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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "64645e68ee6a9735bf790e6f"
    },
    "firstName": "Rajnessh ",
    "type": "CREDITOFFICER",
    "_id": "64645e68ee6a9735bf790e71",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9167940785",
    "email": "bmmsro0618@centralbank.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "25000000",
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    "expectedFees": 12500,
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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"
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Malad West Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Vishnu Bhawan,Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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  }
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  "number": "IBBI/RV/07/2018/10366"
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    {
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      "dateTime": "2024-08-13",
      "remark": "MANUAL_IN_TASK"
    }
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  "schedule": []
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  "audioNotes": []
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"compositionFlatType": {
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  "value": "Mumbai Suburban",
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  "key": "tahasilNo",
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  "key": "taluka",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "G/243",
  "label": true
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  "value": "",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "label": false
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "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": "Italian Marble Flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
    "value":
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Shri Jain Derasar Marg",
    "south": "North Avenue Road",
    "east": "Under Construction Project"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
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      "east": "Entrance of Flat No 603",
      "south": "Flat No. 604",
      "west": "Lobby"
    },
    "asPerDocument": {
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      "south": "Information not available",
      "west": "Information not available"
    }
  },
}
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"whichTheLocalityIsServed": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Agreement Details of ownership share is Mrs. Sadhana Nishit
Tikiwala (35% Share), Mr. Nishit Jayvadan Tikiwala (35% Share) & Mr. Viral Nishit
Tikiwala (30% Share)..",
  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "49775",
  "depreciatedBuildingRate": "2775"
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"igrRate": {
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  "rate": "364560",
  "landRate": "183640",
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  "squareMeterGuideLineRate": "382788.00",
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"squareFeetGuideLineRate": "35562.00"
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"igrFinalRate": {
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  "rate": "34637.00",
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  "squareMeterGuideLineRate": "372831.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not provided",
  "taxPaidHolderName": "Details not provided",
  "taxAmount": "Details not provided",
  "electricityServiceConnectionNo": "CA No. 152830181, Bill dated 20/03/2024",
  "meterCardHolderName": "Nisan Exports Pvt. Ltd.",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  }
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Two Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "6",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "1413.60",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMapDetail": {
"routeMapImg": "cases/66bafbff4388d81213f6ca68/
routeMap_1723631990171_Image.png",
"routeLat": "19.078517",
"routeLng": "72.836730",
"stationName": "Santacruz",
"routeDistance": "900m",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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}
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0,
0
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"type": "Point"
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"showLocation": {
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routeMap_1723631908471_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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"finaltotal": "58634950.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "58634950.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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"isHideFloor": false,
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"internalPlastering": {
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  "status": false
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  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"label": "External Painting",
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"percentage": "0.00",
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"status": false
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"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"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
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"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
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"guidelineDetails": {
"finalGuidelineValue": "48962863.00",
"selectedBuildUpValue": "1413.60",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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},
"reportImages": {
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      "_id": "66bc8866c884d11233497add",
      "name": "externallmg_1723631717919_externallmg_1723619527093_1723619516665_image_15.jpeg",
      "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717919_externallmg_1723619527093_1723619516665_image_15.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "66bc8866c884d11233497adc",
      "name": "externallmg_1723631717918_externallmg_1723619526625_1723619516665_image_14.jpeg",
      "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717918_externallmg_1723619526625_1723619516665_image_14.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "66bc8866c884d11233497ade",
      "name": "externallmg_1723631717920_externallmg_1723619528281_1723619516665_image_16.jpeg",
      "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717920_externallmg_1723619528281_1723619516665_image_16.jpeg",
      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "status": false,
      "_id": "66bc8866c884d11233497acf",
      "name": "Living Room",
      "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717899_externallmg_1723619521566_1723619516665_image_1.jpeg",
      "orientation": "portrait"
    }
  ],
}
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  "_id": "66bc8866c884d11233497ad3",
  "name": "Living Room",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717909_externallmg_1723619522882_1723619516665_image_5.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66bc8866c884d11233497ad8",
  "name": "Living Room",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717914_externallmg_1723619525082_1723619516665_image_10.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66bc8866c884d11233497ad9",
  "name": "Living Room",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717915_externallmg_1723619525445_1723619516665_image_11.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66bc8866c884d11233497ada",
  "name": "Living Room",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717917_externallmg_1723619525886_1723619516665_image_12.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66bc8866c884d11233497ad0",
  "name": "Living Room",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717900_externallmg_1723619521743_1723619516665_image_2.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "66bc8866c884d11233497ad2",
  "name": "Living Room",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717906_externallmg_1723619522496_1723619516665_image_4.jpeg",
  "orientation": "portrait"
}
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    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "45361.00",
    "max": "51667.00"
  },
  "builtUpRateRange": {
    "min": "37801.00",
    "max": "43056.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "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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  "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": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1178.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
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"invoiceIds": [],
"paymentIds": [],
"_id": "66bafbff4388d81213f6ca68",
"ownerName": "Mrs. Sadhana Nishit Tikiwala, Mr. Nishit Jayvadan Tikiwala & Mr. Viral Nishit Tikiwala",
"ownerPhoneNo": "9920315257",
"appAddress": "FLAT NO 603 VASANT KUNJ CHS LTD CORNOR OF NORTH AVENUE & JAIN DERASAR MARG SANTACRUZ WEST MUMBAI 400054",
"remark": "No person is available from client side",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/07/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "M/s. Nisan Exports Private Limited, through its Director Mr. Shaileshkumar Shambhubhai Hirpara",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Sadhana Nishit Tikiwala, Mr. Nishit Jayvadan Tikiwala & Mr. Viral Nishit Tikiwala",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "13650-2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "538027",
    "path": "cases/66bafbff4388d81213f6ca68/document_1723530183144_1723530180155_SADHANA_TIKIWALA.pdf",
    "fileName": "document_1723530183144_1723530180155_SADHANA_TIKIWALA.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
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"label": "Occupancy Certificate"
},
"inputs": {
  "documentDate": "08/04/2019",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " CHE/WS/1534/H/W/337(NEW)/OCC/1/NEW"
},
"isHardCopy": false,
"displayStatus": false,
"id": "197201",
"path": "cases/66bafbff4388d81213f6ca68/document_1723634263993_OC.pdf",
"fileName": "document_1723634263993_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f3",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "20/03/2024",
    "number": {
      "value": "CA_No",
      "label": "CA No"
    },
    "CA_No": " 152830181"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "878394",
  "path": "cases/66bafbff4388d81213f6ca68/
document_1723634596277_Electricity_Bill.pdf",
  "fileName": "document_1723634596277_Electricity_Bill.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
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"remark": "bearing Nos. 561 to 600 having 40 Shares of Rs. 50/- each dated 11/03/2021 in the name M/s. Nisan Exports Private Limited issued by Vasant Kunj Co-op. Hsg. Soc. Ltd.",

