

```
{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Shatrughan",
    "type": "CREDITOFFICER",
    "_id": "662777af7f34894a8aa36307",
    "lastName": "Kubal",
    "mobileNo": "",
    "workMobileNo": "9867282485",
    "email": "Shatrughan.kubal@gmail.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Shatrughan",
    "expectedFees": null,
    "quotedAmount": "2500"
  },
}
```

```
"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"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"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
},
"staff": {
```

```
"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
profilePhoto_1722582806298_image.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/648fcad91b499c2d52dc86f3/
profilePhoto_1687758876977_image.jpeg"
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
  "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
},
"maker": {
  "type": "EMPLOYEE",
  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
```

```
"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
"workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
"profilePhoto": "users/62fe044a48a26047e6552796/
profilePhoto_1668056250324_WhatsApp_Image_20221110_at_102500_AM.jpeg"
},
"checker": {
  "_id": "64cde526dc9f3034f3fefa49",
  "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg",
  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
},
"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ]
  }
]
```

```
    },
    {
      "title": {
        "value": "FIIV",
        "label": "FIIV"
      },
      "_id": "60af80072ffdf65bcd658652",
      "number": "CAT-I-F-1763"
    },
    {
      "title": {
        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
    },
    {
      "title": {
        "value": "Registered_Valuer",
        "label": "Registered Valuer"
      },
      "_id": "60af80072ffdf65bcd658654",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
  "latitude": "19.11947794731797",
  "longitude": "72.94107522815466"
},
"geo": {
  "type": "Point",
  "coordinates": [
```

```
72.94107522815466,
19.11947794731797
]
},
"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-03-18",
      "remark": ""
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-03-17",
      "remark": "MANUAL_IN_TASK"
    },
    {
      "status": "COMPLETED",
      "dateTime": "2025-03-15",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "Country - India",
```

```
"label": false
},
"village": {
  "status": true,
  "name": "Village",
  "key": "village",
  "value": "Hariyali",
  "label": true
},
"floorNo": {
  "status": true,
  "name": "Floor No",
  "key": "floorNo",
  "value": "15",
  "label": false
},
"buildingNo": {
  "status": true,
  "name": "Building No",
  "key": "buildingNo",
  "value": "4",
  "label": true
},
"district": {
  "status": true,
  "name": "District",
  "key": "district",
  "value": "Mumbai Suburban",
  "label": true
},
"city": {
  "status": false,
  "name": "City",
  "key": "city",
  "value": "",
  "label": false
},
"tahasilNo": {
  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
},
"taluka": {
  "status": true,
```

```
"name": "Taluka",
"key": "taluka",
"value": "Kurla",
"label": true
},
"plotNo": {
  "status": false,
  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
},
"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "MHADA Scheme Code No. 474",
  "label": false
},
"selectArea": {
  "status": false,
  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
},
"street1": {
  "status": true,
  "name": "Street 1",
  "key": "street1",
  "value": "Pocket - II, Kannamwar Nagar",
  "label": false
},
"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
  "status": false,
  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
}
```



```
},
"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
},
"oldSurveyNumber": {
  "status": false,
  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "113(Part)",
  "label": true
},
"hissaNo": {
  "status": false,
  "name": "Hissa No.",
  "key": "hissaNo",
  "value": "",
  "label": true
},
"CTSNo": {
  "status": true,
  "name": "CTS No.",
  "key": "CTSNo",
  "value": " 356 A, A/2",
  "label": true
},
"blockNo": {
  "status": false,
  "name": "Block No",
```

```
"key": "blockNo",
"value": "",
"label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "1504",
  "label": false
},
"municipalityWardNo": {
  "status": false,
  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
},
"khataNo": {
  "status": false,
  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
"mouza": {
  "status": false,
  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
},
"SRO": {
  "status": false,
  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
},
```

```
"GUTNo": {
  "status": false,
  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
},
"postalCode": {
  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN - 400 083",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Vikhroli (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "doors": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "windows": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "fittings": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  },
  "finishing": {
    "value": "External_site_visit_only",
    "label": "External site visit only"
  }
}
```

```
}
},
"general": {
  "ownership": {
    "value": "Sole_Ownership",
    "label": "Sole Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MHADA",
    "label": "MHADA"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Open Plot",
    "west": "Road No. 2 & Under Construction Building",
    "south": "Internal Road",
    "east": " Internal Road"
  },
  "asPerDocumentAgreement": {
    "north": " Details not available",
    "west": " Details not available",
    "south": " Details not available",
    "east": "Details not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": " Internal visit was not allowed",
      "east": " Internal visit was not allowed",
      "south": " Internal visit was not allowed",
      "west": " Internal visit was not allowed"
    },
    "asPerDocument": {
      "north": " Details not available",
      "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": "At the time of site visit, internal visit was not allowed at site.
