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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Avinash",
    "type": "CREDITOFFICER",
    "_id": "675287fccfae933db22a82ff",
    "email": "avinash.bhosle.ssl@gmail.com",
    "lastName": "Bhosle",
    "mobileNo": "",
    "workMobileNo": "9167389229"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Avinash",
    "expectedFees": null,
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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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
  "workWithDocumentMaker": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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"maker": {
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  "role": "MAKER",
  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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"valuers": [
  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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          "label": "IBBI"
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        "number": "IBBI/RV/07/2018/10366"
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  }
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    },
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      "number": "CAT-I-F-1763"
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    {
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        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
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  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
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"clientType": {
  "label": "Bank",
  "value": "BANK"
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"location": {
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  "longitude": "72.92905759066343"
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"geo": {
  "type": "Point",
  "coordinates": [
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72.92905759066343,
19.154093785669872
]
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"siteVisit": {
  "siteVisitStatus": true,
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      "dateTime": "2025-03-16",
      "remark": ""
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      "dateTime": "2025-03-15",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-03-14",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-03-14",
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      "dateTime": "2025-03-15",
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  "schedule": [],
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Bhandup",
    "label": true
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  "floorNo": {
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    "value": "",
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    "label": true
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"tahasilNo": {
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  "value": "",
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  "key": "taluka",
  "value": "Kurla",
  "label": true
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  "value": "",
  "label": true
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  "value": " Marathon Neohills",
  "label": false
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  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
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  "value": "",
  "label": true
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  "name": "Hissa No.",
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"key": "hissaNo",
"value": "",
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"CTSNo": {
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  "key": "CTSNo",
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  "label": true
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"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "1502",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "S",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "Bhandup (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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"value": "Teak_Wood_Door_frame_with_Solid_flush_door",
"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
"value": "Proposed_Powder_coated_aluminium_sliding_windows",
"label": "Proposed Powder coated aluminium sliding windows"
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"fixtures": {
"value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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"label": "Cement Plastering + POP Finish"
}
},
"general": {
"ownership": {
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"label": "Sole Ownership"
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"populationClassList": {
"value": "MiddleClass",
"label": "Middle Class"
},
"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
"value": "Slum_Rehabilitation_Authority",
"label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
"value": "No",
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},
"asPerActualAgreement": {
"north": "Internal Road & Under Construction Building ",
"west": "Shivaji Nagar Road ",
"south": "Slum Area ",
"east": "Shashwat Park & Tembhi Pada Road "
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"asPerDocumentAgreement": {
"north": "Details not available ",
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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": "Passage ",
    "south": "Flat No. 1501",
    "west": "Marginal Space "
  },
  "asPerDocument": {
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    "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": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received, we assumed
that the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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},
"compositeRate": {
  "remark": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "125950",
  "landRate": "60030",
  "igrImage": "cases/67d0166a7e0bb1d5cc334743/igr_1742195670916_Image.png",
  "squareMeterGuideLineRate": "138545.00",
  "squareFeetGuideLineRate": "12871.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "125950.00",
  "squareMeterGuideLineRate": "138545.00",
  "squareFeetGuideLineRate": "12871.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "16,000/- (Expected rental income per month)",
  "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 SRA norms ",