"number": {
"value": "No",
"label": "No"

},

"No": " 015"

},

"isHardCopy": false,

"displayStatus": false,

"id": "730065",

"path": "cases/66bafbff4388d81213f6ca68/

document_1723634838177_Share_Certificate.pdf",

"fileName": "document_1723634838177_Share_Certificate.pdf"

},

{

"documentType": {

"value": "60ae1254aa6d152c1801b325",

"label": "Society NOC Letter "

},

"inputs": {

"documentDate": "11/07/2024",

"remark": "in favour of M/s. Nisan Exports Pvt. Ltd. regarding to enable to get the Sale Deed registered before sub Registrar, Mumbai."

},

"isHardCopy": false,

"displayStatus": false,

"id": "939801",

"path": "cases/66bafbff4388d81213f6ca68/

document_1723636131754_Society_Letter.pdf",

"fileName": "document_1723636131754_Society_Letter.pdf"

},

{

"documentType": {

"value": "60ae1249aa6d152c1801b2f1",

"label": "Society Maintenance Bill"

},

"inputs": {

"documentDate": "25/02/2024",

"remark": "in the name of M/s. Nisan Exports Pvt. Ltd. issued by Vasant Kunj Co-op. Hsg. Soc. Ltd.",

"number": {

"value": "No",

"label": "No"

