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{
  "typeOfReport": {
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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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": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Nilesh",
    "type": "CREDITOFFICER",
    "_id": "66c2ea88c884d112334bae78",
    "email": "hlst.ghatkopar@sbi.co.in",
    "lastName": "Chaurasia",
    "mobileNo": "",
    "workMobileNo": "8668392343"
  },
  "fees": {
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    "expectedFees": null,
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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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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"
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"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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"staff": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  ],
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"fatherName": "Baburao"
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  "value": "BANK"
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      "remark": "Value confirm with Rashmi\nSAM BUILDING VISIT DONE\nGOVIND
KULKARNI "
    }
  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
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  "value": "19, Papyrus",
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  "value": "Thane",
  "label": true
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  "label": false
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  "key": "buildingName",
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "",
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  "value": "",
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  "key": "newSurveyNumber",
  "value": "101/3A, 3B, 3C & others ",
  "label": true
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  "label": true
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  "value": "",
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivali (East)",
  "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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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
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"populationClassList": {
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  "label": "Middle Class"
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"townplanApprovedByList": {
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  "label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Internal Road ",
  "west": "Road ",
  "south": "Internal Road ",
  "east": "Building No. 20"
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"asPerDocumentAgreement": {
  "north": "Village Golvali - Survey No. 52",
  "west": "24 Mtrs. Wide DP Road ",
  "south": "Survey No. 55 & 57 of Village Davdi",
  "east": "Village Golvali - Gurcharan land "
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"unitBoundaries": {
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    "east": "Flat No. 1805",
    "south": "Marginal Space ",
    "west": "Marginal Space "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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"taxies": {
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"privateCars": {
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"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "12000.00",
  "depreciatedBuildingRate": "2800"
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"igrRate": {
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  "rate": "52100",
  "landRate": "4100",
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  "squareMeterGuideLineRate": "57310.00",
  "squareFeetGuideLineRate": "5324.00"
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"igrFinalRate": {
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"outgoingDetail": {
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    "value": "Medium",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per KDMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
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"carParking": "Open / Covered Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2021",
"fullDate": "1/1/2021"
},
"planningArea": {
"value": "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"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
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},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "18",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "580.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d0177f021414d63ce0bacf/
routeMap_1741758572602_Image.png",
    "routeLat": "19.202416",
    "routeLng": "73.118993",
    "stationName": "Dombivali",
    "routeDistance": "4.4 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
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  "type": "Point"
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  "finallatLng": false
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    "id": "8vnuzo",
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routeMap_1741758391603_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "6336000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "6336000.00"
```

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},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "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
  },
  "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",
  "isHideFloor": false,
  "status": false
}
```

```
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2948722.00",
  "selectedBuildUpValue": "580.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,

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    "_id": "67d04ed47e0bb1d5cc336c81",
    "name": "externallmg_1741704905908_1741704899925_image_1.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704905908_1741704899925_image_1.jpeg",
    "orientation": "portrait"
  }
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
    "status": false,
    "_id": "67d04ed47e0bb1d5cc336c84",
    "name": "externallmg_1741704907952_1741704899925_image_4.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704907952_1741704899925_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d04ed47e0bb1d5cc336c86",
    "name": "externallmg_1741704908922_1741704899925_image_6.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704908922_1741704899925_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d04ed47e0bb1d5cc336c89",
    "name": "externallmg_1741704911817_1741704899926_image_9.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704911817_1741704899926_image_9.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d04ed47e0bb1d5cc336c8a",
    "name": "externallmg_1741704912237_1741704899926_image_10.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704912237_1741704899926_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d04e997e0bb1d5cc336c41",
    "name": "externallmg_1741704856177_1741704853054_image_3.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704856177_1741704853054_image_3.jpeg",
```

```
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d1224b7e0bb1d5cc339f59",
    "name": "externallmg_1741759050455_Picture1.jpg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741759050455_Picture1.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d04ed47e0bb1d5cc336c90",
    "name": "externallmg_1741704915037_1741704899926_image_16.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704915037_1741704899926_image_16.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67d04ed47e0bb1d5cc336c8d",
    "name": "externallmg_1741704913683_1741704899926_image_13.jpeg",
    "path": "cases/67d0177f021414d63ce0bacf/
externallmg_1741704913683_1741704899926_image_13.jpeg",
    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10696.00",
    "max": "13500.00"
  },
  "builtUpRateRange": {
    "min": "9723.00",
    "max": "12273.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
```

