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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "P K ",
    "type": "CREDITOFFICER",
    "_id": "6673c9d559d44b137cf607c6",
    "email": "Kalbadevi.MumbaiSouth@bankofindia.co.in",
    "lastName": "Chaudhary",
    "mobileNo": "",
    "workMobileNo": "9137941408"
  },
  "fees": {
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    "quotedAmount": "0"
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  "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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  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Kalbadevi Branch",
  "email": "Kalbadevi.MumbaiSouth@bankofindia.com",
  "mobileNo": "02222056394",
  "alternateMobileNo": "",
  "address": "Round Building,Shamaldas Gandhi Marg,Mumbai-400002",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "665ac13f42f4717ae30de3d5",
"role": "PICKUPPERSON",
"firstName": "NIDHI",
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"lastName": "KAJWE",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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  "shortName": "PR",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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        "label": "Wealth Tax"
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
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        "title": {
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          "label": "Wealth Tax"
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  "schedule": [
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      "remark": ""
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  "visitedDate": [
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      "dateTime": "2025-03-06T10:41:51.667Z",
      "remark": ""
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    "Value": "Built Up",
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}
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "label": false
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  "value": "Navi Mumbai",
  "label": false
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  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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  "key": "plotNo",
  "value": "83, Sector - 14",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "203",
  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 709",
  "label": false
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  "value": "",
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"flatSpecifications": {
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    "value": "rcc_Slab"
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  "flooring": {
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    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "value": "PowderCoatedAluminiumSliding"
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  "fittings": {
    "label": "Concealed Plumbing with Conduit & Concealed Electrical wiring",
    "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "Proposed Purchaser - Joint Ownership, Seller - Sole Ownership"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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"value": "No",
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  "west": "Gagangiri Maharaj Marg",
  "south": "Vrindavan Heritage CHSL",
  "east": "Venus Residency"
},
"asPerDocumentAgreement": {
  "north": "Plot No. 86",
  "west": "Plot No. 82",
  "south": "9.00 Mtrs Road ",
  "east": "Plot No. 89"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space ",
    "east": "Flat No. 202",
    "south": "Passage ",
    "west": "Staircase "
  },
  "asPerDocument": {
    "north": "Details not available ",
    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18737.5",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
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  "rate": "113000",
  "landRate": "40200",
  "igrImage": "cases/67c83890f81f1392903ada9d/igr_1741603347568_Image.png",
  "squareMeterGuideLineRate": "113000.00",
  "squareFeetGuideLineRate": "10498.00"
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"igrFinalRate": {
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  "depreciationPercentage": "90",
  "rate": "9822.00",
  "squareFeetGuideLineRate": "9822.00",
  "squareMeterGuideLineRate": "105720.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Tenant Occupied",
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"value": "Tenant_Occupied"
},
"monthlyRent": "28,000/- Present rental income per month ",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
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"floorSpaceIndex": "As per NMMC norms",
"tenantName": "Miss. Kinjal Sharma<br />Since - Last 8 Months",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
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    "label": "Plain Looking"
  }
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
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  "fullDate": "1/1/2018"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
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},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"area": "498.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67c83890f81f1392903ada9d/
routeMap_1741672034752_Image.png",
    "routeLat": "19.095333",
    "routeLng": "73.001083",
    "stationName": "Ghansoli",
    "routeDistance": "3.4 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "t8za1h",
      "name": "t8za1h",
      "image": "cases/67c83890f81f1392903ada9d/
routeMap_1741671924891_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
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"wardrobesQty": "0",
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"totalkitchenArrangementsRate": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "1",
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"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "7776270.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-03-11T09:21:42.466Z",
  "date": "Tue Mar 11 2025 09:21:42 GMT+0000 (Coordinated Universal Time)",
  "number": "2310974",
  "dayCount": "8",
  "monthCount": "171",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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"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": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
```

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"isHideFloor": false,
