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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Nilesh",
    "type": "CREDITOFFICER",
    "_id": "66c2ea88c884d112334bae78",
    "email": "hlst.ghatkopar@sbi.co.in",
    "lastName": "Chaurasia",
    "mobileNo": "",
    "workMobileNo": "8668392343"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Nilesh",
    "expectedFees": null,
    "quotedAmount": "2500"
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "_id": "60e03dac6576061dae462469",
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"staff": {
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"pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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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": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
  "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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},
"maker": {
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  "role": "MAKER",
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  "email": "jayaraja@vastukala.org",
  "lastName": "Acharya",
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"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  {
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
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"title": {
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},
{
  "title": {
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    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
},
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    "label": "Registered Valuer"
  },
  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
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  "longitude": "72.9602396682413"
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      "remark": ""
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-03-04T16:17:13.432Z",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2025-03-04",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-03-04",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
  "rateMin": "20000",
  "lumpsumValue": "1",
  "rateMax": "21000",
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    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
  }
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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"finalMeasurementType": "Sq. Ft.",
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
  },
  "village": {
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    "name": "Village",
    "key": "village",
    "value": "Majiwade",
    "label": true
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  "floorNo": {
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    "key": "floorNo",
    "value": "6",
    "label": false
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  "buildingNo": {
    "status": true,
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    "key": "buildingNo",
    "value": "E",
    "label": true
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    "key": "district",
    "value": "Thane",
    "label": true
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"city": {
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "status": false,
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  "key": "tahasilNo",
  "value": "",
  "label": true
},
"taluka": {
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  "name": "Taluka",
  "key": "taluka",
  "value": "Thane",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Ravi Estate Bldg. No. CDEFG Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "value": "",
  "label": true
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"value": "Vartak Nagar, Pokhran Road No. 1",
"label": false
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"street2": {
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  "key": "street2",
  "value": "Opp. Devdaya Nagar",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
},
"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
  "status": false,
  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "189/1/1(pt), 190/(pt), 192/1(pt), 194/5",
  "label": true
},
}
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  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
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  "key": "selectNo",
  "value": "601",
  "label": false
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"municipalityWardNo": {
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  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
  "status": false,
  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
  "status": false,
  "name": "Mouza",
  "key": "mouza",
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"value": "",
"label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
},
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN - 400 606",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "Vitrified_tiles_flooring",
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    "label": "Vitrified tiles flooring"
  },
  "doors": {
    "value": "Teak_wood_door_frame_with_flush_shutters",
    "label": "Teak wood door frame with flush shutters"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
},
"general": {
  "ownership": {
    "value": "Sole_Ownership",
    "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": "Internal Road & Laxmi Narayan Residency",
    "west": "F Wing of Ravi Estate",
    "south": "Ravi Estate Road & Cosmos Paradise Township",
    "east": "D Wing of Ravi Estate"
  }
}

