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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Prabhat",
    "type": "CREDITOFFICER",
    "_id": "66b076c4db97d2612050929a",
    "email": "ubin0551309@unionbankofindia.bank",
    "lastName": "kumar",
    "mobileNo": "",
    "workMobileNo": "9775801034"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
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    "expectedFees": null,
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"organization": {
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  "name": "Mumbai",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "UMFB Branch Nashik",
  "branchCode": "551309",
  "mobileNo": "0253-2365422",
  "alternateMobileNo": "",
  "email": "cbsnasikssi@unionbankofindia.com",
  "fax": "0253-2365422",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "B-50, NICE, A Road, NICE, MIDC, K.P.Industries Compound, Satpur,
Nashik, , Maharashtra.\nNASIK\nPincode: 422007"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "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",
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  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
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          "label": "Wealth Tax"
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      "_id": "6084131a13f01f158c6ea1f3",
      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
      "designation": "CMD",
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            "label": "Wealth Tax"
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      "remark": ""
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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    "value": "India",
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  "value": "A",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "taluka",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "label": true
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Mulund (West)",
  "label": false
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    "value": "rcc_Slab"
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    "value": "Vitrified_tile_flooring"
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    "value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
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  "windows": {
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    "value": "PowderCoatedAluminiumSliding"
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  "fittings": {
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  "value": "Urban"
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  "value": "MCGM"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "N.S Road",
  "west": "Karuna Bhuvan CHSL",
  "south": "Open Plot",
  "east": "Ram Jyoti Building"
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"asPerDocumentAgreement": {
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  "west": "Details Not available",
  "south": "Details Not available",
  "east": "Details Not available"
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"unitBoundaries": {
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    "east": "Marginal Open Space ",
    "south": "Staircase",
    "west": "Flat No. 201"
  },
  "asPerDocument": {
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    "east": "Details Not available",
    "south": "Details Not available",
    "west": "Details Not available"
  },
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  "privateCars": {
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"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "36",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19100",
  "depreciatedBuildingRate": "1600"
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  "landRate": "64240",
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  "squareMeterGuideLineRate": "132680.00",
  "squareFeetGuideLineRate": "12326.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "116254.00"
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    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
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  "waterTank": {
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    "value": "MunicipalWaterSupply"
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"label": "No",
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"carParking": "Stilt Parking",
"constructionWorkStatus": {
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2001",
  "fullDate": "1/1/2001"
},
"planningArea": {
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  "value": "Residential"
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
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  "value": "Standard",
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"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,
"ageOfBuilding": "24",
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"totalLifeBuilding": "60",
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"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "6",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "1127.00",
  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1741410574859_Image.png",
    "routeLat": "19.176208",
    "routeLng": "72.953205",
    "stationName": "Mulund",
    "routeDistance": "600 Mts.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
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    "name": "tlj37",
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"valuation": {
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "othersRate": "0",
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  "finaltotal": "21525700.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "95",
  "bookValue": "0",
  "finalValue": "21525700.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
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"datetime": "2025-03-08T06:46:08.290Z",
"date": "Sat Mar 08 2025 06:46:08 GMT+0000 (Coordinated Universal Time)",
"number": "2310935",
"dayCount": "5",
"monthCount": "132",
"generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"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": {
    "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",
  "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
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "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": "12171600.00",
  "selectedBuildUpValue": "1127.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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{
  "status": false,
  "_id": "67c9eb7e021414d63cde0773",