"status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, 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": "4992450.00",
"selectedBuildUpValue": "498.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
"frontPageImages": [
{
"status": false,
"_id": "67c97bd48037ced5d240c93c",
"name": "externalImg_1741257646897_image.jpeg",
"path": "cases/67c83890f81f1392903ada9d/
externalImg_1741257646897_image.jpeg",
"orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
```

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{
  "status": false,
  "_id": "67c97bd48037ced5d240c934",
  "name": "externallmg_1741257636393_image.jpeg",
  "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257636393_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c97bd48037ced5d240c935",
  "name": "externallmg_1741257637847_image.jpeg",
  "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257637847_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c97bd48037ced5d240c932",
  "name": "externallmg_1741257635137_image.jpeg",
  "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257635137_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c97bd48037ced5d240c93b",
  "name": "externallmg_1741257645592_image.jpeg",
  "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257645592_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c97bd48037ced5d240c940",
  "name": "externallmg_1741257652346_image.jpeg",
  "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257652346_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c97bd48037ced5d240c93c",
  "name": "externallmg_1741257646897_image.jpeg",
  "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257646897_image.jpeg",
```

```
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c97bd48037ced5d240c936",
    "name": "externallmg_1741257639207_image.jpeg",
    "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257639207_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c97bd48037ced5d240c93a",
    "name": "externallmg_1741257644212_image.jpeg",
    "path": "cases/67c83890f81f1392903ada9d/
externallmg_1741257644212_image.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "16667.00",
    "max": "20667.00"
  },
  "builtUpRateRange": {
    "min": "13889.00",
    "max": "17223.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"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
  }
},
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"wardrobes": {
  "title": "Wardrobes",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"showcases": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
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"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": "415.00",
"empanelmentNo": [
  "KZO/CR/19-20/582"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c83890f81f1392903ada9d",
"ownerName": "Mrs. Shashilata Ramchandra Yadav",
"ownerPhoneNo": "7021954010",
"appAddress": "Flat No 203 2nd Floor Tulip Residency Co-Operative Housing Society
Ltd Land Bearing Plot No 83 Sector 14 Koperkhairane Navi Mumbai District Raigad -
400709",
"remark": "RV Required 75-80",
"documents": [
  {
    "documentType": {
      "label": "Sale Deed",
      "value": "60ae1245aa6d152c1801b2e3"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    }
  }
],
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"attachInReport": false,
"inputs": {
  "documentDate": "23/05/2019",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Prithviraj Ramchandra Kadam ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mrs. Shashilata Ramchandra Yadav",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "6388 / 2019"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1741668496286_Sale_Deed.pdf",
"path": "cases/67c83890f81f1392903ada9d/
document_1741668496286_Sale_Deed.pdf",
"id": "300208",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 11 2025 04:48:18 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Draft Agreement for sale",
    "value": "60ae1256aa6d152c1801b330"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "remark": " made in the month of March'2025",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mrs. Shashilata Ramchandra Yadav",
    "to": {
```

```
"value": "Transferee",
"label": "Transferee"
},
"Transferee": "Mr. Santosh Pandurang Padolkar & Miss. Ruchika Dadaso Bandgar",
"number": {
"value": "Document_No",
"label": "Document No"
},
"Document_No": "",
},
"isHardCopy": false,
"displayStatus": true,
"id": "337360",
"path": "cases/67c83890f81f1392903ada9d/
document_1741668667170_aGREETmenr.pdf",
"fileName": "document_1741668667170_aGREETmenr.pdf"
},
{
"documentType": {
"label": "Commencement Certificate",
"value": "60ae1247aa6d152c1801b2ea"
},
"attachConfig": {
"fromPage": 0,
"toPage": 0
},
"attachInReport": false,
"inputs": {
"documentDate": "29/10/2015",
"nameOfApprovingAuthority": {
"value": "Navi_Mumbai_Municipal_Corporation.",
"label": "Navi Mumbai Municipal Corporation."
},
"number": {
"value": "No",
"label": "No"
},
},
"No": "NMMC / NRV / B.P / P.K.A - 19051 / 5502 / 2015"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1741668820201_433776.pdf",
"path": "cases/67c83890f81f1392903ada9d/
document_1741668820201_433776.pdf",
"id": "607715",
"uploadedBy": "62fe044a48a26047e6552796",
```

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"createdAt": "Tue Mar 11 2025 04:53:40 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "21/08/2018",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMMC / NRV / SSNR / OC / P.K. 2018BONMMC53829 / 3421 / 2018"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1741669271853_927151.pdf",
"path": "cases/67c83890f81f1392903ada9d/
document_1741669271853_927151.pdf",
"id": "980079",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 11 2025 05:01:12 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Car Parking Allotment Letter",
    "value": "60ae1285aa6d152c1801b40d"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "22/11/2016",
    "remark": " issued by Tulip Developers "
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```
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1741669382424_79810.pdf",
    "path": "cases/67c83890f81f1392903ada9d/document_1741669382424_79810.pdf",
    "id": "226831",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Mar 11 2025 05:03:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "014707",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "396469",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 05 2025 11:42:08 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Shashilata Ramchandra Yadav",