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},
"asPerDocumentAgreement": {
  "north": "By Plot bearing Survey No 192",
  "west": "By 90 ft. wide D. P. Road",
  "south": "By Plot bearing Survey No. 189 & 190",
  "east": "By Plot bearing Survey No. 189/2"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Lift",
    "east": "Flat No. 602",
    "south": "Staircase",
    "west": "Flat No. 603 & 604"
  },
  "asPerDocument": {
    "north": "Information not available",
    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "34.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "897",
  "depreciatedCostOfConstruction": "16803.00",
  "depreciatedBuildingRate": "1703"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "137600",
  "landRate": "41400",
  "igrImage": "cases/67c3150b80561479e1f4cb89/igr_1741154685515_Image.png",
  "squareMeterGuideLineRate": "144480.00",
  "squareFeetGuideLineRate": "13423.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "77",
  "rate": "11220.00",
  "squareFeetGuideLineRate": "11220.00",
  "squareMeterGuideLineRate": "120772.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Customer No. 000018595613",
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"meterCardHolderName": "Chetan Ravindra Savant",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered / Open Parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2002",
    "fullDate": "1/1/2002"
  },
}
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "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",
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"label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"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": "37",
"ageOfBuilding": "23",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "880.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Certificate"
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"routeMap": {
  "routeMapDetail": {
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"routeMapImg": "cases/67c3150b80561479e1f4cb89/
routeMap_1741167506939_Image.png",
"routeLat": "19.216854",
"routeLng": "72.959936",
"stationName": "Thane",
"routeDistance": "5.3 km. ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "a4otwh",
    "name": "a4otwh",
    "image": "cases/67c3150b80561479e1f4cb89/
routeMap_1741167253607_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
```

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"totalKitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalSuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalInteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalExtraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalPotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalOthersRate": "0",
"finalTotal": "14786640.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "14786640.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-03-05T11:54:57.951Z",
  "date": "Wed Mar 05 2025 11:54:58 GMT+0000 (Coordinated Universal Time)",
  "number": "2310873",
  "dayCount": "18",
  "monthCount": "70",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
},
```

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"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"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",
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"isHideFloor": false,
"status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
```

```
    "label": "Passage, Staircase & Lobby Development",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": true,
    "status": false
  },
  "externalDevelopmentFinalFinishing": {
    "label": "External Development & Final Finishing",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": true,
    "status": false
  },
  "workCompleted": {
    "label": "Work Completed (%)",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": true,
    "status": true
  }
},
"guidelineDetails": {
  "finalGuidelineValue": "9873600.00",
  "selectedBuildUpValue": "880.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67c72777e2b36e481ccbf137",
      "name": "externalImg_1741105002854_image.jpeg",
      "path": "cases/67c3150b80561479e1f4cb89/
externalImg_1741105002854_image.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "67c727421b2b0747e201670a",
      "name": "externalImg_1741104923972_image.jpeg",
      "path": "cases/67c3150b80561479e1f4cb89/
externalImg_1741104923972_image.jpeg",
      "orientation": "landscape"
    }
  ]
}
```

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],
"externalPhotos": [
  {
    "status": false,
    "_id": "67c727421b2b0747e201671a",
    "name": "externallmg_1741104946246_image.jpeg",
    "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104946246_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c727421b2b0747e201670b",
    "name": "externallmg_1741104924292_image.jpeg",
    "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104924292_image.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "67c727421b2b0747e201670e",
    "name": "Living Room",
    "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104929812_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c727421b2b0747e2016710",
    "name": "Living Room",
    "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104932577_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c727421b2b0747e2016713",
    "name": "Living Room",
    "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104937709_image.jpeg",
    "orientation": "landscape"
  },
],
```

