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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true
  },
  "leadFrom": {
    "label": "Direct",
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  },
  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
  },
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "647ebb3f0ab64c23c9fcb8b2"
    },
    "type": "CREDITOFFICER",
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    "firstName": "Mr. Srinivas Mule",
    "lastName": "Mule",
    "mobileNo": "",
    "workMobileNo": "8885187008",
    "email": "Srinivas@unionbankofindia.com"
  },
  "fees": {
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    "discussWithPerson": "Mr. Srinivas Mule",
  }
}
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"organization": {
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  "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"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d1828",
  "type": "BANK",
  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "647ebb3f0ab64c23c9fcb8b2",
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  "mobileNo": "02222615205",
  "alternateMobileNo": "",
  "email": "bm3077@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bharat House, Ground floor, 104, M. S. Marg, Fort, Mumbai - 400001,
State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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"staff": {
  "pickupPerson": {
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    "_id": "60af3d172ffdf65bcd6585cd",
    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
    "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
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  },
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    "email": "tusharbhuwad90@gmail.com",
    "lastName": "Bhuwad",
    "mobileNo": "9082053889",
    "designation": "",
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    "workWithDocumentMaker": "",
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  "rateVerifier": {
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    "role": "MAKER+CHECKER",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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"shortName": "SB",
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  "shortName": "VS",
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  "role": "MAKER+CHECKER",
  "type": "EMPLOYEE",
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    19.13031243151876
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"compositionFlatType": {
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  "underConstruction": false
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  "label": true
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  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Opp. Gurudwara, Four Bungalows",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "C",
  "label": true
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"value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "111-A, 111-B & 111-C (Part)",
  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "866-B(Part)",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "2705",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "External site visit only"
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  },
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    "label": "External site visit only"
  },
  "finishing": {
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    "label": "External site visit only"
  }
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    "label": "Middle Class"
  }
},
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Mumbai Metro Rail Car Shed  ",
  "west": "Internal Road",
  "south": "J. P. Road / Western Heights  ",
  "east": "Internal Road & Mumbai Metro Rail Car Shed"
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"asPerDocumentAgreement": {
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  "west": "By CTS No. 866 B (Pt)",
  "south": "By Jay Prakash Road",
  "east": "By CTS No. 866 A (Pt)"
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"unitBoundaries": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of site visit, internal inspection was not allowed hence our report is based on external site visit and documents provided by the bank. The composition of flat not seen. As per previous valuation report, the composition of flat is 4 Bedrooms + Living Room + Dining + Kitchen + 4 Toilets + Passage.",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified."

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"approvePlanVerified": "N.A.",
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"compositeRate": {
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report is based on external site visit and documents provided by the bank.",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "25632.5",
  "depreciatedBuildingRate": "3132.5"
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"igrRate": {
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  "rate": "211290",
  "landRate": "118460",
  "igrImage": "cases/6571a5224999312746cef691/igr_1702385673366_Image.png",
  "squareMeterGuideLineRate": "242984.00",
  "squareFeetGuideLineRate": "22574.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "93",
  "rate": "21764.00",
  "squareMeterGuideLineRate": "234267.00",
  "squareFeetGuideLineRate": "21764.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
  "monthlyRent": "1,08,000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "External Site Visit Only"
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"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "2 Car parking space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
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  "planningArea": {
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"value": "Residential",
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"structuralSafety": {
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
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"appearanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceIssues": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"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": "53",
"ageOfBuilding": "7",
"noOfBasement": "4",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "31",
"flatFloorNo": "27",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1694.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
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    "label": "Metro Station"
  },
  "routeMapImg": "cases/6571a5224999312746cef691/
routeMap_1702384410917_Image.png",
  "routeLat": "19.130583",
  "routeLng": "72.828417",
  "stationName": "D. N. Nagar ",
  "routeDistance": "450 Mtr."