  "name": "externalImg_1741286249357_image.jpeg",
  "path": "cases/67c99c127e0bb1d5cc3092b2/
externalImg_1741286249357_image.jpeg",
  "orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "67c9eb7e021414d63cde0767",
    "name": "Living Room",
    "path": "cases/67c99c127e0bb1d5cc3092b2/
externalImg_1741286231972_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c9eb7e021414d63cde076d",
    "name": "Living Room",
    "path": "cases/67c99c127e0bb1d5cc3092b2/
externalImg_1741286239423_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c9eb7e021414d63cde0765",
    "name": "Living Room",
    "path": "cases/67c99c127e0bb1d5cc3092b2/
externalImg_1741286228877_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67c9eb7e021414d63cde0764",
    "name": "Living Room",
    "path": "cases/67c99c127e0bb1d5cc3092b2/
externalImg_1741286227087_image.jpeg",
    "orientation": "landscape"
  },
}
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{
  "status": false,
  "_id": "67c9eb7e021414d63cde076b",
  "name": "Living Room",
  "path": "cases/67c99c127e0bb1d5cc3092b2/
externallmg_1741286237147_image.jpeg",
  "orientation": "portrait"
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{
  "status": false,
  "_id": "67c9eb7e021414d63cde076f",
  "name": "Living Room",
  "path": "cases/67c99c127e0bb1d5cc3092b2/
externallmg_1741286242137_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c9eb7e021414d63cde0774",
  "name": "Living Room",
  "path": "cases/67c99c127e0bb1d5cc3092b2/
externallmg_1741286253197_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "67c9eb7e021414d63cde0773",
  "name": "Living Room",
  "path": "cases/67c99c127e0bb1d5cc3092b2/
externallmg_1741286249357_image.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "67c9eb7e021414d63cde0772",
  "name": "Living Room",
  "path": "cases/67c99c127e0bb1d5cc3092b2/
externallmg_1741286246187_image.jpeg",
  "orientation": "portrait"
}
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "22734.00",
    "max": "28814.00"
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    },
    "builtUpRateRange": {
      "min": "18945.00",
      "max": "24012.00"
    },
    "saleableRateRange": {
      "min": "15788.00",
      "max": "20010.00"
    }
  },
  "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",
      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
    "superfineFinish": {
      "title": "Superfine finish",
      "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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": {
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    "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,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "true",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1127.00",
"empanelmentNo": [
  "RO/CR/30129/ 2020-21"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"invoiceIds": [],
"paymentIds": [],
"_id": "67c99c127e0bb1d5cc3092b2",
"ownerName": "Shri. Ravindra Sudam Patil ",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9890402791",
"contactPersonName": "Shri. Pritesh Abhvnkar",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Shri. Ravindra Sudam Patil ",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "528237"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Staff",
"fullAddress": "Residential Flat No. 202 & 202 A, 2nd Floor, Building No A, Neelkanth
Dhara Co-Op Hsg. Soc. Ltd., N. S. Road, Opp. Dhanwantrary Hospital, Village - Mulund,
Mulund (West), Taluka - Kurla, District - Mumbai Suburban, Pin - 400080, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Sale Deed",
      "value": "60ae1245aa6d152c1801b2e3"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "04/07/2023",
      "remark": "(For Flat No 202)",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Smt. Bhavana Uday Lakhani & Mrs. Manisha Hitendra Lakhani",
      "to": {
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    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Shri. Ravindra Sudam Patil",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "15783/2023"
},
"isHardCopy": false,
"displayStatus": false,
"id": "389233",
"path": "cases/67c99c127e0bb1d5cc3092b2/
document_1741265846995_A202_mumbai_0001.pdf",
"fileName": "document_1741265846995_A202_mumbai_0001.pdf"
},
{
  "documentType": {
    "label": "Sale Deed",
    "value": "60ae1245aa6d152c1801b2e3"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "04/08/2023",
    "remark": "for Flat No. 202 A",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Smt. Bhavana Uday Lakhani & Mrs. Manisha Hitendra Lakhani",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Shri. Ravindra Sudam Patil",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "15786/2023"
  },
}
```

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    "isHardCopy": false,
    "displayStatus": false,
    "id": "544549",
    "path": "cases/67c99c127e0bb1d5cc3092b2/
document_1741411643590_document_1741265846995_A202_mumbai_0001_1.pdf",
    "fileName":
"document_1741411643590_document_1741265846995_A202_mumbai_0001_1.pdf"
  },
  {
    "documentType": {
      "label": "Society Share Certificate",
      "value": "60ae1248aa6d152c1801b2ef"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "01/05/2024",
      "nameOfApprovingAuthority": {
        "value": "SOCIETY",
        "label": "SOCIETY"
      },
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Shri. Ravindra Sudam Patil ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1741412112463_share.pdf",
    "path": "cases/67c99c127e0bb1d5cc3092b2/document_1741412112463_share.pdf",
    "id": "502224",
    "uploadedBy": "62691c48afd7d55eddecfda3",
    "createdAt": "Sat Mar 08 2025 05:35:12 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
```

```
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "03/10/2001",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 3997 / BPES / AT"
},
"isHardCopy": false,
"displayStatus": false,
"id": "792825",
"path": "cases/67c99c127e0bb1d5cc3092b2/
document_1741413869761_137173.pdf",
"fileName": "document_1741413869761_137173.pdf"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"reald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "014732",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "617340",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Thu Mar 06 2025 12:58:58 GMT+0000 (Coordinated Universal Time)"
  }
],
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"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67c9eaae7e0bb1d5cc309b86",
    "area": "828",
    "providedByName": "Shri Ravindra Sudam Patil",
    "providedByContactNo": "0000000000"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "3",
