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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Asha",
    "type": "CREDITOFFICER",
    "_id": "67052274ba5e64b24a318144",
    "email": "asha.kharat@cosmosbank.in",
    "lastName": "Kharat",
    "mobileNo": "",
    "workMobileNo": "9820865935"
  },
  "fees": {
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    "propertyValue": "7500000",
    "discussWithPerson": "Asha",
    "expectedFees": 3750,
    "quotedAmount": ""
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  "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": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "APMC Vashi Branch",
  "branchCode": "",
  "mobileNo": "02227802765",
  "alternateMobileNo": "02227802766",
  "email": "asha.kharat@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai
400703"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "Ravindra",
"email": "ravindrakasare186@gmail.com",
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"shortName": "RBK",
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"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
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"mobileNo": "8652092666",
"designation": "",
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},
"rateVerifier": {
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"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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"role": "MAKER",
"firstName": "Jayaraja",
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  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
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        "label": "Registered Valuer"
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    ],
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.10420767670041"
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"siteVisit": {
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"visitedDate": [
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    "dateTime": "2025-02-27",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2025-02-27",
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  "value": "Panvel",
  "label": true
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  "label": false
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  "label": false
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  "value": "",
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  "value": "A",
  "label": true
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  "label": true
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  "value": "",
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "label": false
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  "doors": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering"
  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Sai Simran Building",
    "south": "Railway Track",
    "east": "Sai Sadan Apartments"
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  "asPerDocumentAgreement": {
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"east": "Information not available"
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    "south": "Passage / Staircase",
    "west": "Flat No. 403"
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  "asPerDocument": {
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    "east": "Marginal Space",
    "south": "Passage / Staircase",
    "west": "Flat No. 403"
  },
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  "title": "Boundaries of The Flat"
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    "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": "+ Flowerbed & Attached Terrace Area (i.e. 2 BHK)",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11700",
  "depreciatedBuildingRate": "2200"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "69000",
  "landRate": "8550",
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  "squareMeterGuideLineRate": "69000.00",
  "squareFeetGuideLineRate": "6410.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "92",
  "rate": "5961.00",
  "squareMeterGuideLineRate": "64164.00",
  "squareFeetGuideLineRate": "5961.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
  "monthlyRent": "N.A",
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"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
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"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per CIDCO norms",
"tenantName": "Mr. Hemant Arya since 2022",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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"month": "1",
"year": "2017",
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"planningArea": {
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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": "Good",
  "label": "Good"
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"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"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
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"label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
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  "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": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1740749549723_Image.png",
    "routeLat": "18.975222",
    "routeLng": "73.103778",
    "stationName": "Panvel",
    "routeDistance": "3.8 km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "n7xiu",
    "name": "n7xiu",
    "image": "cases/67c0080988af6eece212a3aa/
routeMap_1740749367366_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1945000.00",
    "depreciationPercentage": "12",
    "depreciatedCostOfConstruction": "233400.00",
    "totalFairMarketValue": "7542600.00"
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  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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"totalshowcasesRate": "0",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
  "status": true,
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  "datetime": "2025-03-01T04:28:46.499Z",
  "date": "Sat Mar 01 2025 04:28:46 GMT+0000 (Coordinated Universal Time)",
  "number": "2310804",
  "dayCount": "1",
  "monthCount": "1",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"label": "RCC Plinth",
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"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
"label": "Full Building Rcc",
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"isHideFloor": false,
"status": false
},
"internalBrickWork": {
"label": "Internal Brick Work",
"floorsCompleted": "",
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"isHideFloor": false,
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"label": "External Brick Work",
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"label": "Internal Plastering",
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"isHideFloor": false,
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},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
```

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"status": false
},
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
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"floorsCompleted": "",
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"isHideFloor": false,
"status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "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": "4635274.00",
  "selectedBuildUpValue": "777.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
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      "name": "externalimg_1740720421217_IMG20250228WA0034.jpg",
      "path": "cases/67c0080988af6eece212a3aa/externalimg_1740720421217_IMG20250228WA0034.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
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    "_id": "67c1493c7e785c0f964462b7",
    "name": "externalimg_1740720443825_IMG20250228WA0007.jpg",
    "path": "cases/67c0080988af6eece212a3aa/
externalimg_1740720443825_IMG20250228WA0007.jpg",
    "orientation": "portrait"
  }
],
"externalPhotos": [
  {
    "status": false,
    "_id": "67c149257e785c0f9644623c",
    "name": "externalimg_1740720421251_IMG20250228WA0035.jpg",
    "path": "cases/67c0080988af6eece212a3aa/
externalimg_1740720421251_IMG20250228WA0035.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c149257e785c0f9644623d",
    "name": "externalimg_1740720421254_IMG20250228WA0029.jpg",
    "path": "cases/67c0080988af6eece212a3aa/
externalimg_1740720421254_IMG20250228WA0029.jpg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "67c149257e785c0f96446248",
    "name": "Living Room",
    "path": "cases/67c0080988af6eece212a3aa/
externalimg_1740720421492_IMG20250228WA0018.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c1493c7e785c0f964462a8",
    "name": "Living Room",
    "path": "cases/67c0080988af6eece212a3aa/
externalimg_1740720443603_IMG20250228WA0019.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
```