  "tenantName": ""
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"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
}
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"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"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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"label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "15",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "355.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d0166a7e0bb1d5cc334743/
routeMap_1742208530984_Image.png",
    "routeLat": "19.154083",
    "routeLng": "72.929056",
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"stationName": "Nahur",
"routeDistance": "4.4 Km. ",
"routeStation": {
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  "label": "Railway Station"
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"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "dmv7ja",
    "name": "dmv7ja",
    "image": "cases/67d0166a7e0bb1d5cc334743/
routeMap_1742299321366_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
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"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "6718400.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-03-18T12:02:29.575Z",
  "date": "Tue Mar 18 2025 12:02:29 GMT+0000 (Coordinated Universal Time)",
  "number": "2311081",
  "dayCount": "22",
  "monthCount": "278",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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"isHideFloor": false,
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"fullBuildingRcc": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
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  "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": {
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"label": "Window",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,

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"status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "355.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name": "externalImg_1742138138140_1742138132633_image_5.jpeg",
      "path": "cases/67d0166a7e0bb1d5cc334743/
externalImg_1742138138140_1742138132633_image_5.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
      "_id": "67d6eb1b01f1c07601e33940",
      "name": "externalImg_1742138137578_1742138132633_image_2.jpeg",
      "path": "cases/67d0166a7e0bb1d5cc334743/
externalImg_1742138137578_1742138132633_image_2.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67d6eb1b01f1c07601e33944",
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    "name": "externallmg_1742138138386_1742138132633_image_6.jpeg",
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externallmg_1742138138386_1742138132633_image_6.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67d6eb4501f1c07601e33987",
    "name": "externallmg_1742138179246_1742138174629_image_5.jpeg",
    "path": "cases/67d0166a7e0bb1d5cc334743/
externallmg_1742138179246_1742138174629_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d6eb4501f1c07601e3398a",
    "name": "externallmg_1742138179621_1742138174629_image_8.jpeg",
    "path": "cases/67d0166a7e0bb1d5cc334743/
externallmg_1742138179621_1742138174629_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d6eb4501f1c07601e3398c",
    "name": "externallmg_1742138179975_1742138174629_image_10.jpeg",
    "path": "cases/67d0166a7e0bb1d5cc334743/
externallmg_1742138179975_1742138174629_image_10.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_1742138180262_1742138174629_image_12.jpeg",
    "path": "cases/67d0166a7e0bb1d5cc334743/
externallmg_1742138180262_1742138174629_image_12.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d6eb4501f1c07601e33990",
    "name": "externallmg_1742138180792_1742138174629_image_14.jpeg",
    "path": "cases/67d0166a7e0bb1d5cc334743/
externallmg_1742138180792_1742138174629_image_14.jpeg",
    "orientation": "portrait"
  },
  {

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    "status": false,
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    "name": "externallmg_1742138179493_1742138174629_image_7.jpeg",
    "path": "cases/67d0166a7e0bb1d5cc334743/
externallmg_1742138179493_1742138174629_image_7.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19202.00",
    "max": "22286.00"
  },
  "builtUpRateRange": {
    "min": "17457.00",
    "max": "20260.00"
  },
  "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
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
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"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
},
"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"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
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"potentialValue": {
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"title": "Potential value, if any",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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{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": {
"additionValueDetails": [],
"lessValueDetails": [],
"totalValue": 0,
"additionTotalValue": 0,
"lessTotalValue": 0,
"presentMarketValue": 0
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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
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createCase": "false",
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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "323.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d0166a7e0bb1d5cc334743",
"ownerName": "Mr. Manish Kumar Pannalal Gupta ",
"ownerPhoneNo": "9892351293",
"appAddress": "Flat no. 1502, 15th Floor, Wing - B, Marathon Neohills, Bhandup West",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "10/03/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Miss. Sonam Nandkumar Patil & Mrs. Minal Nandkumar Patil",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      }
    }
  }
],
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"Transferee": "Mr. Manish Kumar Pannalal Gupta ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "5000 / 2025"
},
"isHardCopy": false,
"displayStatus": true,
"id": "988149",
"path": "cases/67d0166a7e0bb1d5cc334743/document_1741690493495_17416904
89162_Scan_Documents_Agreement_for_Sale_Manish_Gupta_MBI2950002025.pdf",
"fileName": "document_1741690493495_1741690489162_Scan_Documents_Agree
ment_for_Sale_Manish_Gupta_MBI2950002025.pdf"
},
{
  "documentType": {