},

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    "No": " 23-24/01/03/0013"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "468587",
  "path": "cases/66bafbff4388d81213f6ca68/
document_1723636258744_Maintenance_Bill.pdf",
  "fileName": "document_1723636258744_Maintenance_Bill.pdf"
}
],
"caseNumber": "010561",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "813511",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 13 2024 11:53:59 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Sadhana Nishit Tikiwala, Mr. Nishit Jayvadan Tikiwala & Mr. Viral
Nishit Tikiwala",
    "phone": "9920315257",
    "ownershipShare": "",
    "email": "",
    "id": "318737"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "312826",
    "name": "Living Room",
    "length": "20.42",
    "length1": "20",
    "length2": "5",
    "width": "16.08",
    "width1": "16",
    "width2": "1",
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"totalArea": "328.37",
"images": [],
"extraAreas": [],
"finalArea": "328.37"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "94.34",
  "images": [],
  "extraAreas": [],
  "finalArea": "94.34"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "12.75",
  "length1": "12",
  "length2": "9",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "53.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "53.12"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "3",
"name": "Bedroom",
"length": "14.67",
"length1": "14",
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"width": "12.25",
"width1": "12",
"width2": "3",
"totalArea": "179.67",
"images": [],
"extraAreas": [],
"finalArea": "179.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "15.25",
  "length1": "15",
  "length2": "3",
  "width": "11.50",
  "width1": "11",
  "width2": "6",
  "totalArea": "175.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "175.37"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "14.17",
  "length1": "14",
  "length2": "2",
  "width": "13.00",
  "width1": "13",
  "width2": "00",
  "totalArea": "184.17",
  "images": [],
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```
"extraAreas": [],
"finalArea": "184.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "38.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.89"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "38.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.19"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
```

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"length": "8.50",
"length1": "8",
"length2": "6",
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"width1": "4",
"width2": "7",
"totalArea": "38.96",
"images": [],
"extraAreas": [],
"finalArea": "38.96"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "WC",
  "length": "4.83",
  "length1": "4",
  "length2": "10",
  "width": "4.33",
  "width1": "4",
  "width2": "4",
  "totalArea": "20.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.94"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "709739",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1178",
    "squareMeterArea": "109.44",
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"docFinalBuiltUp": "1413.6",
"docFinalBuiltUpSquareMeter": "131.328",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "1368.00",
"squareMeterArea": "127.09",
"expectedRate": "47500.00",
"percentage": ""
},
"builtUpArea": {
"area": "1641.60",
"squareMeterArea": "152.51",
"expectedRate": "39583.33",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "66bc81f4c884d11233496bf",
"property": "Residential Flat",
"area": "1368",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "64980000",
"expectedRate": "47500.00",
"builtUpExpectedRate": "39583.33",
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"squareMeter": "127.09",
"id": "635928"
},
}
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    "squareMeterArea": "125.14",
    "expectedRate": "45360.06",
    "percentage": ""
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  "builtUpArea": {
    "area": "1616.40",
    "squareMeterArea": "150.17",
    "expectedRate": "37800.05",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66bc81f4c884d11233496fc0",
  "property": "Residential Flat",
  "area": "1347",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "61100000",
  "expectedRate": "45360.06",
  "builtUpExpectedRate": "37800.05",
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  "squareMeter": "125.14",
  "id": "682370"
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{
  "carpetArea": {
    "area": "1500.00",
    "squareMeterArea": "139.35",
    "expectedRate": "51666.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1800.00",
    "squareMeterArea": "167.23",
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"expectedRate": "43055.56",
"percentage": "20"
},
"saleableArea": {
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"floor": "",
"source": "Housing.Com",
"expectedPrice": "77500000",
"expectedRate": "51666.67",
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"image": "cases/66bafbff4388d81213f6ca68/indicator_1723629829514_Image.png",
"squareMeter": "167.23",
"id": "165347"
},
{
  "carpetArea": {
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    "squareMeterArea": "160.65",
    "expectedRate": "49156.53",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "192.77",
    "expectedRate": "40963.86",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "",
    "source": "Nobroker.com",
    "expectedPrice": "85000000",
    "expectedRate": "49156.53",
    "builtUpExpectedRate": "85000000",
    "image": "cases/66bafbff4388d81213f6ca68/indicator_1723629869512_Image.png",
    "squareMeter": "192.77",
    "id": "566720"
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    "status": false,
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    "name": "externalImg_1723619376601_1723619371907_image_0.jpeg",
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    "orientation": "portrait"
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  {
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    "status": false,
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    "orientation": "landscape"
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  {
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    "status": false,
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    "name": "externalImg_1723631717897_externalImg_1723619520327_17236195166
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    "path": "cases/66bafbff4388d81213f6ca68/externalImg_1723631717897_externalIm
g_1723619520327_1723619516665_image_0.jpeg",
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  },
}
```

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  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717899_externallm
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  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66bc8866c884d11233497ad0",
  "name": "externallmg_1723631717900_externallmg_1723619521743_17236195166
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  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717900_externallm
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```

