": "1",
  "rateMax": "22000",
  "areaType": {
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "1 BHK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "Naupada",
  "label": true
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  "key": "floorNo",
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "status": false,
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"key": "tahasilNo",
"value": "",
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"taluka": {
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  "value": "Thane",
  "label": true
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"plotNo": {
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "label": false
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"selectArea": {
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Baji Prabhu Deshpande Marg",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "label": false
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"wing": {
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  "name": "Wing",
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "701",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
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  "value": "",
  "label": false
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"policeStation": {
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"key": "policeStation",
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 602",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"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 with POP false Ceiling"
}
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
  },
  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Pitruhhaya CHSL",
    "west": "Internal Road / Gokhale Mangal Hall",
    "south": "Awantika CHSL",
    "east": "Open Space"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "east": "Details not available",
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    "south": "Details not available",
    "west": "Details not available"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"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": []
}
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},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "20598",
  "depreciatedBuildingRate": "1898"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "156600",
  "landRate": "54900",
  "igrImage": "cases/67bd7301cc3da4fa35f811c3/igr_1740735884249_Image.png",
  "squareMeterGuideLineRate": "164430.00",
  "squareFeetGuideLineRate": "15276.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "82",
  "rate": "13444.00",
  "squareFeetGuideLineRate": "13444.00",
  "squareMeterGuideLineRate": "144715.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "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 TMC norms",
  "tenantName": ""
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"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Stilt + Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2007",
    "fullDate": "1/1/2007"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  },
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "Information_not_available",
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"label": "Information not available"
},
"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"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": "42",
"ageOfBuilding": "18",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "11",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "537.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67bd7301cc3da4fa35f811c3/
routeMap_1740737572933_Image.png",
    "routeLat": "19.187721",
    "routeLng": "72.970175",
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"stationName": "Thane",
"routeDistance": "850M",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
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"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "I4euhc",
    "name": "I4euhc",
    "image": "cases/67bd7301cc3da4fa35f811c3/
routeMap_1740737347600_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1398800.00",
    "depreciationPercentage": "27",
    "depreciatedCostOfConstruction": "377676.00",
    "totalFairMarketValue": "9164724.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
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"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": "9542400.00",
"finalValue": "9542400.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-28T11:26:24.160Z",
  "date": "Fri Feb 28 2025 11:26:24 GMT+0000 (Coordinated Universal Time)",
  "number": "2310795",
  "dayCount": "15",
  "monthCount": "445",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"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": "7227494.00",
  "selectedBuildUpValue": "537.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67c134637e785c0f964443fd",
      "name": "externalImg_1740715055452_image.jpeg",
      "path": "cases/67bd7301cc3da4fa35f811c3/
externalImg_1740715055452_image.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
      "_id": "67c134637e785c0f964443fd",
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      "path": "cases/67bd7301cc3da4fa35f811c3/
externalImg_1740715055452_image.jpeg",
      "orientation": "portrait"
    }
  ],
  {

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    "status": false,
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    "name": "externallmg_1740715067666_image.jpeg",
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externallmg_1740715067666_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c134637e785c0f9644440a",
    "name": "externallmg_1740715086367_image.jpeg",
    "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715086367_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c134637e785c0f96444407",
    "name": "externallmg_1740715078687_image.jpeg",
    "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715078687_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c134637e785c0f96444406",
    "name": "externallmg_1740715076947_image.jpeg",
    "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715076947_image.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
    "_id": "67c134637e785c0f96444404",
    "name": "externallmg_1740715074447_image.jpeg",
    "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715074447_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c134637e785c0f96444402",
    "name": "externallmg_1740715071886_image.jpeg",
    "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715071886_image.jpeg",
    "orientation": "landscape"
  }
```

```
    },
    {
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      "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715088922_image.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "67c134637e785c0f96444401",
      "name": "externallmg_1740715071086_image.jpeg",
      "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715071086_image.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "67c134637e785c0f9644443ff",
      "name": "externallmg_1740715066121_image.jpeg",
      "path": "cases/67bd7301cc3da4fa35f811c3/
externallmg_1740715066121_image.jpeg",
      "orientation": "landscape"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19960.00",
    "max": "24035.00"
  },
  "builtUpRateRange": {
    "min": "16634.00",
    "max": "20029.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
```



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

```
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
}
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"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": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "448.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67bd7301cc3da4fa35f811c3",
"ownerName": "Mr. Harshal Manilal Gada",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 701, 7th Floor, Matruchhaya, Matruchhaya-
Pitruchhaya Co.-Op. Hsg. Soc. Ltd., Old Mandivkar Wadi, Baji Prabhu Deshpande
Marg, Village - Naupada, Taluka - Thane, District - Thane, Thane (West), PIN Code -
400 602, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    }
  },