As per site details, the flat is 2BHK.",
"dateOfIssusApprovePlan": "The property is constructed by MHADA, hence MHADA
itself is an issuing authority.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": " At the time of site visit, internal visit was not allowed.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "139830",
  "landRate": "58970",
  "igrImage": "cases/67d7ee86700ebc688493461d/igr_1742302990849_Image.png",
```

```
"squareMeterGuideLineRate": "153813.00",
"squareFeetGuideLineRate": "14290.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "139830.00",
  "squareMeterGuideLineRate": "153813.00",
  "squareFeetGuideLineRate": "14290.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "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 MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "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": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"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"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
```



```
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "15",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "643.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67d7ee86700ebc688493461d/
routeMap_1742361406786_Image.png",
    "routeLat": "19.119500",
    "routeLng": "72.941083",
    "stationName": "Kanjur Marg",
    "routeDistance": "2.3 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
```

```
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "9bmxmm",
    "name": "9bmxmm",
    "image": "cases/67d7ee86700ebc688493461d/
routeMap_1742361463859_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",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
```

```
"totalOthersRate": "0",
"finalTotal": "9360000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "9360000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-03-19T07:00:21.006Z",
  "date": "Wed Mar 19 2025 07:00:21 GMT+0000 (Coordinated Universal Time)",
  "number": "2311100",
  "dayCount": "10",
  "monthCount": "297",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"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": "9195615.00",
  "selectedBuildUpValue": "643.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "67d8eedc700ebc688493a5ff",
      "name": "externallmg_1742270168928_1742270165931_image_2.jpeg",
      "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270168928_1742270165931_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67d8eedc700ebc688493a5ff",
      "name": "externallmg_1742270168928_1742270165931_image_2.jpeg",
      "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270168928_1742270165931_image_2.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67d8eedc700ebc688493a600",
      "name": "externallmg_1742270169201_1742270165931_image_3.jpeg",
      "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270169201_1742270165931_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67d8eedc700ebc688493a607",
      "name": "externallmg_1742270171591_1742270165931_image_10.jpeg",
      "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270171591_1742270165931_image_10.jpeg",
      "orientation": "portrait"
    }
  ],
}
```

```
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "13587.00",
    "max": "21464.00"
  },
  "builtUpRateRange": {
    "min": "12352.00",
    "max": "19513.00"
  },
  "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",
  "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": {
  "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": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
```

```
"finalValuationArea": "585.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d7ee86700ebc688493461d",
"ownerName": "Maharashtra Housing and Area Development Authority (MHADA)",
"ownerPhoneNo": "9870268873",
"appAddress": "Flat no. 1504, 15th Floor, Building no. 4, Kannamwar Nagar, Vikroli
East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Provisional Offer Letter",
      "value": "60af71ce2ffdf65bcd65862b"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "remark": " dated 06.03.2025 in the name of Mr. Tukaram Gangaram Savratkar
issued by MHADA"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "954380",
    "path": "cases/67d7ee86700ebc688493461d/document_1742204482241_17422044
80105_Racpc_Ghatkopar_Tukaram_Savrtlkar.pdf",