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    "_id": "66bc8866c884d11233497ad5",
    "name": "externallmg_1723631717910_externallmg_1723619523900_17236195166
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    "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717910_externallm
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    "_id": "66bc8866c884d11233497ad6",
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    "orientation": "portrait"
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g_1723619525445_1723619516665_image_11.jpeg",
  "orientation": "portrait"
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66bc8866c884d11233497ada",
  "name": "externallmg_1723631717917_externallmg_1723619525886_17236195166
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  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717917_externallm
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  "orientation": "portrait"
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  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717918_externallm
g_1723619526318_1723619516665_image_13.jpeg",
  "orientation": "portrait"
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66bc8866c884d11233497adc",
  "name": "externallmg_1723631717918_externallmg_1723619526625_17236195166
65_image_14.jpeg",
  "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717918_externallm
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    "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717919_externallmg_1723619527093_1723619516665_image_15.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66bc8866c884d11233497ade",
    "name": "externallmg_1723631717920_externallmg_1723619528281_1723619516665_image_16.jpeg",
    "path": "cases/66bafbff4388d81213f6ca68/externallmg_1723631717920_externallmg_1723619528281_1723619516665_image_16.jpeg",
    "orientation": "portrait"
  }
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  {
    "originalname": "AGR.pdf",
    "filename": "1723630083197_AGR.pdf",
    "path": "cases/66bafbff4388d81213f6ca68/processingDocuments/1723630083197_AGR.pdf",
    "size": "23355303",
    "createdAt": "Wed Aug 14 2024 15:38:03 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
    "originalname": "externallmg_1723619376601_1723619371907_image_0.jpeg",
    "filename": "1723630083412_externallmg_1723619376601_1723619371907_image_0.jpeg",
    "path": "cases/66bafbff4388d81213f6ca68/processingDocuments/1723630083412_externallmg_1723619376601_1723619371907_image_0.jpeg",
    "size": "106458",
    "createdAt": "Wed Aug 14 2024 15:38:03 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
    "originalname": "externallmg_1723619376959_1723619371907_image_1.jpeg",
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    "filename":
"1723630083413_externallmg_1723619376959_1723619371907_image_1.jpeg",
    "path": "cases/66bafbff4388d81213f6ca68/processingDocuments/1723630083413_
externallmg_1723619376959_1723619371907_image_1.jpeg",
    "size": "190607",
    "createdAt": "Wed Aug 14 2024 15:38:03 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
    "originalname": "IGR-01.pdf",
    "filename": "1723630083414_IGR01.pdf",
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processingDocuments/1723630083414_IGR01.pdf",
    "size": "153662",
    "createdAt": "Wed Aug 14 2024 15:38:03 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
    "originalname": "IGR-02.pdf",
    "filename": "1723630083416_IGR02.pdf",
    "path": "cases/66bafbff4388d81213f6ca68/
processingDocuments/1723630083416_IGR02.pdf",
    "size": "162391",
    "createdAt": "Wed Aug 14 2024 15:38:03 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
    "originalname": "INDEX.pdf",
    "filename": "1723630083417_INDEX.pdf",
    "path": "cases/66bafbff4388d81213f6ca68/
processingDocuments/1723630083417_INDEX.pdf",
    "size": "152548",
    "createdAt": "Wed Aug 14 2024 15:38:03 GMT+0530 (India Standard Time)",
    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
  {
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    "filename": "1723630083418_Summary_NewSADHANA.xlsx",
    "path": "cases/66bafbff4388d81213f6ca68/
processingDocuments/1723630083418_Summary_NewSADHANA.xlsx",
    "size": "2300690",
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],
"leadRemarks": [],
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"audioRemarks": [],
"remarks": [],
"createdAt": "2024-08-13T06:23:59.549Z",
"updatedAt": "2024-08-14T12:20:43.198Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 603, 6th Floor, Vasant Kunj Co-op.Hgs. Soc. Ltd.,
Plot No. C-34, TPS IV, Corner of North Avenue & Jain Derasar Marg, North Avenue
Road, Village - Bandra / G, Taluka - Andheri, District - Mumbai Suburban, Santacruz
(West), Mumbai, PIN - 400 054, State - Maharashtra, India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Nishit Jayvadan Tikiwala",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9920315257",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1178.00",
"flatRate": "50000",
"landOtherRate": "47000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Passage + 3 Toilet +
WC",
"carpetTotal": "1152.02",
"otherCarpetTotal": "0.00",
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```

"builtupPercentage": "20",
"finalBuiltupArea": "1382.42",
"finalCarpetArea": "1152.02",
"finalSalableArea": "1382.42",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are within +/- 2% of the Agreement for
Sale Area. The above calculations and detail measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the
Agreement for Sale area.\n",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Wed Aug 14 2024 15:59:11 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-08-13",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	20'5"	16'1"	328.37
Kitchen	11'11"	7'11"	94.34
Passage	12'9"	4'2"	53.12
Bedroom	14'8"	12'3"	179.67
Bedroom	15'3"	11'6"	175.37

Bedroom	14'2"	13'00"	184.17
Toilet	8'4"	4'8"	38.89
Toilet	8'4"	4'7"	38.19
Toilet	8'6"	4'7"	38.96
WC	4'10"	4'4"	20.94
Other Composition :			