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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
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  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63b66289191f7b344b00dd05"
    },
    "firstName": "vinay Kumar",
    "type": "CREDITOFFICER",
    "_id": "676e48f7277214f54c8e29c1",
    "email": "Kalyan.Navimumbai@bankofindia.co.in",
    "lastName": "Vishwakarma",
    "mobileNo": "",
    "workMobileNo": "8853913545"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
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    "expectedFees": null,
    "quotedAmount": ""
  },
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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": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63b66289191f7b344b00dd05",
  "name": "Kalyan West Branch",
  "branchCode": "",
  "mobileNo": "91-8210658782",
  "alternateMobileNo": "",
  "email": "RbcKalyan.navimumbai@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "2,3,4,5 Manovi Clty Centre R P Road, Shivaji Chawk Kalyan (P)\n"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60e2f4b16576061dae469446",
  "zoneName": "Navi Mumbai Zone"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
"firstName": "Sahadu",
"email": "thoratsahadu8679@gmail.com",
"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
"workWithDocumentMaker": "",
"profilePhoto": "users/64abdb2806d6ec174986d16b/
profilePhoto_1731563513029_image.jpeg"
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "64e5a649daae6a1c98101989",
"role": "SITEENGINEER",
"firstName": "Sameer",
"email": "sameeryp2010@gmail.com",
"lastName": "Parab",
"mobileNo": "8291009567",
"designation": "Site Engineer",
"shortName": "Sameer",
"workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
},
"rateVerifier": null,
"maker": {
"type": "EMPLOYEE",
"_id": "627222afafd7d55eddeddd82",
"role": "FRONTDESK",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvanta",
"mobileNo": "9821518537",
"designation": "",
"shortName": "PS",
"workWithDocumentMaker": "60f915d3f3dd69653a592199",
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"checker": null,
"valuers": [
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"valuersRegistrationNumber": [
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"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
}
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}
]
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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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      "value": "FIIV",
      "label": "FIIV"
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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  {
    "title": {
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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      "label": "Registered Valuer"
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    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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    "PANNo": "AERPC9086P",
    "fatherName": "Baburao"
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"location": {
  "latitude": "19.250607694600365",
  "longitude": "73.13418694967207"
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"geo": {
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"siteVisit": {
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  "schedule": [],
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2025-03-07",
      "remark": ""
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-03-06",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Chikenghar",
    "label": true
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    "key": "floorNo",
    "value": "3",
    "label": false
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    "key": "buildingNo",
    "value": "",
    "label": true
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  "city": {
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"value": "Kalyan (West)",
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  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kalyan",
  "label": true
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"plotNo": {
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  "value": "",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "",
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"label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Beturkar Pada, Near Panchmukhi Hanuman Mandir",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
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  "label": true
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"hissaNo": {
  "status": false,
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"value": "",
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "304",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 301",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
  }
},
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  "label": "Teak Wood Door frame with Solid flush door"
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"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_with_POP_false_Ceiling",
  "label": "Cement Plastering with POP false Ceiling"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Khadakpada Road",
    "west": "Vijay Residency",
    "south": "Chaw1",
    "east": "Gauri Sankul"
  },
  "asPerDocumentAgreement": {
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"north": "Part of and the building there on Balleshwar Apartment together with all
easement and other rights",
"west": "113 Part",
"south": "113 Part",
"east": "Part of Survey No. 113 and the building there on Gauri Sankul"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"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": "",
"compoundWall": ""
},
"apfDetails": {
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"buildings": [],
"compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9710",
  "depreciatedBuildingRate": "2210"
},
"igrRate": {
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  "rate": "63100",
  "landRate": "24000",
  "igrImage": "cases/67c6ca491b2b0747e2012796/igr_1741347758073_Image.png",
  "squareMeterGuideLineRate": "63100.00",
  "squareFeetGuideLineRate": "5862.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
  "rate": "5499.00",
  "squareFeetGuideLineRate": "5499.00",
  "squareMeterGuideLineRate": "59190.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "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",
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"floorSpaceIndex": "As per KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
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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"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
  },
  "planningArea": {
    "value": "Residential",