    "fileName": "document_1742204482241_1742204480105_Racpc_Ghatkopar_Tukar
am_Savrtlkar.pdf"
  }
],
"caseNumber": "014954",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "330121",
    "title": "Create Lead",
```

```
"description": "Create Lead",
"datetime": "Mon Mar 17 2025 09:42:30 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Maharashtra Housing and Area Development Authority (MHADA)",
"phone": "9870268873",
"ownershipShare": "",
"email": "",
"id": "200764"
}
],
"proposePurchasers": [
{
"name": "Mr. Tukaram Gangaram Savratkar ",
"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": ""
}
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"label": "Provisional Offer Letter",
"value": "60af71ce2ffdf65bcd65862b"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "676322",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "585",
"squareMeterArea": "54.35",
"docFinalBuiltUp": "643.5",
"docFinalBuiltUpSquareMeter": "59.785000000000004",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
```

```
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "508.00",
    "squareMeterArea": "47.19",
    "expectedRate": "20669.29",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "558.80",
    "squareMeterArea": "51.91",
    "expectedRate": "18790.26",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67d96f44700ebc6884946515",
  "property": "Residential Flat ",
  "area": "508",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "10500000",
  "expectedRate": "20669.29",
  "builtUpExpectedRate": "18790.26",
  "image": "cases/67d7ee86700ebc688493461d/
indicator_1742302617731_Image.png",
  "squareMeter": "47.19",
  "id": "287430"
},
{
  "carpetArea": {
    "area": "615.00",
    "squareMeterArea": "57.14",
```

```
    "expectedRate": "21463.41",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "676.50",
    "squareMeterArea": "62.85",
    "expectedRate": "19512.20",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67d96f44700ebc6884946516",
  "property": "Residential Flat ",
  "area": "615",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "13200000",
  "expectedRate": "21463.41",
  "builtUpExpectedRate": "19512.20",
  "image": "cases/67d7ee86700ebc688493461d/
indicator_1742302661445_Image.png",
  "squareMeter": "57.14",
  "id": "280553"
},
{
  "carpetArea": {
    "area": "368.00",
    "squareMeterArea": "34.19",
    "expectedRate": "13586.96",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "404.80",
    "squareMeterArea": "37.61",
    "expectedRate": "12351.78",
    "percentage": "10"
  },
}
```

```
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "67d96f44700ebc6884946517",
"property": "Residential Flat ",
"area": "368",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5000000",
"expectedRate": "13586.96",
"builtUpExpectedRate": "12351.78",
"image": "cases/67d7ee86700ebc688493461d/
indicator_1742302726356_Image.png",
"squareMeter": "34.19",
"id": "882772"
},
{
  "carpetArea": {
    "area": "385",
    "squareMeterArea": "35.77",
    "expectedRate": "13967.02",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "424.00",
    "squareMeterArea": "39.39",
    "expectedRate": "12682.32",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67d96f44700ebc6884946518",
  "property": "Residential Flat ",
```

```
"area": "424",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5377303",
"expectedRate": "13967.02",
"builtUpExpectedRate": "5377303",
"image": "cases/67d7ee86700ebc688493461d/
indicator_1742302781498_Image.png",
"squareMeter": "39.39",
"id": "288500"
}
],
"externalImages": [
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67d8eedc700ebc688493a5fd",
"name": "externalImg_1742270168584_1742270165931_image_0.jpeg",
"path": "cases/67d7ee86700ebc688493461d/
externalImg_1742270168584_1742270165931_image_0.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67d8eedc700ebc688493a5fe",
"name": "externalImg_1742270168676_1742270165931_image_1.jpeg",
"path": "cases/67d7ee86700ebc688493461d/
externalImg_1742270168676_1742270165931_image_1.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67d8eedc700ebc688493a5ff",
"name": "externalImg_1742270168928_1742270165931_image_2.jpeg",
"path": "cases/67d7ee86700ebc688493461d/
externalImg_1742270168928_1742270165931_image_2.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
```

```
"status": false,
