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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "65b0a16f4817a543416c8a78"
    },
    "firstName": "Prakash",
    "type": "CREDITOFFICER",
    "_id": "65b0a16f4817a543416c8a7a",
    "lastName": "Tike",
    "mobileNo": "",
    "workMobileNo": "9689837893",
    "email": "prakash.tike@sbi.co.in"
  },
  "fees": {
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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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  "name": "SME Dombivli Industrial Estate Branch",
  "branchCode": "63845",
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  "alternateMobileNo": "",
  "email": "sbi.63845@sbi.co.in",
  "fax": "",
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  "sendStructuralCertificate": "0",
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Country - India"
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  "value": "Commercial"
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62550ed0aba01e0af98f2f75/
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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  "email": "jayaraja@vastukala.org",
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  "mobileNo": "9867664219",
  "designation": "",
  "shortName": "JA",
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"email": "binu@vastukala.org",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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          "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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    "dateTime": "2024-12-09",
    "remark": "MANUAL_IN_TASK"
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    "label": true
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    "value": "India",
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  "value": "Andheri (West), Mumbai",
  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "737/9/12A/1A",
  "label": true
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  "key": "blockNo",
  "value": "",
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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  },
  "fittings": {
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  },
  "finishing": {
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    "label": "Bare Shell Condition"
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"label": "Middle Class"
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Open Plot",
  "west": "Lotus Grandeur",
  "south": "Captain Suresh Marg",
  "east": "Nagappa Chawl"
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"asPerDocumentAgreement": {
  "north": "By Plots bearing CTS Nos. 737/9/10 and 737/9/12A/1B",
  "west": "By Plot bearing CTS Nos. 737/9/12/C & 737/9/12/D",
  "south": "By 18.30 meters wide DP Road",
  "east": "By Plots bearing CTS Nos. 737/9/12A/1B"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Passage",
    "east": "Office No. 2403",
    "south": "Lobby",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  }
},
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"taxies": {
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"extraDetailOfProperty": "<br />\nAs per site information the unit(office premises) is
sold as bare shell condition. Interior work to be done by the individual unit owner as per
requirement.",
"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": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1) As per Agreement for sale, the RERA Carpet Area is 1905.00 Sq. Ft.,
the elevation feature in the Unit admeasuring 78.00 Sq. Ft. and the Lift lobby abutting
the said Unit is 563.00 Sq. Ft., which is considered for valuation. Hence market rate
considered accordingly. \n<br />\n2) As per site information the unit is sold as bare shell
condition. Interior work has to be done by the individual unit owner as per requirement.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"squareMeterGuideLineRate": "139450.00",
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  "rate": "139450.00",
  "squareMeterGuideLineRate": "139450.00",
  "squareFeetGuideLineRate": "12955.00"
},
"outgoingDetail": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "Rs. 3,74,000/- Expected rental income per month.",
  "assessmentNo": "\nInformation not available\n",
  "taxPaidHolderName": "\nInformation not available\n",
  "taxAmount": "\nInformation not available\n",
  "electricityServiceConnectionNo": "\nInformation not available\n",
  "meterCardHolderName": "\nInformation not available\n",
  "undividedAreaOfLandAsPerSaleDeed": "\nInformation not available\n",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant office premises under furnishing\n"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed rea",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R.C.C. slab"
  }
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "3 Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
},
"planningArea": {
  "value": "Commercial",
  "label": "Commercial"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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"
},
"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"
},
"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"
},
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"groundStilt": {
  "value": "Upper_Ground_Floor",
  "label": "Upper Ground Floor"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
"estimatedAge": "59",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "29",
"flatFloorNo": "24",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "2800.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1734422365387_Image.png",
    "routeLat": "19.138157",
    "routeLng": "72.839010",
    "stationName": "Jogeshwari",
    "routeDistance": "1.3 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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"showLocation": {
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  "finallatlng": false
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    "name": "0caxza",
    "image": "cases/6756a864821be57904f158f4/
routeMap_1734422043163_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