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    "_id": "67c1493c7e785c0f964462ad",
    "name": "Living Room",
    "path": "cases/67c0080988af6eece212a3aa/
externallmg_1740720443635_IMG20250228WA0011.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c1493c7e785c0f964462af",
    "name": "Living Room",
    "path": "cases/67c0080988af6eece212a3aa/
externallmg_1740720443678_IMG20250228WA0013.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c149257e785c0f96446244",
    "name": "Living Room",
    "path": "cases/67c0080988af6eece212a3aa/
externallmg_1740720421397_IMG20250228WA0022.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c149257e785c0f96446247",
    "name": "Living Room",
    "path": "cases/67c0080988af6eece212a3aa/
externallmg_1740720421472_IMG20250228WA0025.jpg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "9812.00",
    "max": "15972.00"
  },
  "builtUpRateRange": {
    "min": "8177.00",
    "max": "13310.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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    "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
  },
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "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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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"factorFavoringValue": {
  "additionValueDetails": [],
```

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"lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "648.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c0080988af6eece212a3aa",
"ownerName": "Mrs. Vinita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar",
"ownerPhoneNo": "8433710569",
"appAddress": "flat no 404 .4 th A wing Bldg sirvi Heritage Chs Ltd plot no 153 B
sector no 4 karanjade ",
"remark": "bankar Asha madam ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },

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"inputs": {
  "documentDate": "21/02/2025",
  "from": {
    "value": "Seller",
    "label": "Seller"
  },
  "Seller": "Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Mrs. Vanita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 3349/2025"
},
"isHardCopy": false,
"displayStatus": true,
"id": "201668",
"path": "cases/67c0080988af6eece212a3aa/document_1740638129831_1740638091801_Suresh_M_Ranmale_Cosmos_bank_vashi.pdf",
"fileName": "document_1740638129831_1740638091801_Suresh_M_Ranmale_Cosmos_bank_vashi.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "28/07/2017",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CIDCO/BP-11118/TPO(NM)/2017/2664"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "392566",
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"path": "cases/67c0080988af6eece212a3aa/document_1740800582969_OC.pdf",
"fileName": "document_1740800582969_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 211 to 220 having 5 Shares of Rs. 50/- each dated
03/10/2022 in the name of Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh
Ranmale issued by Sirvi Heritage Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 22"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "586535",
  "path": "cases/67c0080988af6eece212a3aa/
document_1740800798246_Share_Certificate.pdf",
  "fileName": "document_1740800798246_Share_Certificate.pdf"
}
],
"caseNumber": "014575",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "199615",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 27 2025 06:36:57 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Vinita Chandrakant Shelar & Mr. Chandrakant Tanaji Shelar",
    "phone": "8433710569",
    "ownershipShare": "",
    "email": "",
    "id": "248338"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Living Room",
    "length": "8.67",
    "length1": "8",
    "length2": "8",
    "width": "15.17",
    "width1": "15",
    "width2": "2",
    "totalArea": "131.44",
    "images": [],
    "finalArea": "131.44",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Passage",
    "length": "19.50",
    "length1": "19",
    "length2": "6",
    "width": "3.00",
    "width1": "3",
    "width2": "0",
    "totalArea": "58.50",
    "images": [],
    "finalArea": "58.50",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Kitchen",
    "length": "6.58",
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"length1": "6",
"length2": "7",
"width": "8.67",
"width1": "8",
"width2": "8",
"totalArea": "57.06",
"images": [],
"finalArea": "57.06",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "29.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.37"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "8.42",
  "width1": "8",
  "width2": "5",
  "totalArea": "83.46",
  "images": [],
  "finalArea": "83.46",
  "extraAreas": []
},
}
```

```
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "11.83",
  "length1": "11",
  "length2": "10",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "109.46",
  "images": [],
  "extraAreas": [],
  "finalArea": "109.46"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "6.17",
  "width1": "6",
  "width2": "2",
  "totalArea": "25.69",
  "images": [],
  "finalArea": "25.69",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowerbed",
      "value": "Flowerbed"
    }
  }
]
```



```
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "2",
"length": "8.50",
"length1": "8",
"length2": "6",
"width": "8.00",
"width1": "8",
"width2": "0",
"totalArea": "68.00",
"images": [],
"extraAreas": [],
"finalArea": "68",
"percentageBeforeTotal": "68.00",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.58",
  "width1": "6",
  "width2": "7",
  "totalArea": "29.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.62",
  "percentageBeforeTotal": "29.62",
  "percentage": "100"
}
```

```
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "804346",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "648",
    "squareMeterArea": "60.2",
    "docFinalBuiltUp": "777.6",
    "docFinalBuiltUpSquareMeter": "72.24000000000001",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "498.00",
      "squareMeterArea": "46.27",
      "expectedRate": "15971.89",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "597.60",
      "squareMeterArea": "55.52",
      "expectedRate": "13309.91",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
```