  "_id": "67d8eedc700ebc688493a600",
  "name": "externallmg_1742270169201_1742270165931_image_3.jpeg",
  "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270169201_1742270165931_image_3.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67d8eedc700ebc688493a601",
  "name": "externallmg_1742270169453_1742270165931_image_4.jpeg",
  "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270169453_1742270165931_image_4.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67d8eedc700ebc688493a602",
  "name": "externallmg_1742270169748_1742270165931_image_5.jpeg",
  "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270169748_1742270165931_image_5.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67d8eedc700ebc688493a603",
  "name": "externallmg_1742270170010_1742270165931_image_6.jpeg",
  "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270170010_1742270165931_image_6.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67d8eedc700ebc688493a604",
  "name": "externallmg_1742270170516_1742270165931_image_7.jpeg",
  "path": "cases/67d7ee86700ebc688493461d/
externallmg_1742270170516_1742270165931_image_7.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
```



```
    "_id": "67d8eedc700ebc688493a605",
    "name": "externalimg_1742270171079_1742270165931_image_8.jpeg",
    "path": "cases/67d7ee86700ebc688493461d/
externalimg_1742270171079_1742270165931_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67d8eedc700ebc688493a606",
    "name": "externalimg_1742270171352_1742270165931_image_9.jpeg",
    "path": "cases/67d7ee86700ebc688493461d/
externalimg_1742270171352_1742270165931_image_9.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67d8eedc700ebc688493a607",
    "name": "externalimg_1742270171591_1742270165931_image_10.jpeg",
    "path": "cases/67d7ee86700ebc688493461d/
externalimg_1742270171591_1742270165931_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "67d8eea6df28417602ba594f",
    "name": "externalimg_1742270117502_1742270114237_image_0.jpeg",
    "path": "cases/67d7ee86700ebc688493461d/
externalimg_1742270117502_1742270114237_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "67d8eea6df28417602ba5950",
    "name": "externalimg_1742270117558_1742270114237_image_1.jpeg",
    "path": "cases/67d7ee86700ebc688493461d/
externalimg_1742270117558_1742270114237_image_1.jpeg",
    "orientation": "landscape"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
```

```
    "originalname": "Calculation Sheet NEW.xlsx",
    "filename": "1742303055332_Calculation_Sheet_NEW.xlsx",
    "path": "cases/67d7ee86700ebc688493461d/
processingDocuments/1742303055332_Calculation_Sheet_NEW.xlsx",
    "size": "1127914",
    "createdAt": "Tue Mar 18 2025 13:04:15 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64cde526dc9f3034f3fefa49"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "64cde526dc9f3034f3fefa49",
      "role": "FRONTDESK",
      "firstName": "Rashmi",
      "lastName": "Jadhav",
      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67d94aabdf28417602bae592",
    "note": "Value given for confirmation ",
    "taskId": "67d80a1adf28417602ba26e3",
    "createdAt": "2025-03-18T10:27:55.654Z"
  }
],
"createdAt": "2025-03-17T09:42:30.577Z",
"updatedAt": "2025-03-19T07:00:55.024Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1504, 15th Floor, Building No 4, MHADA Scheme
Code No. 474, Pocket - II, Kannamwar Nagar, Village - Hariyali, Vikhroli (East), Taluka
- Kurla, District - Mumbai Suburban, PIN - 400 083, State - Maharashtra, Country -
India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Tukaram Gangaram Savratkar ",
"email": ""
```

```
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Tukaram Gangaram Savratkar ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner ",
"rerald": "",
"siteVisitContactNo": "9870268873",
"siteVisitDate": "2025-03-15",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Provisional Offer Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 585.00",
"flatRate": "16000",
"landOtherRate": "13200",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
```

```
"leaseRent": "",
"leasePeriod": 0,
"leaseFrom": "",
"leaseTo": "",
"remainingLeasePeriod": 0,
"leaseDate": ""
}
},
"reportGeneratedDate": "Wed Mar 19 2025 04:54:35 GMT+0000 (Coordinated
Universal Time)"
}
```

Name	Length	Width	Total
Composition :			
Other Composition :			