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{
  "status": false,
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  "name": "Living Room",
  "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104940416_image.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "67c727421b2b0747e2016717",
  "name": "Living Room",
  "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104942957_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c727421b2b0747e2016718",
  "name": "Living Room",
  "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104944132_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c727421b2b0747e2016716",
  "name": "Living Room",
  "path": "cases/67c3150b80561479e1f4cb89/
externallmg_1741104941887_image.jpeg",
  "orientation": "portrait"
}
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19935.00",
    "max": "21564.00"
  },
  "builtUpRateRange": {
    "min": "16613.00",
    "max": "17970.00"
  },
  "saleableRateRange": {
    "min": "13844.00",
    "max": "14975.00"
  }
}
```



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

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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
},
"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": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "880.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c3150b80561479e1f4cb89",
"ownerName": "Mr. Chetan Ravindra Savant",
"ownerPhoneNo": "9619610707",
"appAddress": "Flat no. 601, 6th Floor, Building E, Ravi Estate, Building no. CDEFG
CHS, Vartak Nagar Thane",
"remark": "",
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"documents": [
  {
    "documentType": {
      "label": "Sale Certificate",
      "value": "60ae1262aa6d152c1801b368"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "remark": "Dated 14/02/2020",
      "from": {
        "value": "Authority",
        "label": "Authority"
      },
      "Authority": "Government of Maharashtra, through and Sub-Divisional Officer,
Thane",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Chetan Ravindra Savant"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "914030",
    "path": "cases/67c3150b80561479e1f4cb89/
document_1740838113118_1740838110223_doc6795624.pdf",
    "fileName": "document_1740838113118_1740838110223_doc6795624.pdf"
  },
  {
    "documentType": {
      "label": "Electricity Bill",
      "value": "6077c791395bc80714864a30"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "number": {
        "value": "Consumer_No",
        "label": "Consumer No"
      }
    }
  }
]
```

```
    },
    "Consumer_No": " 000018595613 dated 11/01/2025"
  },
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  "displayStatus": false,
  "id": "466110",
  "path": "cases/67c3150b80561479e1f4cb89/
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  "fileName": "document_1740838151693_1740838148906_IMG_0002.pdf"
},
{
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    "label": "Commencement Certificate",
    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " 93/153/TMC/TDD/1641 dated 02/12/2000"
},
  "isHardCopy": false,
  "displayStatus": true,
  "id": "588685",
  "path": "cases/67c3150b80561479e1f4cb89/document_1741170381469_CC.pdf",
  "fileName": "document_1741170381469_CC.pdf"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
}
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"attachInReport": false,
"inputs": {
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    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " 93/153/TMC/TDD/043 dated 01/10/2002"
},
"isHardCopy": false,
"displayStatus": false,
"id": "822370",
"path": "cases/67c3150b80561479e1f4cb89/document_1741171352017_OC.pdf",
"fileName": "document_1741171352017_OC.pdf"
}
],
"caseNumber": "014632",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "973707",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 01 2025 14:09:15 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Chetan Ravindra Savant",
    "phone": "9619610707",
    "ownershipShare": "",
    "email": "",
    "id": "512537"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
```

```
    "label": "Owner",
    "value": "Owner"
  },
  "_id": "67c725e7e2b36e481ccb0b5",
  "area": "655",
  "providedByName": "Chetan Ravindra Savant",
  "providedByContactNo": "9619610707"
}
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Living Room",
    "length": "15.75",
    "length1": "15",
    "length2": "9",
    "width": "14.00",
    "width1": "14",
    "width2": "00",
    "totalArea": "220.50",
    "images": [],
    "extraAreas": [],
    "finalArea": "220.50"
  },
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "2",
    "name": "Passage",
    "length": "9.67",
    "length1": "9",
    "length2": "8",
    "width": "3.08",
    "width1": "3",
    "width2": "1",
    "totalArea": "29.81",
    "images": [],
    "extraAreas": [],
    "finalArea": "29.81"
  },
  },
}
```

```
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "24.67",
  "images": [],
  "finalArea": "24.67",
  "extraAreas": []
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "12.33",
  "length1": "12",
  "length2": "4",
  "width": "11.00",
  "width1": "11",
  "width2": "00",
  "totalArea": "135.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "135.67"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.42",
  "length1": "12",
  "length2": "5",
```



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"width": "11.25",
"width1": "11",
"width2": "3",
"totalArea": "139.69",
"images": [],
"extraAreas": [],
"finalArea": "139.69"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
  "totalArea": "26.00",
  "images": [],
  "finalArea": "26.00",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Kitchen",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "79.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "79.11"
}
],
"otherComposition": [],
```

