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{
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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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    "type": "CREDITOFFICER",
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    "firstName": "Mr. Srinivas Mule",
    "lastName": "Mule",
    "mobileNo": "",
    "workMobileNo": "8885187008",
    "email": "Srinivas@unionbankofindia.com"
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  "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"
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  "alternateMobileNo": "",
  "email": "bm3077@unionbankofindia.com",
  "fax": "",
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    "lastName": "Joshi",
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    "lastName": "Sarmalkar",
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  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
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    "east": "Shradhanand Road"
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  "dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24085",
  "depreciatedBuildingRate": "2685"
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"igrFinalRate": {
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    "label": "External Site Visit Only"
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  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"provisionOfFirefighting": {
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  "label": "Information not available"
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
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"noOfFloors": "13",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "1116.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.095111",
    "routeLng": "72.846000",
    "stationName": "Vile Parle",
    "routeDistance": "650 Mtr."
  },
  "finalLatLng": {
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      null
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    "type": "Point"
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    "name": "a5ddtu",
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  "totalkitchenArrangementsRate": "0",
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  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "22399050.00"
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    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "externalPlastering": {
    "label": "External Plastering",
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"floorsCompleted": "",
"percentage": "0.00",
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  "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
},
"internalPainting": {
  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "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
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "21602412.00",
  "selectedBuildUpValue": "1116.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name": "externalimg_r_1702554618070_IMG20231208152034.jpg",
      "path": "cases/6571a8b44999312746cf0539/
externalimg_r_1702554618070_IMG20231208152034.jpg",
      "orientation": "portrait"
    }
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},
],
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externallmg_r_1702554618077_IMG20231208152105.jpg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/6571a8b44999312746cf0539/
externallmg_r_1702554618073_IMG20231208152037.jpg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1702554618070_IMG20231208152034.jpg",
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    "orientation": "portrait"
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  {
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    "name": "externallmg_r_1702554618050_IMG20231208152012.jpg",
    "path": "cases/6571a8b44999312746cf0539/
externallmg_r_1702554618050_IMG20231208152012.jpg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "14556",
    "max": "34444"
  },
  "builtUpRateRange": {
    "min": "12130",
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"max": "28704"
}
},
"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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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
    "title": "Interior Decorations",
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"electricityDeposits": {
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"potentialValue": {
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"others": {
"title": "Others / Car Parking",
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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,
"isEditable": false
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"taskStatus": {
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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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "930.00",
"empanelmentNo": [
  "RO(S):ADV:VAL:012:2018-19"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"_id": "6571a8b44999312746cf0539",
"ownerName": "Nisha Jayesh Mehta ",
"ownerPhoneNo": "9136685263",
"appAddress": "Flat no 203,2flor,Adobe Heights, Shrdhanand Road Vile Parle East ",
"remark": "9136685263",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "04/06/2015",
      "from": {
        "value": "Owner",
        "label": "Owner"
      }
    }
  }
]
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},
"Owner": "M/s. Ravi Construction Co.",
"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mr. Jayesh A. Mehta & Mrs. Nisha J. Mehta",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "4996/2015"
},
"isHardCopy": false,
"displayStatus": true,
"id": "661567",
"path": "cases/6571a8b44999312746cf0539/document_1702275091353_Jayesh_A_
MehataFlqt_no_203_Adobe_Heights_Documents.pdf",
"fileName": "document_1702275091353_Jayesh_A_MehataFlqt_no_203_Adobe_He
ights_Documents.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/10/2010",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 8960 / WS / AK"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Mon Dec 11 2023 13:10:14 GMT+0530 (India Standard Time)"
}
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],
"caseNumber": "005498",
"createdBy": "60af3d172ffdf65bcd6585cd",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 07 2023 16:42:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Nisha Jayesh Mehta ",
    "phone": "9136685263",
    "ownershipShare": "",
    "email": "",
    "id": "370523"
  },
  {
    "name": "Mr. Jayesh A. Mehta & Mrs. Nisha J. Mehta",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "540062"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "203410",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "930",
    "squareMeterArea": "86.40",
  }
]
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"docFinalBuiltUp": "1116.00",