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"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",
  "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",
  "estimatedValue": "0.00",
  "status": true,
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"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": {
  "additionValueDetails": [],
  "lessValueDetails": [],
```

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"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": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "528.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d0177f021414d63ce0bacf",
"ownerName": "Mr. Sahil Dilip More & Mrs. Dipti Dilip More",
"ownerPhoneNo": "9821362472",
"appAddress": "Flat no. 1806, 18th Floor, Building no. 19, Papyrus, Regency Anantam,
Kalyan Dombivali ",
"remark": "Value confirm with Rashmi\nSAM BUILDING VISIT DONE\nGOVIND
KULKARNI ",
"documents": [
  {
```

```
"documentType": {
  "label": "Agreement for sale",
  "value": "60af48bf2ffdf65bcd6585fa"
},
"attachConfig": {
  "fromPage": 0,
  "toPage": 0
},
"attachInReport": false,
"inputs": {
  "documentDate": "14/01/2020",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Regency Nirman Ltd.",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Sahil Dilip More & Mrs. Dipti Dilip More",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "692 / 2020"
},
"isHardCopy": false,
"displayStatus": true,
"id": "642239",
"path": "cases/67d0177f021414d63ce0bacf/
document_1741690721637_1741690718246_Racpc_Ghatkopar_Sahil_more.pdf",
"fileName":
"document_1741690721637_1741690718246_Racpc_Ghatkopar_Sahil_more.pdf"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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"documentDate": "15/07/2021",
"nameOfApprovingAuthority": {
  "value": "Kalyan_Dombivli_Municipal_Corporation",
  "label": "Kalyan Dombivli Municipal Corporation"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "KDMC / TPD / CC / 27 Village / 164"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1741755839208_213230.pdf",
"path": "cases/67d0177f021414d63ce0bacf/
document_1741755839208_213230.pdf",
"id": "918978",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Mar 12 2025 05:03:59 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Share Certificate ",
    "value": "60ae1264aa6d152c1801b371"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "142 dated 26.02.2023 in the name of Mr. Sahil Dilip More & Mrs. Dipti Dilip
More issued by Regency Anantam Building No. 19, Papyrus Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1741756041959_346002.pdf",
  "path": "cases/67d0177f021414d63ce0bacf/
document_1741756041959_346002.pdf",
  "id": "600133",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Mar 12 2025 05:07:22 GMT+0000 (Coordinated Universal Time)"
}
```

```
}
],
"caseNumber": "014852",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "922491",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 11 2025 10:59:11 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sahil Dilip More & Mrs. Dipti Dilip More",
    "phone": "9821362472",
    "ownershipShare": "",
    "email": "",
    "id": "456206"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "603141",
    "name": "Living Room",
    "length": "9.42",
    "length1": "9",
    "length2": "5",
    "width": "14.92",
    "width1": "14",
    "width2": "11",
    "totalArea": "140.46",
    "images": [],
    "extraAreas": [],
    "finalArea": "140.46"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```

```
},
  "id": "1",
  "name": "Toilet",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "28.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "29.82",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.82"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "57.48",
```

```
"images": [],
"extraAreas": [],
"finalArea": "57.48"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "84.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "84.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "27.00",
  "length1": "27",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    }
  }
]
```

```
},
"name": {
  "label": "Cupboard",
  "value": "Cupboard"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
},
"id": "0",
"length": "1.92",
"length1": "1",
"length2": "11",
"width": "5.42",
"width1": "5",
"width2": "5",
"totalArea": "10.38",
"images": [],
"extraAreas": [],
"finalArea": "10.38",
"percentageBeforeTotal": "10.38",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "34.92",
  "images": [],
  "extraAreas": [
```



```
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "67d11c86021414d63ce1057b",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "36.00",
  "length1": "36",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "36.00"
}
],
"finalArea": "70.92",
"percentageBeforeTotal": "70.92",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "68.00",
  "length1": "68",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "68.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "68",
  "percentageBeforeTotal": "68.00",
```

```
    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "886112",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "528",
    "squareMeterArea": "49.05",
    "docFinalBuiltUp": "580.8",
    "docFinalBuiltUpSquareMeter": "53.955",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "420.00",
      "squareMeterArea": "39.02",
      "expectedRate": "13500.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "462.00",
      "squareMeterArea": "42.92",
      "expectedRate": "12272.73",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  }
]
```

```
},
"printlnReport": true,
"_id": "67d111038037ced5d2449c9a",
"property": "Residential Flat",
"area": "420",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "5670000",
"expectedRate": "13500.00",
"builtUpExpectedRate": "12272.73",
"image": "cases/67d0177f021414d63ce0bacf/
indicator_1741754079220_Image.png",
"squareMeter": "39.02",
"id": "312314"
},
{
"carpetArea": {
"area": "600.00",
"squareMeterArea": "55.74",
"expectedRate": "13500.00",
"percentage": ""
},
"builtUpArea": {
"area": "660.00",
"squareMeterArea": "61.32",
"expectedRate": "12272.73",
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  }
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"assignmentType": {
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"fullAddress": "Residential Flat No. 1806, 18th Floor, Building No 19, Papyrus,
Regency Anantam Building No. 19, Papyrus Co-Op. Hsg. Soc. Ltd., Davdi Vicco Naka,
Kalyan Shil Road, Village - Davdi, Dombivali (East), Taluka - Kalyan, District - Thane,
PIN - 421 203, State - Maharashtra, Country - India",
"updatedBy": "62fe044a48a26047e6552796",
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"siteVisitContactNo": "9821362472",
"buildingServicesRate": "2800",
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"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "12000",
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  "mall": false
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"builtupPercentage": "10",
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Sq. Ft. = 97.00\n\nAll the above areas are within 2% 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": "568.35",
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"finalSalableArea": "625.18",
"otherCarpetTotal": "149.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 367.00\nCupboard Area in Sq.
Ft. = 10.00\nBalcony Area in Sq. Ft. = 71.00\nDry Balcony Area in Sq. Ft. = 68.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
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Name	Length	Width	Total
Composition :			
Living Room	9'5"	14'11"	140.46
Toilet	6'9"	4'2"	28.12
Passage	9'5"	3'2"	29.82
Kitchen	7'9"	7'5"	57.48
Bedroom	8'8"	9'9"	84.50
Toilet	27'00"	1'00"	27.00
Other Composition :			
Cupboard	1'11"	5'5"	10.38
Balcony Area	3'11"	8'11"	34.92
Dry Balcony Area	68'00"	1'00"	68.00