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "cteo09m",
    "name": "cteo09m",
    "image": "cases/6571a5224999312746cef691/
routeMap_1702384313242_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "43422302.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "43422302.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Dec 13 2023 10:38:57 GMT+0530 (India Standard Time)",
  "number": "2303931",
  "dayCount": "1",
  "monthCount": "160",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"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
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  "fullBuildingRcc": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "status": false
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"door": {
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  "isHideFloor": false,
  "status": false
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"window": {
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}
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"externalPainting": {
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  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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"liftInstallation": {
  "label": "Lift Installation",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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"percentage": "0.00",
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"status": false
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"workCompleted": {
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  "percentage": "0.00",
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "1694.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
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externalImg_r_1702384428096_IMG20231208124138.jpg",
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}
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/6571a5224999312746cef691/
externallmg_r_1702384435711_IMG20231208124603.jpg",
  "orientation": "portrait"
}
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "min": "0.00",
    "max": "0.00"
  },
  "builtUpRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
  },
  "interiorDecorations": {
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    "quantity": "0.00",
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"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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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1694.00",
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"status": true,
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"paymentId": [],
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"ownerName": "Mr. Jayesh Mehta",
"ownerPhoneNo": "9136685263",
"appAddress": "Flat no 2705,27floor,Metropolis CHS,Jay Prakash Road Andheri west ",
"remark": "9136685263",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "23/05/2015",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "Housing Development And Infrastructure Limited",
      "to": {
        "value": "Purchaser",
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    "label": "Purchaser"
  },
  "Purchaser": "Mr. Jayesh Mehta",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "4589/2015"
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"displayStatus": true,
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document_1702384632813_Agreement.pdf",
"id": "125381",
"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Dec 12 2023 18:07:13 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 9509 / BSII / WS / AH / AK"
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"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Tue Dec 12 2023 18:12:38 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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    "remark": "issued by Jatin Bhuta."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1702385100747_previous_2019.pdf",
  "path": "cases/6571a5224999312746cef691/
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  "id": "196655",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Tue Dec 12 2023 18:15:00 GMT+0530 (India Standard Time)"
}
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"caseNumber": "005495",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "425842",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 07 2023 16:27:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jayesh Mehta",
    "phone": "9136685263",
    "ownershipShare": "",
    "email": "",
    "id": "485991"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    }
  }
],
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"id": "212666",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "1694",
"squareMeterArea": "157.38",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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  "area": "1040",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "magic_bricks",
  "expectedPrice": "35000000",
  "expectedRate": "33653.85",
  "builtUpExpectedRate": "28044.87",
  "image": "cases/6571a5224999312746cef691/
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  "squareMeter": "96.62",
  "id": "724412"
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{
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  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",

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    "expectedPrice": "50000000",
    "expectedRate": "31250.00",
    "builtUpExpectedRate": "26041.67",
    "image": "cases/6571a5224999312746cef691/
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    "squareMeter": "148.65",
    "id": "337704"
  }
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    "orientation": "portrait"
  },
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    "path": "cases/6571a5224999312746cef691/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
]
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    },
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      "orientation": "portrait"
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externallmg_r_1702384428114_IMG20231208124256.jpg",
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  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_r_1702384428125_IMG20231208124323.jpg",
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/6571a5224999312746cef691/
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},
{
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externallmg_r_1702384435726_IMG20231208125251.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657853359e3cbd4940aa279f",
    "name": "externallmg_r_1702384435711_IMG20231208124603.jpg",
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externallmg_r_1702384435711_IMG20231208124603.jpg",
    "orientation": "portrait"
  },
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    "path": "cases/6571a5224999312746cef691/
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    "orientation": "portrait"
  },
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    "path": "cases/6571a5224999312746cef691/
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    "orientation": "portrait"
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    "path": "cases/6571a5224999312746cef691/
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    "orientation": "portrait"
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  {
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externalImg_r_1702384435736_IMG20231208125610.jpg",
  "orientation": "portrait"
},
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  "orientation": "portrait"
},
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  "path": "cases/6571a5224999312746cef691/
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  "orientation": "portrait"
}
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"processingDocuments": [
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    "filename": "1702289572365_Calculation_2metropolis.xlsx",
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processingDocuments/1702289572365_Calculation_2metropolis.xlsx",
    "size": "17219",
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  },
  {
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