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"label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"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": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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"visibleDamageInBuilding": {
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  "label": "No"
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"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": "50",
"ageOfBuilding": "10",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1177.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67c6ca491b2b0747e2012796/
routeMap_1741423246279_Image.png",
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"routeLat": "19.250595",
"routeLng": "73.134182",
"stationName": "Kalyan",
"routeDistance": "2.6 Km",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finalLatLng": false
},
"locationMapImg": [
  {
    "id": "1ihd5",
    "name": "1ihd5",
    "image": "cases/67c6ca491b2b0747e2012796/
routeMap_1741422952224_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "9525510.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "9525510.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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"label": "Full Building Rcc",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"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
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"label": "External Plastering",
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"percentage": "0.00",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
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},
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      "orientation": "portrait"
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      "orientation": "portrait"
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    {
      "status": false,
      "_id": "67caabda8037ced5d241679a",
      "name": "externallmg_1741335511992_1741335508053_image_13.jpeg",
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externallmg_1741335511992_1741335508053_image_13.jpeg",
      "orientation": "portrait"
    }
  ]
}
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    },
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      "path": "cases/67c6ca491b2b0747e2012796/
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    },
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      "status": false,
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      "orientation": "portrait"
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      "name": "externallmg_1741335510587_1741335508053_image_4.jpeg",
      "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335510587_1741335508053_image_4.jpeg",
      "orientation": "portrait"
    },
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      "status": false,
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      "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335510472_1741335508053_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67caabda8037ced5d241678e",
      "name": "externallmg_1741335510264_1741335508053_image_1.jpeg",
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externallmg_1741335510264_1741335508053_image_1.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335510706_1741335508053_image_5.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67caabda8037ced5d2416794",
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    "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335510928_1741335508053_image_7.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_1741335511553_1741335508053_image_11.jpeg",
    "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335511553_1741335508053_image_11.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335509842_1741335508053_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "path": "cases/67c6ca491b2b0747e2012796/
externallmg_1741335511258_1741335508053_image_9.jpeg",
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"societyNameBoardImage": [],
"compositionImages": []
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  "builtUpRateRange": {
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    "max": "8797.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
}
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"factorFavoringValue": {
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  "lessValueDetails": [],
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
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"_id": "67c6ca491b2b0747e2012796",
"ownerName": "Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande,
Mrs. Minakshi Sarjerao Waydande & Mr. Prashant Sarjerao Waydande",
"ownerPhoneNo": "9892181278",
"fullAddress": "Residential Flat No. 304, 3rd Floor, Wing - B, Bal Gopal Residency,
Beturkar Pada, Near Panchmukhi Hanuman Mandir, Village - Chikenghar, Taluka -
Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra,
India",
"remark": "",
"documents": [
{
"documentType": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"attachConfig": {
"fromPage": 0,
"toPage": 0
},
"attachInReport": false,
"inputs": {
"documentDate": "09/12/2016",
"from": {
"value": "Developers",
"label": "Developers"
},
"Developers": "M/s. Aakar Enterprises ",
"to": {
"value": "purchaser",
"label": "purchaser"
},
"purchaser": "Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra
Waydande, Mrs. Minakshi Sarjerao Waydande & Mr. Prashant Sarjerao Waydande",
"number": {
"value": "No",
"label": "No"
},
"No": "7474/2016"
},
},
],
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"isHardCopy": false,
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"fileName": "document_1741080985757_agreementpdf.pdf"
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{
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    "value": "60ae1279aa6d152c1801b3d4"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / NRV / BP / KV / 2012 - 2013 / 298 / 156"
},
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"id": "263283",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Sat Mar 08 2025 08:21:55 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
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    "toPage": 0
  }
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    "label": "Kalyan Dombivli Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "KDMC / NRV / CC / KV / 37"
},
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"displayStatus": true,
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"path": "cases/67c6ca491b2b0747e2012796/
document_1741422436241_167514.pdf",
"id": "558737",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Sat Mar 08 2025 08:27:16 GMT+0000 (Coordinated Universal Time)"
}
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  "label": "Retail"
},
"caseNumber": "014678",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
    "id": "824448",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 04 2025 09:39:21 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ravindra Sarjerao Waydande, Mrs. Pradnya Ravindra Waydande, Mrs.