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  "othersQty": "3",
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"totalOthersRate": "3600000",
"finalTotal": "128354000.00",
"finalValue": "124754000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
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  "date": "Tue Dec 17 2024 12:08:09 GMT+0000 (Coordinated Universal Time)",
  "number": "2309638",
  "dayCount": "21",
  "monthCount": "336",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"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": {
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    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"externalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"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": {
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  "floorsCompleted": "",
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"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
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
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    "isHideFloor": true,
    "status": true
  }
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"guidelineDetails": {
  "finalGuidelineValue": "36281773.00",
  "selectedBuildUpValue": "2800.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "_id": "676109d88502a1ee45968da8",
      "name": "externallmg_1734412759854_externallmg_1733806458319_1733806452896_image_4.jpeg",
      "path": "cases/6756a864821be57904f158f4/externallmg_1734412759854_externalimg_1733806458319_1733806452896_image_4.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "676109e5389df6ee9ea1d6f4",
      "name": "externallmg_1734412773164_externallmg_1733806460716_1733806452896_image_9.jpeg",
      "path": "cases/6756a864821be57904f158f4/externallmg_1734412773164_externalimg_1733806460716_1733806452896_image_9.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "676109d88502a1ee45968da6",
      "name": "externallmg_1734412759821_externallmg_1733806456584_1733806452896_image_2.jpeg",
      "path": "cases/6756a864821be57904f158f4/externallmg_1734412759821_externalimg_1733806456584_1733806452896_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  {
    "status": false,
    "_id": "676109d88502a1ee45968dab",
    "name": "externallmg_1734412759894_externallmg_1733806459840_1733806452896_image_3.jpeg"
  }
}
```

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896_image_7.jpeg",
  "path": "cases/6756a864821be57904f158f4/externalImg_1734412759894_external
Img_1733806459840_1733806452896_image_7.jpeg",
  "orientation": "portrait"
}
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "676109e5389df6ee9ea1d6f8",
    "name": "Office",
    "path": "cases/6756a864821be57904f158f4/externalImg_1734412773194_external
Img_1733806511780_1733806508159_image_3.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "676109e5389df6ee9ea1d6f9",
    "name": "Office",
    "path": "cases/6756a864821be57904f158f4/externalImg_1734412773202_external
Img_1733806511998_1733806508159_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "676109f42d0531ee4cbace1c",
    "name": "Office",
    "path": "cases/6756a864821be57904f158f4/externalImg_1734412788042_external
Img_1733806514264_1733806508159_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "676109f42d0531ee4cbace1d",
    "name": "Office",
    "path": "cases/6756a864821be57904f158f4/externalImg_1734412788047_external
Img_1733806514342_1733806508159_image_9.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "676109f42d0531ee4cbace1f",
    "name": "Office",
    "path": "cases/6756a864821be57904f158f4/externalImg_1734412788071_external
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Img_1733806514691_1733806508159_image_11.jpeg",
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  "_id": "676109ff2d0531ee4cbace97",
  "name": "Office",
  "path": "cases/6756a864821be57904f158f4/externallmg_1734412798911_external
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "676109e5389df6ee9ea1d6f7",
  "name": "Office",
  "path": "cases/6756a864821be57904f158f4/externallmg_1734412773179_external
Img_1733806511489_1733806508159_image_2.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "676109f42d0531ee4cbace19",
  "name": "Office",
  "path": "cases/6756a864821be57904f158f4/externallmg_1734412788010_external
Img_1733806512329_1733806508159_image_5.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "676109ff2d0531ee4cbace99",
  "name": "Office",
  "path": "cases/6756a864821be57904f158f4/externallmg_1734412798944_external
Img_1733806515677_1733806508159_image_14.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "676109d88502a1ee45968dac",
  "name": "Office",
  "path": "cases/6756a864821be57904f158f4/externallmg_1734412759931_external
Img_1733806460349_1733806452896_image_8.jpeg",
  "orientation": "portrait"
}
]
},
"indicatorRange": {
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"carpetRateRange": {
  "min": "45800.00",
  "max": "58441.00"
},
"builtUpRateRange": {
  "min": "41637.00",
  "max": "53129.00"
},
"saleableRateRange": {
  "min": "34697.00",
  "max": "44274.00"
}
},
"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
  },
}
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"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
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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"totalValues": {
  "title": "Total",
  "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": "true",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "2546.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
  "6761349b9675fb6d430f33b7"
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"_id": "6756a864821be57904f158f4",
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"ownerName": "Infinity Global Supply Chain Limited",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9930213009",
"contactPersonName": "Mr. Mitesh",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Infinity Global Supply Chain Limited",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "642789"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Representative of the Company",
"fullAddress": "Commercial Office No. 2404, 24th Floor, Signature, CTS No.
