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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Housing Loan"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "64353bf7a99b2228209dbc5f"
    },
    "firstName": "Vaijayanti ",
    "type": "CREDITOFFICER",
    "_id": "64353bf7a99b2228209dbc61",
    "lastName": "Khade",
    "mobileNo": "",
    "workMobileNo": "0000000000",
    "email": "vjbhiw@bankofbaroda.com"
  },
  "fees": {
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    "discussWithPerson": "",
    "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": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "64353bf7a99b2228209dbc5f",
  "name": "old Jakatnaka Branch\t",
  "branchCode": "",
  "mobileNo": "02522252724\t",
  "alternateMobileNo": "",
  "email": "vjbhiw@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Old Jakatnaka Branch , SHop No 1 & 2, Konark Arcade, Near Bhiwandi
Municipal Corporation, Bhiwandi, 4211302"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
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  "value": "Residential"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/64abdb2806d6ec174986d16b/
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
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"designation": ""
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"valuersRegistrationNumber": [
{
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"label": "Registered Valuer"
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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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"number": "IBBI/RV/07/2018/10366"
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"title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "title": {
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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",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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]
},
"clientType": {
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  "label": "BANK"
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"location": {
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"geo": {
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"siteVisit": {
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  "schedule": [],
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      "remark": ""
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      "dateTime": "2025-03-10",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2025-03-11",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "rateMax": "24000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "1 BHK"
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  "underConstruction": false
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  "value": "India",
  "label": false
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  "key": "village",
  "value": "Majiwade",
  "label": true
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  "label": false
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  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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  "status": true,
  "name": "City",
  "key": "city",
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"label": false
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  "label": true
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  "key": "taluka",
  "value": "Thane",
  "label": true
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  "value": "",
  "label": true
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Serein Phase I",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "value": "Serein Co.-Op. Hsg. Soc. Ltd., Opp. Bethany Hospital",
  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "newSurveyNumber",
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288/2D/1B",
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  "value": "",
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1501",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
},
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "Vitrified Tile Flooring",
    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
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    "value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
  }
}
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"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
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  "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
},
"finishing": {
  "value": "Cement_Plastering_+_POP_Finish",
  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
    "value": "Joint_Ownership",
    "label": "Joint Ownership"
  },
  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Tower No 3, Serein ",
    "south": "Garden",
    "east": "Wadhwa Project"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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}
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"unitBoundaries": {
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    "north": "Flat No. 1502",
    "east": "Staircase",
    "south": "Flat No. 1503 & 1504",
    "west": "Passage"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "The said valuation is inclusive of 1 car parking.",

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"depreciationPercentage": "",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "144500",
  "landRate": "56200",
  "igrImage": "cases/67ceb78a021414d63cdff8c5/igr_1741773402540_Image.png",
  "squareMeterGuideLineRate": "158950.00",
  "squareFeetGuideLineRate": "14767.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "14290.00",
  "squareMeterGuideLineRate": "153813.00",
  "squareFeetGuideLineRate": "14290.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "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",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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"marketabilityList": {
  "value": "Good",
  "label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "One Car Parking No. S189 UG Tower 4",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2022",
    "fullDate": "1/1/2022"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  }
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},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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"value": "0",
"label": "No"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "Lower_Ground___Upper_Ground _Ground",
"label": "Lower Ground + Upper Ground + Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "0",
"noOfPodium": "1",
"noOfAmenityFloors": "0",
"noOfFloors": "31",
"flatFloorNo": "15",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "572.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67ceb78a021414d63cdff8c5/
routeMap_1741770945722_Image.png",
"routeLat": "19.221833",
"routeLng": "72.964483",
"stationName": "Thane",
"routeDistance": "5.1 Km",
"routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "gcyd9",
    "name": "gcyd9",
    "image": "cases/67ceb78a021414d63cddf8c5/
routeMap_1741770821577_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "11448000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "11448000.00"
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"outward": {
  "status": true,
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  "datetime": "2025-03-12T11:39:25.081Z",
  "date": "Wed Mar 12 2025 11:39:25 GMT+0000 (Coordinated Universal Time)",
  "number": "2310994",
  "dayCount": "13",
  "monthCount": "191",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
}
```

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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"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",
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"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",
  "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": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
```