"docFinalBuiltUpSquareMeter": "103.68",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
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  "property": "Flat",
  "area": "475",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "1",
  "source": "magic_bricks",
  "expectedPrice": "15500000",
  "expectedRate": "32631.58",
  "builtUpExpectedRate": "27192.98",
  "image": "cases/6571a8b44999312746cf0539/
indicator_1702275293531_Image.png",
  "squareMeter": "44.13",
  "id": "147894"
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "2",
  "source": "magic_bricks",
  "expectedPrice": "16000000",
  "expectedRate": "33970.28",
  "builtUpExpectedRate": "28308.56",
  "image": "cases/6571a8b44999312746cf0539/
indicator_1702275321803_Image.png",
  "squareMeter": "43.76",
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"id": "169274"
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "3",
  "source": "magic_bricks",
  "expectedPrice": "15500000",
  "expectedRate": "34444.44",
  "builtUpExpectedRate": "28703.70",
  "image": "cases/6571a8b44999312746cf0539/
indicator_1702275362356_Image.png",
  "squareMeter": "41.81",
  "id": "901691"
},
{
  "printlnReport": true,
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  "property": "Flat",
  "area": "415",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "4",
  "source": "https://www.99acres.com/",
  "expectedPrice": "12500000",
  "expectedRate": "30120.48",
  "builtUpExpectedRate": "25100.40",
  "image": "cases/6571a8b44999312746cf0539/
indicator_1702275383491_Image.png",
  "squareMeter": "38.55",
  "id": "974553"
},
{
  "printlnReport": true,
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  "property": "Flat",
  "area": "900",
  "builtUpPercentage": "20",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "5",
"source": "Index_no.2",
"expectedPrice": "13100000",
"expectedRate": "14555.56",
"builtUpExpectedRate": "12129.63",
"image": "cases/6571a8b44999312746cf0539/
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"squareMeter": "83.61",
"id": "408495"
}
],
"externalImages": [
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "657aebfa3fcadc67776a1c53",
"name": "externalImg_r_1702554618056_IMG20231208152021.jpg",
"path": "cases/6571a8b44999312746cf0539/
externalImg_r_1702554618056_IMG20231208152021.jpg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "657aebfa3fcadc67776a1c54",
"name": "externalImg_r_1702554618060_IMG20231208152026.jpg",
"path": "cases/6571a8b44999312746cf0539/
externalImg_r_1702554618060_IMG20231208152026.jpg",
"orientation": "portrait"
},
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"name": "externalImg_r_1702554618046_IMG20231208152008.jpg",
"path": "cases/6571a8b44999312746cf0539/
externalImg_r_1702554618046_IMG20231208152008.jpg",
"orientation": "portrait"
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    "name": "externallmg_r_1702554618050_IMG20231208152012.jpg",
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    "orientation": "portrait"
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    "path": "cases/6571a8b44999312746cf0539/
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_r_1702554618067_IMG20231208152033.jpg",
    "path": "cases/6571a8b44999312746cf0539/
externallmg_r_1702554618067_IMG20231208152033.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657aebfa3fcadc67776a1c59",
    "name": "externallmg_r_1702554618070_IMG20231208152034.jpg",
    "path": "cases/6571a8b44999312746cf0539/
externallmg_r_1702554618070_IMG20231208152034.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657aebfa3fcadc67776a1c5a",
    "name": "externallmg_r_1702554618073_IMG20231208152037.jpg",
    "path": "cases/6571a8b44999312746cf0539/
externallmg_r_1702554618073_IMG20231208152037.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657aebfa3fcadc67776a1c5b",
    "name": "externallmg_r_1702554618075_IMG20231208152039.jpg",
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657aebfa3fcadc67776a1c5c",
    "name": "externalImg_r_1702554618077_IMG20231208152105.jpg",
    "path": "cases/6571a8b44999312746cf0539/
externalImg_r_1702554618077_IMG20231208152105.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "657aebfa3fcadc67776a1c5d",
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    "path": "cases/6571a8b44999312746cf0539/
externalImg_r_1702554618079_IMG20231208153814.jpg",
    "orientation": "portrait"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "Calculation (2)- 203 403 803.xlsx",
    "filename": "1702275517246_Calculation_2_203_403_803.xlsx",
    "path": "cases/6571a8b44999312746cf0539/
processingDocuments/1702275517246_Calculation_2_203_403_803.xlsx",
    "size": "16693",
    "createdAt": "Mon Dec 11 2023 11:48:38 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "Previous report.doc",
    "filename": "1702275517693_Previous_report.doc",
    "path": "cases/6571a8b44999312746cf0539/
processingDocuments/1702275517693_Previous_report.doc",
    "size": "3100672",
    "createdAt": "Mon Dec 11 2023 11:48:38 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1702275517961_Summary__203_403_803aa.xlsx",
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processingDocuments/1702275517961_Summary__203_403_803aa.xlsx",
    "size": "3699386",
    "createdAt": "Mon Dec 11 2023 11:48:38 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename":
"1702275558438_Jayesh_A_MehataFlqt_no_203_Adobe_Heights_Documents.pdf",
    "path": "cases/6571a8b44999312746cf0539/processingDocuments/1702275558438
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    "size": "4019501",
    "createdAt": "Mon Dec 11 2023 11:49:18 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  }
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"leadRemarks": [],
"audioRemarks": [],
"remarks": [],
"createdAt": "2023-12-07T11:12:52.574Z",
"updatedAt": "2023-12-14T11:53:39.948Z",
"__v": 0,
"invoiceId": "6571a8b44999312746cf0542",
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Residential Flat No. 203, 2nd Floor, Adobe Heights, Plot No. 366, 409
of TPS No. V, Shradhanand Road, Village - Vile Parle (East), Taluka - Andheri, District -
Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State - Maharashtra,
India",
"updatedBy": "60eebe33f3dd69653a5837ae",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Nisha Jayesh Mehta ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9136685263",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 930.00",
"flatRate": "24400",
"landOtherRate": "21400",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
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    "leasePeriod": 0,
    "leaseFrom": "",
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},
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"siteVisitDate": "2023-12-09"
}
```

| Name | Length | Width | Total |
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| <hr/> | | | |
| Other | | | |
| Composition : | | | |
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