    "phone": "7021954010",
    "ownershipShare": "",
    "email": "",
    "id": "969539"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Santosh Pandurang Padolkar & Miss. Ruchika Dadaso Bandgar",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    }
  },
  "providedBy": {
```

```
    "label": "Owner",
    "value": "Owner"
  },
  "_id": "67c97b287e0bb1d5cc306377",
  "area": "386",
  "providedByName": "Santosh Pandurang Padolkar & Ruchika Dadaso Bandgar",
  "providedByContactNo": "7021954010"
}
],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "8.92",
    "length1": "8",
    "length2": "11",
    "width": "16.92",
    "width1": "16",
    "width2": "11",
    "totalArea": "150.84",
    "images": [],
    "finalArea": "150.84",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Passage",
    "length": "8.92",
    "length1": "8",
    "length2": "11",
    "width": "2.75",
    "width1": "2",
    "width2": "9",
    "totalArea": "24.52",
    "images": [],
    "finalArea": "24.52",
    "extraAreas": []
  },
  },
}
```

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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "62.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "62.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "2.75",
  "length1": "2",
  "length2": "9",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "10.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.31"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
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"width": "3.42",
"width1": "3",
"width2": "5",
"totalArea": "12.53",
"images": [],
"extraAreas": [],
"finalArea": "12.53"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "9.42",
  "width1": "9",
  "width2": "5",
  "totalArea": "93.38",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "67cfc8968037ced5d243dc94",
      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "18.00",
      "length1": "18",
      "length2": "00",
      "width": "1.00",
      "width1": "1",
      "width2": "00",
      "totalArea": "18.00"
    }
  ],
  "finalArea": "111.38"
}
],
"otherComposition": [
  {
```

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"toBeAdded": {
  "label": "Carpet",
  "value": "Carpet"
},
"name": {
  "label": "Dry Balcony Area",
  "value": "Dry_Balcony_Area"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "0",
"length": "2.25",
"length1": "2",
"length2": "3",
"width": "6.00",
"width1": "6",
"width2": "00",
"totalArea": "13.50",
"images": [],
"extraAreas": [],
"finalArea": "13.5",
"percentageBeforeTotal": "13.50",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Draft Agreement for sale",
    "value": "60ae1256aa6d152c1801b330"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "219700",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "415",
  "squareMeterArea": "38.55",
  "docFinalBuiltUp": "498",
  "docFinalBuiltUpSquareMeter": "46.26",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "710.00",
"squareMeterArea": "65.96",
"expectedRate": "19014.08",
"percentage": ""
},
"builtUpArea": {
"area": "852.00",
"squareMeterArea": "79.15",
"expectedRate": "15845.07",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "67cec3428037ced5d243867a",
"property": "Residential Flat",
"area": "710",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "13500000",
"expectedRate": "19014.08",
"builtUpExpectedRate": "15845.07",
"image": "cases/67c83890f81f1392903ada9d/
indicator_1741602299691_Image.png",
"squareMeter": "65.96",
"id": "264928"
},
{
"carpetArea": {
"area": "750.00",
```

```
"squareMeterArea": "69.68",
"expectedRate": "20666.67",
"percentage": ""
},
"builtUpArea": {
  "area": "900.00",
  "squareMeterArea": "83.61",
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    "squareMeterArea": "40.13",
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processingDocuments/1741603390766_Calculation_Sheet_NEW.xlsx",
    "size": "1170491",
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    "display": true,
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  {
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 203, 2nd Floor, Tulip Residency Co-Op. Hsg. Soc.
Ltd., Plot No. 83, Sector - 14, Village - Koparkhairane, Taluka - Thane, District - Thane,
Navi Mumbai, PIN - 400 709, State - Maharashtra, Country - India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Babalu Tiwari",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "Mr. Santosh Pandurang Padolkar & Miss. Ruchika Dadaso
Bandgar",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Broker",
"reald": "",
"siteVisitContactNo": "9967928036",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Toilet +
Bathroom",
"carpetTotal": "372",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-03-06",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 415.00",
"flatRate": "19000",
"landOtherRate": "16500",
"shopDetails": {
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    "value": "Independent_Building"
  }
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    "builtupPercentage": "10",
    "extendOfSiteRemark": "\nAll the above areas are within 7% of the Agreement for Sale
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Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
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    "finalCarpetArea": "385.50",
    "finalSalableArea": "466.46",
    "salablePercentage": "10",
    "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 372.00\nDry Balcony Area in Sq.
Ft. = 13.00\n\n",
    "toBeAdded": "",
    "otherCompositionBuiltUpTotal": "0.00",
    "otherCompositionCarpetTotal": "13.50",
    "otherCompositionSaleableTotal": "0.00",
    "finalSaleablePercentage": "0",
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        "value": "Free_Hold"
      }
    },
    "leaseDetails": {
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      "lesseeName": "",
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      "leaseRent": "",
      "leasePeriod": 0,
      "leaseFrom": "",
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      "remainingLeasePeriod": 0,
      "leaseDate": ""
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  }
}
}

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Name	Length	Width	Total
Composition :			
Living Room	8'11"	16'11"	150.84
Passage	8'11"	2'9"	24.52
Kitchen	8'11"	7'00"	62.42
Toilet	2'9"	3'9"	10.31

Bathroom	3'8"	3'5"	12.53
Bedroom	9'11"	9'5"	93.38
Other Composition :			
Dry Balcony Area	2'3"	6'00"	13.50