Minakshi Sarjerao Waydande & Mr. Prashant Sarjerao Waydande",
    "phone": "9892181278",
    "ownershipShare": "",
    "email": "",
    "id": "379550"
  }
]
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}
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"proposePurchasers": [],
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      "label": "Square Feet"
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    "name": "Living Room",
    "length": "21.00",
    "length1": "21",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "210.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "210.00"
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  {
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      "label": "Square Feet"
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    "name": "Bedroom",
    "length": "14.00",
    "length1": "14",
    "length2": "00",
    "width": "5.00",
    "width1": "5",
    "width2": "00",
    "totalArea": "70.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "70.00"
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  {
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      "label": "Square Feet"
    },
  },
}
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"id": "2",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "121.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "0",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
  "totalArea": "117.00",
  "images": [],
  "finalArea": "117.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "13",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "70.00",
  "images": [],
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"finalArea": "70.00",
"extraAreas": []
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{
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "13",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
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  "width2": "0",
  "totalArea": "27.00",
  "images": [],
  "finalArea": "27.00",
  "extraAreas": []
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
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"length": "6.00",
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"width1": "6",
"width2": "00",
"totalArea": "36.00",
"images": [],
"extraAreas": [],
"finalArea": "36.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Cupboard",
  "length": "2.00",
  "length1": "2",
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  "width2": "00",
  "totalArea": "14.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.00"
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    "label": "Square Feet"
  },
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  "name": "Cupboard",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "14.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.00"
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```
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "10",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Balcony",
  "length": "13.00",
  "length1": "13",
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"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "13.00",
"images": [],
"extraAreas": [],
"finalArea": "13.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
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  "width1": "6",
  "width2": "0",
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  "images": [],
  "finalArea": "18.00",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Entrance",
      "value": "Entrance"
    },
    "measurementType": {
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      "label": "Square Feet"
    },
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    "length": "13.00",
    "length1": "13",
    "length2": "00",
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"width1": "3",
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"images": [],
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"finalArea": "39",
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
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  "percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
}
```

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  "label": "Square Feet"
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  "toBeAdded": {
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    "value": "Carpet"
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  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "11.00",
  "length1": "11",
  "length2": "00",
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  "width1": "4",
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "91.14",
    "totalAreaDocument": "981",
    "docBultupPercentage": "20",
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    "docFinalBultUpSquareMeter": "109.37",
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      "expectedRate": "9791.92",
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      "expectedRate": "8159.93",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  },
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"floor": "",
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"builtUpExpectedRate": "8159.93",
"image": "cases/67c6ca491b2b0747e2012796/
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"squareMeter": "75.90",
"id": "912217"
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"expectedRate": "9746.19",
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"builtUpArea": {
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"expectedRate": "8121.83",