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  "_id": "67c164af3b4dfe0fe68ea5a0",
  "property": " Residential Flat",
  "area": "498",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "7954000",
  "expectedRate": "15971.89",
  "builtUpExpectedRate": "13309.91",
  "image": "cases/67c0080988af6eece212a3aa/
indicator_1740727049369_Image.png",
  "squareMeter": "46.27",
  "id": "702902"
},
{
  "carpetArea": {
    "area": "475.00",
    "squareMeterArea": "44.13",
    "expectedRate": "15789.47",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "570.00",
    "squareMeterArea": "52.95",
    "expectedRate": "13157.89",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67c164af3b4dfe0fe68ea5a1",
  "property": " Residential Flat",
  "area": "475",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
```

```
"expectedPrice": "7500000",
"expectedRate": "15789.47",
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  "expectedRate": "9811.46",
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  "squareMeterArea": "30.55",
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    "orientation": "portrait"
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    "orientation": "portrait"
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Chandrakant_Tanaji_Shelar.pdf",
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
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profilePhoto_1696055325842_Rashmi_2.jpeg"
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    "status": true,
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"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 404, 4th Floor, Wing - A, Sirvi Heritage Co-op. Hsg. Soc. Ltd., Plot No. 153/B, Sector 4, Village - Karanjade, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mr. Hemant Arya",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"rerald": "",
"siteVisitContactNo": "8433710569",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 648.00",
"flatRate": "12000",
"landOtherRate": "9500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  }
},
"roadFacing": false,
"mall": false
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```

    },
    "reportGeneratedDate": "Sat Mar 01 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)",
    "siteVisitDate": "2025-02-27",
    "briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
    "carpetTotal": "494.97999999999996",
    "otherCarpetTotal": "97.62",
    "otherCompositionBuiltUpTotal": "0.00",
    "otherCompositionCarpetTotal": "98.29",
    "otherCompositionSaleableTotal": "0.00",
    "builtupPercentage": "20",
    "finalBuiltupArea": "711.92",
    "finalCarpetArea": "593.27",
    "finalSalableArea": "711.92",
    "salablePercentage": "0",
    "toBeAdded": "",
    "extendOfSiteRemark": "All the above areas are within 9% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
    "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 490.56\nFlowerbed in Sq. Ft. =
68.00\nAttached Terrace Area in Sq. Ft. = 29.62\n<br />\n",
    "finalSaleablePercentage": "0",
    "landDetails": {
      "holdType": {
        "label": "Free Hold",
        "value": "Free_Hold"
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    "leaseDetails": {
      "lessorName": "",
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      "leasePremium": "",
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}

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Name	Length	Width	Total
Composition :			

Living Room	8'8"	15'2"	131.44
Passage	19'6"	3'0"	58.50
Kitchen	6'7"	8'8"	57.06
Toilet	3'11"	7'6"	29.37
Bedroom	9'11"	8'5"	83.46
Bedroom	11'10"	9'3"	109.46
Toilet	4'2"	6'2"	25.69
Other Composition :			
Flowerbed	8'6"	8'0"	68.00
Terrace Area	4'6"	6'7"	29.62