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"inputs": {
  "documentDate": "01/02/2022",
  "from": {
    "value": "Donor",
    "label": "Donor"
  },
  "Donor": "Smt. Prabhaben Manilal Gada",
  "to": {
    "value": "donee",
    "label": "donee"
  },
  "donee": "Mr. Harshal Manilal Gada"
},
"isHardCopy": false,
"displayStatus": true,
"path": "cases/67bd7301cc3da4fa35f811c3/
document_1740733720984_199788.pdf",
"fileName": "document_1740733720984_199788.pdf",
"id": "110242",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Feb 28 2025 10:34:58 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "30/03/2007",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "2001 / 63 / TMC / TDD / 888"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1740739032932_170096.pdf",
  "path": "cases/67bd7301cc3da4fa35f811c3/
document_1740739032932_170096.pdf",
  "id": "187723",
  "uploadedBy": "627222afafd7d55eddeddd82",
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"createdAt": "Fri Feb 28 2025 10:37:13 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014547",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
    "id": "476981",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 25 2025 07:36:33 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Harshal Manilal Gada",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "172532"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67c090227e785c0f96443ac1",
    "area": "495",
    "providedByName": "Harshal Manilal Gada",
    "providedByContactNo": "0000000000"
  }
],
"composition": [
  {
    "measurementType": {
```

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    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Living Room",
  "length": "18.00",
  "length1": "18",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "180.00",
  "images": [],
  "finalArea": "180.00",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "112.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
```

```
"width2": "00",
"totalArea": "110.00",
"images": [],
"extraAreas": [],
"finalArea": "110.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Study Room",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "36.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "4",
  "length2": "0",
  "width": "",
  "width1": "4",
  "width2": "0",
  "totalArea": "16.00",
  "images": [],
  "finalArea": "16.00",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  }
}
```

```
    },
    "id": "6",
    "name": "Toilet",
    "length": "13.00",
    "length1": "13",
    "length2": "0",
    "width": "3.00",
    "width1": "3",
    "width2": "0",
    "totalArea": "39.00",
    "images": [],
    "finalArea": "39.00",
    "extraAreas": []
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "41.62",
    "totalAreaDocument": "448",
    "docBUILTUPPercentage": "20",
    "docFinalBUILTUP": "537.60",
    "docFinalBUILTUPSquareMeter": "49.94",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "407045"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1595.00",
      "squareMeterArea": "148.18",
      "expectedRate": "20144.20",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "1914.00",
    "squareMeterArea": "177.82",
    "expectedRate": "16786.83",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67c185dd7e785c0f9644c102",
  "property": "Flat",
  "area": "1595",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "32130000.00",
  "expectedRate": "20144.20",
  "builtUpExpectedRate": "16786.83",
  "image": "cases/67bd7301cc3da4fa35f811c3/
indicator_1740733815859_Image.png",
  "squareMeter": "148.18",
  "id": "192993"
},
{
  "carpetArea": {
    "area": "305.00",
    "squareMeterArea": "28.34",
    "expectedRate": "19959.75",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "366.00",
    "squareMeterArea": "34.00",
    "expectedRate": "16633.12",
    "percentage": "20"
  },
  "saleableArea": {
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"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67c185dd7e785c0f9644c103",
"property": "Flat",
"area": "305",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "6087723.00",
"expectedRate": "19959.75",
"builtUpExpectedRate": "16633.12",
"image": "cases/67bd7301cc3da4fa35f811c3/
indicator_1740733846373_Image.png",
"squareMeter": "28.34",
"id": "407986"
},
{
"carpetArea": {
"area": "466.00",
"squareMeterArea": "43.29",
"expectedRate": "24034.33",
"percentage": ""
},
"builtUpArea": {
"area": "559.20",
"squareMeterArea": "51.95",
"expectedRate": "20028.61",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67c185dd7e785c0f9644c104",
"property": "Flat",
"area": "466",
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```
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
"expectedPrice": "11200000",
"expectedRate": "24034.33",
"builtUpExpectedRate": "20028.61",
"image": "cases/67bd7301cc3da4fa35f811c3/
indicator_1740733869950_Image.png",
"squareMeter": "43.29",
"id": "160526"
},
{
  "carpetArea": {
    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "23333.33",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "19444.44",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67c185dd7e785c0f9644c105",
  "property": "Flat",
  "area": "450",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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  "source": "magic_bricks",
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  "expectedRate": "23333.33",
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  {
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    "orientation": "landscape"
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    "orientation": "landscape"
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WhatsApp_Image_20250228_at_114650_AM_1.jpeg",
    "size": "199788",
    "createdAt": "Fri Feb 28 2025 07:18:15 GMT+0000 (Coordinated Universal Time)",
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    "size": "146005",
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    "filename": "1740727095342_WhatsApp_Image_20250228_at_114650_AM.jpeg",
    "path": "cases/67bd7301cc3da4fa35f811c3/processingDocuments/1740727095342_
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    "size": "164148",
    "createdAt": "Fri Feb 28 2025 07:18:15 GMT+0000 (Coordinated Universal Time)",
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    "path": "cases/67bd7301cc3da4fa35f811c3/processingDocuments/1740727095350_
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    "size": "170096",
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    "size": "16853",
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    "size": "1684126",
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  }
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      "lastName": "Sarmalkar",
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    "note": "pending for agreement and oc.",
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"updatedAt": "2025-02-28T11:28:18.308Z",
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"contactPersonName": "Mr. Harshal M. Gada",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "9820887444",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Study Room + WC +
Toilet",
"carpetTotal": "493",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-02-27",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Gift Deed",
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"finalBuiltUpPercentage": "20",
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"landOtherRate": "18700",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseDate": ""
  }
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"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"extendOfSiteRemark": "",
"finalBuiltupArea": "542.30",
"finalCarpetArea": "493.00",
"finalSalableArea": "596.53",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": ""

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Name	Length	Width	Total
Composition :			
Living Room	18'0"	10'0"	180.00
Bedroom	16'00"	7'00"	112.00

Kitchen	11'00"	10'00"	110.00
Study Room	6'00"	6'00"	36.00
WC	4'0"	4'0"	16.00
Toilet	13'0"	3'0"	39.00
Other Composition :			