737/9/12A/1A, Opp. Veera Desai Road, Village - Oshiwara, Municipality Ward No. K/W,
Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053,
State - Maharashtra, India",
"remark": "contact person not available",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/10/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Veer Savarkar Projects Private Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Infinity Global Supply Chain Limited",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 18755/2024"
```

```
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "788337",
    "path": "cases/6756a864821be57904f158f4/document_1733732449882_Signature__Unit_No__2404__Global_Supply_Chain_Limited.pdf",
    "fileName": "document_1733732449882_Signature__Unit_No__2404__Global_Supply_Chain_Limited.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "24/05/2022",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CHE/WC/0747/K/337(NEW)/FCC/4/Amend"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1734426488526_CC.pdf",
    "path": "cases/6756a864821be57904f158f4/document_1734426488526_CC.pdf",
    "id": "452835",
    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Tue Dec 17 2024 09:08:08 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "12/06/2023",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": " CHE/WS/0747/K/337(NEW)/OCC/1/New"
},
"isHardCopy": false,
"displayStatus": false,
"id": "150554",
"path": "cases/6756a864821be57904f158f4/document_1734426867442_1_Occupancy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plotted_development.pdf",
"fileName": "document_1734426867442_1_Occupancy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plotted_development.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P51800026446"
},
"isHardCopy": false,
"displayStatus": false,
"id": "253857",
"path": "cases/6756a864821be57904f158f4/document_1734427052384_P51800026446.pdf",
"fileName": "document_1734427052384_P51800026446.pdf"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"reald": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "012944",
"createdBy": "6006d4ce5080a310ac1fd2",
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"caseHistory": [
  {
    "id": "517586",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Mon Dec 09 2024 08:20:52 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Office",
    "length": "50.83",
    "length1": "50",
    "length2": "10",
    "width": "45.50",
    "width1": "45",
    "width2": "6",
    "totalArea": "2312.91",
    "images": [],
    "finalArea": "2312.91",
    "extraAreas": []
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "169909",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "2546",
    "squareMeterArea": "236.53",
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"docFinalBuiltUp": "2800.6",
"docFinalBuiltUpSquareMeter": "260.183",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "2545.00",
"squareMeterArea": "236.44",
"expectedRate": "46168.96",
"percentage": ""
},
"builtUpArea": {
"area": "2799.50",
"squareMeterArea": "260.08",
"expectedRate": "41971.78",
"percentage": "10"
},
"saleableArea": {
"area": "3359.40",
"squareMeterArea": "312.10",
"expectedRate": "34976.48",
"percentage": "20"
},
"printlnReport": true,
"_id": "6761069f2d0531ee4cbac796",
"property": "Office",
"area": "2545",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
"expectedPrice": "117500000",
"expectedRate": "46168.96",
"builtUpExpectedRate": "41971.78",
"image": "cases/6756a864821be57904f158f4/
indicator_1734411149898_Image.png",
"squareMeter": "236.44",
"id": "166598"
```



```
},
{
  "carpetArea": {
    "area": "1000.00",
    "squareMeterArea": "92.90",
    "expectedRate": "45800.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1100.00",
    "squareMeterArea": "102.19",
    "expectedRate": "41636.36",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "1320.00",
    "squareMeterArea": "122.63",
    "expectedRate": "34696.97",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "6761069f2d0531ee4cbac797",
  "property": "Office",
  "area": "1000",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "45800000",
  "expectedRate": "45800.00",
  "builtUpExpectedRate": "41636.36",
  "image": "cases/6756a864821be57904f158f4/
indicator_1734411206305_Image.png",
  "squareMeter": "92.90",
  "id": "491767"
},
{
  "carpetArea": {
    "area": "1904.92",
    "squareMeterArea": "176.97",
    "expectedRate": "52968.10",
    "percentage": ""
  },
  "builtUpArea": {
```

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"area": "2095.41",
"squareMeterArea": "194.67",
"expectedRate": "48152.87",
"percentage": "10"
},
"saleableArea": {
"area": "2514.49",
"squareMeterArea": "233.60",
"expectedRate": "40127.42",
"percentage": "20"
},
"printlnReport": true,
"_id": "6761069f2d0531ee4cbac798",
"property": "Office",
"area": "2095.41",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "100900000",
"expectedRate": "52968.10",
"builtUpExpectedRate": "100900000",
"image": "cases/6756a864821be57904f158f4/
indicator_1734411666332_Image.png",
"squareMeter": "194.67",
"id": "584799"
},
{
"carpetArea": {
"area": "1905.00",
"squareMeterArea": "176.98",
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  "expectedRate": "58440.94",
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  "id": "692865"
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    "squareMeterArea": "194.68",
    "expectedRate": "42949.18",
    "percentage": "10"
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    "orientation": "portrait"
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        "firstName": "Binumon",
        "lastName": "Moozhickal",
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      },
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      "display": true,
      "status": true,
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      "note": "Value done - pending for discussion with Manoj",
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  ]
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    "lastName": "Bhatt",
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  "status": true,
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"flatRate": "49000",
"landOtherRate": "46000",
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  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"briefDescOfProperty": "Office",
"carpetTotal": "2312.91",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "2544.20",
"finalCarpetArea": "2312.91",
"finalSalableArea": "2544.20",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "<br />\nRERA Carpet Area in Sq. Ft. = 1905.00\nElevation
Feature in the in Sq. Ft. = 78.00\nLift lobby abutting the said Unit in Sq. Ft. =
563.00\n<br />\nAll the above areas are within 10% 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.\n",

```
"siteMeasurementRemark": "",  
"finalSaleablePercentage": "0",  
"otherCompositionBuiltUpTotal": "0.00",  
"otherCompositionCarpetTotal": "0.00",  
"otherCompositionSaleableTotal": "0.00"
```

}

Name	Length	Width	Total
<hr/> Composition :			
Office	50'10"	45'6"	2312.91
<hr/> Other Composition :			
<hr/>			