    "label": "Part Occupancy Certificate",
    "value": "60ae1250aa6d152c1801b316"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "23/08/2024",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "S / PVT / 125 / 20151215 / R"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1742206308271_338930.pdf",
"path": "cases/67d0166a7e0bb1d5cc334743/
document_1742206308271_338930.pdf",
"id": "381241",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Mar 17 2025 10:11:48 GMT+0000 (Coordinated Universal Time)"
}
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],
"caseNumber": "014851",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "719471",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 11 2025 10:54:34 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Manish Kumar Pannalal Gupta ",
    "phone": "9892351293",
    "ownershipShare": "",
    "email": "",
    "id": "133601"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "8.17",
    "length1": "8",
    "length2": "2",
    "width": "9.75",
    "width1": "9",
    "width2": "9",
    "totalArea": "79.62",
    "images": [],
    "finalArea": "79.62",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "1",
"name": "Bedroom",
"length": "8.75",
"length1": "8",
"length2": "9",
"width": "8.83",
"width1": "8",
"width2": "10",
"totalArea": "77.29",
"images": [],
"extraAreas": [],
"finalArea": "77.29"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "",
  "length1": "1",
  "length2": "9",
  "width": "",
  "width1": "2",
  "width2": "11",
  "totalArea": "5.10",
  "images": [],
  "finalArea": "67.49000000000001",
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "67d7f951df28417602ba083a",
      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "7.75",
      "length1": "7",
      "length2": "9",
      "width": "6.75",
      "width1": "6",
      "width2": "9",
      "totalArea": "52.31"
    }
  ]
}
```

```
]
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "5.50",
  "width1": "5",
  "width2": "6",
  "totalArea": "20.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.62"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "34.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.83"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.17",
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"length1": "6",
"length2": "2",
"width": "3.42",
"width1": "3",
"width2": "5",
"totalArea": "21.07",
"images": [],
"extraAreas": [],
"finalArea": "21.07"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement for sale",
    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "379923",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "323",
  "squareMeterArea": "30.01",
  "docFinalBuiltUp": "355.3",
  "docFinalBuiltUpSquareMeter": "33.011",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "323.00",
    "squareMeterArea": "30.01",
    "expectedRate": "20743.03",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "355.30",
```



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"squareMeterArea": "33.01",
"expectedRate": "18857.30",
"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "67d7cbf3df28417602b9d0f0",
"property": "Marathon Neo Hills, Bhandup west",
"area": "323",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "16",
"source": "https://www.99acres.com/",
"expectedPrice": "6700000",
"expectedRate": "20743.03",
"builtUpExpectedRate": "18857.30",
"image": "cases/67d0166a7e0bb1d5cc334743/
indicator_1742195280021_Image.png",
"squareMeter": "30.01",
"id": "906801"
},
{
  "carpetArea": {
    "area": "350.00",
    "squareMeterArea": "32.52",
    "expectedRate": "22285.71",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "385.00",
    "squareMeterArea": "35.77",
    "expectedRate": "20259.74",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
```

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},
"printlnReport": true,
"_id": "67d7cbf3df28417602b9d0f1",
"property": "Marathon Neo Hills, Bhandup west",
"area": "350",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "9",
"source": "https://www.99acres.com/",
"expectedPrice": "7800000",
"expectedRate": "22285.71",
"builtUpExpectedRate": "20259.74",
"image": "cases/67d0166a7e0bb1d5cc334743/
indicator_1742195313829_Image.png",
"squareMeter": "32.52",
"id": "214649"
},
{
"carpetArea": {
"area": "244.00",
"squareMeterArea": "22.67",
"expectedRate": "19250.99",
"percentage": ""
},
"builtUpArea": {
"area": "268.40",
"squareMeterArea": "24.94",
"expectedRate": "17500.90",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67d7cbf3df28417602b9d0f2",
"property": "Marathon Neo Hills, Bhandup west",
"area": "244",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
```

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"floor": "19",
"source": "Index_no.2",
"expectedPrice": "4697242",
"expectedRate": "19250.99",
"builtUpExpectedRate": "17500.90",
"image": "cases/67d0166a7e0bb1d5cc334743/
indicator_1742195429545_Image.png",
"squareMeter": "22.67",
"id": "148399"
},
{
"carpetArea": {
"area": "244.00",
"squareMeterArea": "22.67",
"expectedRate": "19201.64",
"percentage": ""
},
"builtUpArea": {
"area": "268.40",
"squareMeterArea": "24.94",
"expectedRate": "17456.04",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"area": "244",
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},
"fullAddress": "Residential Flat No. 1502, 15th Floor, Wing - B, Marathon Neohills,
Shivaji Nagar, Tembipada Road, Near Icchapurti Ganesh Mandir, Village - Bhandup,
Municipality Ward No. S, Bhandup (West), Taluka - Kurla, District - Mumbai Suburban,
PIN - 400 078, State - Maharashtra, Country - India",
"addressForMap": "",
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"contactPersonName": "Miss. Minal Patil",
"email": "",
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"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "300.92",
"extendOfSiteRemark": "All the above areas are within 7% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"finalBuiltupArea": "331.01",
"finalCarpetArea": "300.92",
"finalSalableArea": "364.11",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
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"finalSaleablePercentage": "0",
"landDetails": {
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Universal Time)",
"siteVisitDate": "2025-03-15"
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Name	Length	Width	Total
Composition :			
Living Room	8'2"	9'9"	79.62
Bedroom	8'9"	8'10"	77.29
Passage	1'9"	2'11"	5.10
Toilet	3'9"	5'6"	20.62
Kitchen	7'4"	4'9"	34.83
Toilet	6'2"	3'5"	21.07
Other Composition :			