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"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "10.00",
"isHideFloor": true,
"status": true
}
},
"guidelineDetails": {
"finalGuidelineValue": "8179596.00",
"selectedBuildUpValue": "572.40",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
"frontPageImages": [
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"status": false,
"_id": "67d021e97e0bb1d5cc335328",
"name": "externalimg_1741693288521_image.jpeg",
"path": "cases/67ceb78a021414d63cdff8c5/
externalimg_1741693288521_image.jpeg",
"orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
{
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"_id": "67d021e97e0bb1d5cc335328",
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"path": "cases/67ceb78a021414d63cdff8c5/
externalimg_1741693288521_image.jpeg",
"orientation": "portrait"
},
{
"status": false,
"_id": "67d021e97e0bb1d5cc33532c",
"name": "externalimg_1741693317884_image.jpeg",
"path": "cases/67ceb78a021414d63cdff8c5/
externalimg_1741693317884_image.jpeg",
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335339",
    "name": "externallmg_1741693388621_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693388621_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc33532d",
    "name": "externallmg_1741693321955_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693321955_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335337",
    "name": "externallmg_1741693361992_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693361992_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335335",
    "name": "externallmg_1741693357159_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693357159_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335331",
    "name": "externallmg_1741693337372_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693337372_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335332",
    "name": "externallmg_1741693343359_image.jpeg",
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    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693343359_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335330",
    "name": "externallmg_1741693333726_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693333726_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc33532f",
    "name": "externallmg_1741693330987_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693330987_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67d021e97e0bb1d5cc335334",
    "name": "externallmg_1741693352130_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externallmg_1741693352130_image.jpeg",
    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "22099.00",
    "max": "25785.00"
  },
  "builtUpRateRange": {
    "min": "20090.00",
    "max": "23441.00"
  },
  "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
  },
  "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",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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```
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
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"additionValueDetails": [],
"lessValueDetails": [],
"totalValue": 0,
"additionTotalValue": 0,
"lessTotalValue": 0,
"presentMarketValue": 0
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "477.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67ceb78a021414d63cdf8c5",
"ownerName": "Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale",
"ownerPhoneNo": "9096690222",
"fullAddress": "Residential Flat No. 1501, 15th Floor, Building No 4, Serein Phase I,
Serein Co.-Op. Hsg. Soc. Ltd., Opp. Bethany Hospital, Pokharan Road No. 2, Village -
Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 610, State -
Maharashtra, India",
```

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"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "27/02/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Aniket Ashwinikumar Kakatkar",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1614/2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "712555",
    "path": "cases/67ceb78a021414d63cdff8c5/
document_1741600645366_Agreement_copy_Sharad.pdf",
    "fileName": "document_1741600645366_Agreement_copy_Sharad.pdf"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
  },
}
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"attachInReport": false,
"inputs": {
  "documentDate": "29/12/2022",
  "nameOfApprovingAuthority": {
    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "V_P_No_",
    "label": "V.P. No."
  },
  "V_P_No_": "S04 / 0087 / 15 / TMC / TDD / OCC / 1111 / 22"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1741769747073_121195.pdf",
"path": "cases/67ceb78a021414d63cdff8c5/
document_1741769747073_121195.pdf",
"id": "845924",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Wed Mar 12 2025 09:05:13 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Maintenance Bill",
    "value": "60ae125eaa6d152c1801b353"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "05/02/2025",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    }
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1741770299469_180517.pdf",
  "path": "cases/67ceb78a021414d63cdff8c5/
document_1741770299469_180517.pdf",
  "id": "746910",
  "uploadedBy": "627222afafd7d55eddeddd82",
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"createdAt": "Wed Mar 12 2025 09:05:13 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014807",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
    "id": "612669",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 10 2025 09:57:30 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale",
    "phone": "9096690222",
    "ownershipShare": "",
    "email": "",
    "id": "547039"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67cf2c528037ced5d243bf66",
    "area": "1",
    "providedByName": "Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale",
    "providedByContactNo": "9096690222"
  },
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    }
  }
]
```

```
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67d088327e0bb1d5cc336d9f",
    "area": "438",
    "providedByName": "Mr. Sharad Dilip Ukkawale & Mrs. Anju Sharad Ukkawale",
    "providedByContactNo": "9096690222"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Living Room",
    "length": "14.00",
    "length1": "14",
    "length2": "0",
    "width": "10.00",
    "width1": "10",
    "width2": "0",
    "totalArea": "140.00",
    "images": [],
    "finalArea": "140.00",
    "extraAreas": []
  },
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "11.00",
    "length1": "11",
    "length2": "00",
    "width": "11.00",
    "width1": "11",
    "width2": "00",
    "totalArea": "121.00",
    "images": [],
    "extraAreas": []
  }
]
```

```
"finalArea": "121.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "63.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "5.00",
```