```
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Sale Certificate",
      "value": "60ae1262aa6d152c1801b368"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "640151",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "880",
    "squareMeterArea": "81.75",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltpPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "690.00",
      "squareMeterArea": "64.10",
      "expectedRate": "20289.86",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "828.00",
      "squareMeterArea": "76.92",
      "expectedRate": "16908.21",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "993.60",
      "squareMeterArea": "92.31",
      "expectedRate": "14090.18",
      "percentage": "20"
    },
    "printlnReport": true,
    "_id": "67c7ea78d63c0e928fbb44ec",
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"property": "Residential Flat",
"area": "690",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "14000000",
"expectedRate": "20289.86",
"builtUpExpectedRate": "16908.21",
"image": "cases/67c3150b80561479e1f4cb89/
indicator_1741154420721_Image.png",
"squareMeter": "64.10",
"id": "763832"
},
{
"carpetArea": {
"area": "690.97",
"squareMeterArea": "64.19",
"expectedRate": "21563.89",
"percentage": ""
},
"builtUpArea": {
"area": "829.17",
"squareMeterArea": "77.03",
"expectedRate": "17969.78",
"percentage": "20"
},
"saleableArea": {
"area": "995.00",
"squareMeterArea": "92.44",
"expectedRate": "14974.87",
"percentage": "20"
},
"printlnReport": true,
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    "expectedRate": "20035.17",
    "percentage": ""
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    "percentage": "20"
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "14870000",
  "expectedRate": "19934.58",
  "builtUpExpectedRate": "16612.11",
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  "id": "543162"
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},

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    "path": "cases/67c3150b80561479e1f4cb89/
processingDocuments/1741154725779_1740973863278_Summary__chetan.xlsx",
    "size": "1963300",
    "createdAt": "Wed Mar 05 2025 06:05:26 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
  },
  {
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    "filename": "1741173341197_CC.pdf",
    "path": "cases/67c3150b80561479e1f4cb89/
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    "size": "96692",
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    "uploadedBy": "60f91b6f344e052188ffd1fc"
  },
  {
    "originalname": "Dimension.jpeg",
    "filename": "1741173341203_Dimension.jpeg",
    "path": "cases/67c3150b80561479e1f4cb89/
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    "size": "1342789",
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  {
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    "filename": "1741173341340_Electricity_Bull.pdf",
    "path": "cases/67c3150b80561479e1f4cb89/
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    "size": "558337",
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    "size": "697148",
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    "path": "cases/67c3150b80561479e1f4cb89/
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    "size": "9963422",
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    "size": "1771597",
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"leadRemarks": [],
"audioRemarks": [],
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  {
    "createdBy": {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67c527163b4dfe0fe68fbff1",
    "note": "working done. visit pending",
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      "lastName": "Moozhickal",
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    "workType": "CHECKER",
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    "note": "value given for confirmation",
    "taskId": "67c83266a9f50d92cdf39343",
    "createdAt": "2025-03-05T11:53:51.490Z"
  }
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"updatedAt": "2025-03-05T12:04:50.377Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 601, 6th Floor, Building No E, Ravi Estate Bldg. No.
CDEFG Co-op. Hsg. Soc. Ltd., Vartak Nagar, Pokhran Road No. 1, Opp. Devdaya
Nagar, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400
```

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606, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Chetan Ravindra Savant",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "9619610707",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"carpetTotal": "655.4499999999999",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-03-04",
"buildingServicesRate": "2600",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Sale Certificate",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 880.00",
"flatRate": "17700",
"landOtherRate": "15100",
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "20",
"finalBuiltupArea": "786.54",
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"finalSalableArea": "786.54",
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"toBeAdded": "",
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"landDetails": {
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"leaseRent": "",
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"leaseTo": "",
"remainingLeasePeriod": 0,
"leaseDate": ""
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},
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"reportGeneratedDate": "Wed Mar 05 2025 11:54:05 GMT+0000 (Coordinated
Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Living Room	15'9"	14'00"	220.50
Passage	9'8"	3'1"	29.81
Toilet	6'2"	4'0"	24.67
Bedroom	12'4"	11'00"	135.67
Bedroom	12'5"	11'3"	139.69
Toilet	4'4"	6'0"	26.00
Kitchen	10'8"	7'5"	79.11
Other Composition :			