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"saleableArea": {
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"expectedRate": "0.00",
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"floor": "",
"source": "https://www.99acres.com/",
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  "builtUpArea": {
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    "squareMeterArea": "100.34",
    "expectedRate": "8796.30",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "",
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  "builtUpExpectedRate": "8796.30",
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  "id": "686918"
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{
  "carpetArea": {
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    "area": "940.00",
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    "expectedRate": "9468.09",
    "percentage": ""
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  "builtUpArea": {
    "area": "1128.00",
    "squareMeterArea": "104.79",
    "expectedRate": "7890.07",
    "percentage": "20"
  },
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    "percentage": ""
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  "orientation": "landscape"
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    "orientation": "portrait"
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  {
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},
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    "status": false,
    "_id": "67caabda8037ced5d241679c",
    "name": "externallmg_1741335512562_1741335508053_image_15.jpeg",
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    "orientation": "portrait"
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    "status": false,
    "_id": "67caabda8037ced5d241679e",
    "name": "externallmg_1741335512822_1741335508053_image_17.jpeg",
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externallmg_1741335512822_1741335508053_image_17.jpeg",
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    "_id": "67caabda8037ced5d24167a0",
    "name": "externalImg_1741335513102_1741335508053_image_19.jpeg",
    "path": "cases/67c6ca491b2b0747e2012796/
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    "orientation": "portrait"
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    "filename": "1741347869467_document_.pdf",
    "path": "cases/67c6ca491b2b0747e2012796/
processingDocuments/1741347869467_document_.pdf",
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    "createdAt": "Fri Mar 07 2025 11:44:30 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f9147bf3dd69653a591e8c"
  },
  {
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    "filename": "1741347869775_Ravindra_Waydande_Cal.xlsx",
    "path": "cases/67c6ca491b2b0747e2012796/
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processingDocuments/1741347880764_705.pdf",
    "size": "129524",
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],
"leadRemarks": [],
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  {
    "createdBy": {
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Vinita",
      "lastName": "Surve",
      "profilePhoto": "users/60f9147bf3dd69653a591e8c/
profilePhoto_1668058171670_WhatsApp_Image_20221110_at_105714_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67c6ef441b2b0747e2015ae4",
    "note": "pending visit",
    "taskId": "67c6ca4953081d47e3eee759",
    "createdAt": "2025-03-04T12:17:08.220Z"
  }
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"__v": 0,
"updatedBy": "627222afafd7d55eddedd82",
"addressForMap": "",
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"contactPersonName": "Mr. Sarjerao Waydande",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Father",
"rerald": "",
"siteVisitContactNo": "9892181278",
"siteVisitDate": "2025-03-06",
"buildingServicesRate": "2600",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 981.00",
"flatRate": "10100",
"landOtherRate": "7500",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"carpetTotal": "785",
"extendOfSiteRemark": "\nAll the above areas are within 6% 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.",
"finalBuiltupArea": "1021.90",
"finalCarpetArea": "929.00",
"finalSalableArea": "1124.09",
"otherCarpetTotal": "144.00",
```



"salablePercentage": "10",  
 "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 763.00\nBalcony Area in Sq. Ft.= 61.00\nTerrace Area in Sq. Ft.= 93.00\nDry Balcony Area in Sq. Ft.=12.00\n\nCarpet Area in Sq. Ft. = 781.00\nFlowerbed Area in Sq. Ft.= 100.00\nOpen Terrace Area in Sq. Ft.= 100.00\n",  
 "toBeAdded": "",  
 "briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage + 2 Cupboard + 3 Balcony",  
 "otherCompositionBuiltUpTotal": "0.00",  
 "otherCompositionCarpetTotal": "144.00",  
 "otherCompositionSaleableTotal": "0.00",  
 "reportGeneratedDate": "Sat Mar 08 2025 07:35:52 GMT+0000 (Coordinated Universal Time)"  
 }

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	21'00"	10'00"	210.00
Bedroom	14'00"	5'00"	70.00
Bedroom	11'00"	11'00"	121.00
Bedroom	13'0"	9'0"	117.00
Kitchen	7'0"	10'0"	70.00
Toilet	3'00"	9'00"	27.00
Toilet	3'0"	9'0"	27.00
Passage	6'00"	6'00"	36.00
Cupboard	2'00"	7'00"	14.00
Cupboard	2'00"	7'00"	14.00
Balcony	5'00"	6'00"	30.00
Balcony	3'00"	6'00"	18.00
Balcony	13'00"	1'00"	13.00
Passage	3'0"	6'0"	18.00

Other  
Composition :

Entrance	13'00"	3'00"	39.00
Dry Balcony Area	3'00"	4'00"	12.00
Terrace Area	7'00"	7'00"	49.00
Terrace Area	11'00"	4'00"	44.00