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"length1": "5",
"length2": "0",
"width": "6.00",
"width1": "6",
"width2": "0",
"totalArea": "30.00",
"images": [],
"finalArea": "30.00",
"extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "34.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.00"
}
```

```
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "675006",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "477",
    "squareMeterArea": "44.31",
    "docFinalBuiltUp": "572.4",
    "docFinalBuiltUpSquareMeter": "53.172000000000004",
    "docBuiltpPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "446.00",
      "squareMeterArea": "41.43",
      "expectedRate": "25784.75",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "490.60",
      "squareMeterArea": "45.58",
      "expectedRate": "23440.68",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": "0"
    }
  },
]
```

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"printlnReport": true,
"_id": "67d175ecca9127630f5dd9ef",
"property": "Flat",
"area": "446",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "28 Floor",
"source": "https://www.99acres.com/",
"expectedPrice": "11500000",
"expectedRate": "25784.75",
"builtUpExpectedRate": "23440.68",
"image": "cases/67ceb78a021414d63cdff8c5/
indicator_1741772815547_Image.png",
"squareMeter": "41.43",
"id": "514586"
},
{
  "carpetArea": {
    "area": "446.00",
    "squareMeterArea": "41.43",
    "expectedRate": "25560.54",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "490.60",
    "squareMeterArea": "45.58",
    "expectedRate": "23236.85",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": "0"
  },
  "printlnReport": true,
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  "area": "446",
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"expectedPrice": "11400000",
"expectedRate": "25560.54",
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{
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"expectedRate": "22443.86",
"percentage": ""
},
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"area": "832.70",
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"saleableArea": {
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"expectedPrice": "16990000.00",
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  "builtUpArea": {
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    "squareMeterArea": "48.64",
    "expectedRate": "20089.57",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "areaType": "Carpet",
  "floor": "27",
  "source": "Index_no.2",
  "expectedPrice": "10518900.00",
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  "builtUpExpectedRate": "20089.57",
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}
```

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},
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},
{
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externalimg_r_1741719705121_image.jpeg",
    "path": "cases/67ceb78a021414d63cdff8c5/
externalimg_r_1741719705121_image.jpeg",
    "orientation": "portrait"
  },
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    "path": "cases/67ceb78a021414d63cdff8c5/
externalimg_r_1741719718208_image.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
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    "originalname": "Summary - sharad.xlsx",
    "filename": "1741756701674_Summary__sharad.xlsx",
    "path": "cases/67ceb78a021414d63cdff8c5/
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    "size": "2045945",
    "createdAt": "Wed Mar 12 2025 05:18:21 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },

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  "size": "16020",
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}
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"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
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    "display": true,
    "status": true,
    "_id": "67d119307e0bb1d5cc339380",
    "note": "1.14 cr shared",
    "taskId": "67ceb7da8037ced5d2436c86",
    "createdAt": "2025-03-12T05:18:40.742Z"
  }
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"updatedAt": "2025-03-12T12:00:50.123Z",
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"updatedBy": "5fc78e26625ecd20ec1f88e9",
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"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Sharad Dilip Ukkawale ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerId": ""
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"siteVisitContactNo": "9096690222",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage +
Balcony",
"carpetTotal": "439",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2025-03-11",
"reportGeneratedDate": "Wed Mar 12 2025 09:05:20 GMT+0000 (Coordinated
Universal Time)",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"builtupPercentage": "10",
"finalBuiltupArea": "482.90",
"finalCarpetArea": "439.00",
"finalSalableArea": "531.19",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "RERA Carpet Area in Sq. Ft. = 447.00\nBalcony / Utility Area
in Sq. Ft.= 30.00\n\nAll the above areas are within 9% of the Agreement for Sale Area.
The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 405.00\nBalcony Area in Sq. Ft.=
34.00\n\n",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 477.00",
"buildingServicesRate": "2600",
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"flatRate": "24000",
"landOtherRate": "21400"

}

| Name | Length | Width | Total |
|------------------------|---------------|--------------|--------------|
| Composition : | | | |
| Living Room | 14'0" | 10'0" | 140.00 |
| Bedroom | 11'00" | 11'00" | 121.00 |
| Kitchen | 9'00" | 7'00" | 63.00 |
| Toilet | 5'00" | 6'00" | 30.00 |
| Toilet | 5'0" | 6'0" | 30.00 |
| Passage | 3'00" | 7'00" | 21.00 |
| Balcony | 17'00" | 2'00" | 34.00 |
| Other Composition : | | | |