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{
  "typeOfReport": {
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  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
  },
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  "toAssess": {
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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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  "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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  "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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    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
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  "siteEngineer": {
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    "lastName": "Bhuwad",
    "mobileNo": "9082053889",
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    "role": "MAKER+CHECKER",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
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    "email": "cmd@vastukala.org",
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  "label": false
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  "value": "",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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"label": "Aluminium Sliding Window "
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"populationGroupList": {
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"whetherCoveredUnderAnyState": {
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  "north": "Zee Heights",
  "west": "Evergreen Apartment",
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  "east": "Shradhanand Road"
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"asPerDocumentAgreement": {
  "north": "Final Plot No. 411 & 412",
  "west": "Final Plot No. 408 & 402",
  "south": "Final Plot No. 401 & Partly by wide T. P. Road known as 4th Road",
  "east": "Final Plot No. 401, 410 & 411"
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    "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"
  },
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
  "remark": "1.\tAt the time of inspection, we found that the flat was used for storage purpose & internal finishing of the flat is not completed.<br />\n\n2.\tFor the purpose of valuation, we have considered area as per Agreement.<br />\n\n3.\tThe building is only 10% occupied by the people. One lift is not installed. Dispute are going with builder and many other disadvantages. We have discounted the rate for the said flat by considering actual sale / purchase transaction held in the building.<br />\n\n4.\tIn the nearby locality the flats are sold in the range of Rs. 30,000.00 to Rs. 35,000.00 per Sq. Ft. on Carpet Area, For the valuation we have consider the range between the Rs. 21,000.00 to Rs. 25,000.00 per Sq. Ft. on Carpet Area after applying the discount of 30% for the building & flat condition & as per registered sales instances of the same building.<br />\n",
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  "landRate": "108770",
  "igrImage": "cases/6571aa214999312746cf0d99/igr_1702273865253_Image.png",
  "squareMeterGuideLineRate": "226643.00",
  "squareFeetGuideLineRate": "21056.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "93",
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  "squareFeetGuideLineRate": "20289.00",
  "squareMeterGuideLineRate": "218392.00"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "maintenanceOfFlat": "Poor"
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"value": "Good",
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"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
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"pavementLaid": {
"value": "Yes",
"label": "Yes"
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"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
"value": "Completed",
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"value": "Plain_Looking",
"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": "R.C.C._Framed_Structure",
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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"label": "No"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "8",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "660.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/6571aa214999312746cf0d99/
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    "routeLng": "72.846000",
    "stationName": "Vile Parle",
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"finalLatLng": {
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"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "2dodkk",
    "name": "2dodkk",
    "image": "cases/6571aa214999312746cf0d99/
routeMap_1702277036527_Image.png"
  }
]
},
"valuation": {
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"finalValue": "13246750.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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    "label": "RCC Footing/Foundation",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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}
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"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": false
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "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": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
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    "path": "cases/6571aa214999312746cf0d99/
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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externallmg_r_1702356180731_IMG20231208154544.jpg",
      "orientation": "portrait"
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externallmg_r_1702356180809_IMG20231208154724.jpg",
      "orientation": "portrait"
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      "_id": "6577e4d59e3cbd4940a89877",
      "name": "externallmg_r_1702356180796_IMG20231208154718.jpg",
      "path": "cases/6571aa214999312746cf0d99/
externallmg_r_1702356180796_IMG20231208154718.jpg",
      "orientation": "portrait"
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  "compositionImages": [],
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"min": "14556",
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},
"builtUpRateRange": {
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  "max": "28389"
}
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
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    "status": true,
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    "ratePerUnit": "0.00",
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    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
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"status": true,
"isEditable": false
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "550.00",
"empanelmentNo": [
  "RO(S):ADV:VAL:012:2018-19"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "6571aa214999312746cf0d99",
"ownerName": "Mr. Jayesh A. Mehta & Mrs. Nisha J. Mehta",
"ownerPhoneNo": "9136685263",
"appAddress": "Flat no 803,8flor,Adobe Heights, Shrdhananad Road,Vile Parle East ",
"remark": "9136685263",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },

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"inputs": {
  "documentDate": "04/06/2015",
  "from": {
    "value": "Owner",
    "label": "Owner"
  },
  "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": "4994/2015"
},
"isHardCopy": false,
"displayStatus": true,
"id": "534705",
"path": "cases/6571aa214999312746cf0d99/
document_1702273388887_Jayesh_MehtaFlat_no_803_Adobe_Heights.pdf",
"fileName":
"document_1702273388887_Jayesh_MehtaFlat_no_803_Adobe_Heights.pdf"
},
{
  "documentType": {
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    "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"
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  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1702275970691_CC.pdf",
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"path": "cases/6571aa214999312746cf0d99/document_1702275970691_CC.pdf",
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"uploadedBy": "60eebe33f3dd69653a5837ae",
"createdAt": "Mon Dec 11 2023 11:56:10 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "005500",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
  "id": "876428",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Dec 07 2023 16:48:57 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Jayesh A. Mehta & Mrs. Nisha J. Mehta",
  "phone": "9136685263",
  "ownershipShare": "",
  "email": "",
  "id": "948749"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "382173",
  "name": "Living Room",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "21.50",
  "width1": "21",
  "width2": "6",
  "totalArea": "207.83",
  "images": [],
  "extraAreas": [
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      "measurementType": {
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    "label": "Square Feet"
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  "name": "Living Room 2",
  "extraAreaType": "Add",
  "length": "2.92",
  "length1": "2",
  "length2": "11",
  "width": "21.92",
  "width1": "21",
  "width2": "11",
  "totalArea": "63.92"
}
],
"finalArea": "271.75"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Toilet",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "6.58",
  "width1": "6",
  "width2": "7",
  "totalArea": "28.53",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.53"
}
],
"otherComposition": [
  {
    "name": {
      "label": "Flowerbed",
      "value": "Flowerbed"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "0",
"length1": "1",
"length2": "10",
"length": "1.83",
"width1": "21",
"width2": "3",
"width": "21.25",
"totalArea": "38.96",
"percentageBeforeTotal": "38.96",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "38.96"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "763819",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "550",
  "squareMeterArea": "51.10",
  "docFinalBuiltUp": "660.00",
  "docFinalBuiltUpSquareMeter": "61.32",
  "docBultupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
"indicatorArr": [
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  "property": "Flat",
  "area": "475",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "1",
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"expectedPrice": "15500000",
"expectedRate": "32631.58",
"builtUpExpectedRate": "27192.98",
"image": "cases/6571aa214999312746cf0d99/
indicator_1702273594524_Image.png",
"squareMeter": "44.13",
"id": "358186"
},
{
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  "_id": "6576a3529e3cbd4940a74cf0",
  "property": "Flat",
  "area": "471",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "2",
  "source": "magic_bricks",
  "expectedPrice": "16000000",
  "expectedRate": "33970.28",
  "builtUpExpectedRate": "28308.56",
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  "squareMeter": "43.76",
  "id": "708403"
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{
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  "property": "Flat",
  "area": "455",
  "builtUpPercentage": "20",
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  "areaType": "Carpet",
  "floor": "3",
  "source": "magic_bricks",
  "expectedPrice": "15500000",
  "expectedRate": "34065.93",
  "builtUpExpectedRate": "28388.28",
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"image": "cases/6571aa214999312746cf0d99/
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"id": "302189"
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  "property": "Flat",
  "area": "415",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "4",
  "source": "https://www.99acres.com/",
  "expectedPrice": "12500000",
  "expectedRate": "30120.48",
  "builtUpExpectedRate": "25100.40",
  "image": "cases/6571aa214999312746cf0d99/
indicator_1702273717319_Image.png",
  "squareMeter": "38.55",
  "id": "989142"
},
{
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  "area": "900",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "Index_no.2",
  "expectedPrice": "13100000",
  "expectedRate": "14555.56",
  "builtUpExpectedRate": "12129.63",
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  "id": "559236"
}
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  {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/6571aa214999312746cf0d99/
externallmg_r_1702356167681_IMG20231208154230.jpg",
    "orientation": "portrait"
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Ltd., Plot No. 366, 409 of TPS No. V , Shradhanand Road, Village - Vile Parle (East),
Municipality Ward No. 'K/East', Taluka - Andheri, District - Mumbai Suburban, Vile Parle
(East), Mumbai, PIN - 400 057, State - Maharashtra, India",
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"email": "",
"isExternal": "false",
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"finalMeasurementType": "Sq. Ft.",
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Name	Length	Width	Total
Composition :			
Living Room	9'8"	21'6"	207.83
Toilet	4'4"	6'7"	28.53

Other  
Composition :

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Flowerbed	1'10"	21'3"	38.96
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