    "name": "Living Room",
    "length": "15.92",
    "length1": "15",
    "length2": "11",
    "width": "13.83",
    "width1": "13",
    "width2": "10",
    "totalArea": "220.18",
    "images": [],
    "finalArea": "220.18",
    "extraAreas": []
  },
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "2",
    "name": "Bedroom",
    "length": "10.83",
    "length1": "10",
    "length2": "10",
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"width": "15.00",
"width1": "15",
"width2": "00",
"totalArea": "162.50",
"images": [],
"extraAreas": [],
"finalArea": "162.50"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "0",
  "width": "5.83",
  "width1": "5",
  "width2": "10",
  "totalArea": "40.83",
  "images": [],
  "finalArea": "40.83",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "bedroom",
  "length": "13.83",
  "length1": "13",
  "length2": "10",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
  "totalArea": "147.55",
  "images": [],
  "extraAreas": [],
  "finalArea": "147.55"
},
{
  "measurementType": {
```



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    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "13.83",
  "width1": "13",
  "width2": "10",
  "totalArea": "108.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "108.36"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "8.83",
  "width1": "8",
  "width2": "10",
  "totalArea": "52.26",
  "images": [],
  "extraAreas": [],
  "finalArea": "52.26"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "6.42",
  "width1": "6",
```

```
"width2": "5",
"totalArea": "39.57",
"images": [],
"extraAreas": [],
"finalArea": "39.57"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Passage",
    "value": "Passage"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "0",
  "length": "11.17",
  "length1": "11",
  "length2": "2",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "58.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "58.62",
  "percentageBeforeTotal": "58.62",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Sale Deed",
    "value": "60ae1245aa6d152c1801b2e3"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
  "id": "530027",
  "selectAreaTypeDocument": "Saleable",
  "totalAreaDocument": "1127",
  "squareMeterArea": "104.7",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "885.00",
      "squareMeterArea": "82.22",
      "expectedRate": "28813.56",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1062.00",
      "squareMeterArea": "98.66",
      "expectedRate": "24011.30",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1274.40",
      "squareMeterArea": "118.40",
      "expectedRate": "20009.42",
      "percentage": "20"
    }
  },
  "printlnReport": true,
  "_id": "67cae769021414d63cdeac67",
  "property": "Residential Flat",
  "area": "1062",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "25500000",
  "expectedRate": "28813.56",
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"builtUpExpectedRate": "25500000",
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"squareMeter": "98.66",
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{
"carpetArea": {
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"squareMeterArea": "91.43",
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"area": "1181.00",
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"saleableArea": {
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  "builtUpArea": {
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},
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    "orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [
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    "originalname": "Ravindra Sudam Patil - Flat No. 202 - Union Bank of India ( Jail
Road Branch ).xlsx",
    "filename": "1741350737464_Ravindra_Sudam_Patil____Flat_No_202____Union_Ba
nk_of_India__Jail_Road_Branch_.xlsx",
    "path": "cases/67c99c127e0bb1d5cc3092b2/processingDocuments/1741350737464
_Ravindra_Sudam_Patil____Flat_No_202____Union_Bank_of_India__Jail_Road_Branc
h_.xlsx",
    "size": "2227748",
    "createdAt": "Fri Mar 07 2025 12:32:17 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
  },
  {
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    "filename": "1741417007732_Flat_No_202_A.pdf",
    "path": "cases/67c99c127e0bb1d5cc3092b2/
processingDocuments/1741417007732_Flat_No_202_A.pdf",
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    "createdAt": "Sat Mar 08 2025 06:56:51 GMT+0000 (Coordinated Universal Time)",
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  }
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"leadRemarks": [],
"audioRemarks": [],
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    "firstName": "Binumon",
    "lastName": "Moozhickal",
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  "note": "Value given for confirmation",
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  "createdAt": "2025-03-07T07:37:22.396Z"
}
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"updatedAt": "2025-03-08T07:13:46.349Z",
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"addressForMap": "",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 3 Toilet + bedroom",
"carpetTotal": "771.25",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "58.62",
"siteVisitDate": "2025-03-04",
"buildingServicesRate": "2500",
"finalAreaType": "Saleable Area",
"finalAsPerArea": "Sale Deed",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Saleable Area in Sq. Ft. = 1127.00",
"flatRate": "20000",
"landOtherRate": "17500",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "58.62",
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"builtupPercentage": "10",
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"finalCarpetArea": "829.87",
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"finalSalableArea": "1004.14",
"salablePercentage": "10",
"toBeAdded": "",
"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"extendOfSiteRemark": "Saleable area in Sq. Ft. = 564.00 (Flat No. 202)\nSaleable area in Sq. Ft. = 563.00 ( Flat No. 202 A)\nTotal Saleable Area in Sq.Ft = 1127.00 ",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 421.00 (Flat No. 202)\nCarpet Area in Sq. Ft. = 407.00 (Flat No. 202 A)",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Sat Mar 08 2025 04:54:36 GMT+0000 (Coordinated Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Living Room	15'11"	13'10"	220.18
Bedroom	10'10"	15'00"	162.50
Toilet	7'0"	5'10"	40.83
bedroom	13'10"	10'8"	147.55
Kitchen	7'10"	13'10"	108.36
Toilet	5'11"	8'10"	52.26
Toilet	6'2"	6'5"	39.57

Other
Composition :

Passage	11'2"	5'3"	58.62
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