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{
  "typeOfReport": {
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    "RVDSValues": true
  },
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  "purposeOfValuation": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231319",
    "firstName": "Lal Jitendra Singh",
    "email": "0_default_lalj.singh@unionbankofindia.com",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8291320632"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "8500000",
    "discussWithPerson": "Lal Jitendra Singh",
    "expectedFees": 4250,
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  "organization": {
    "_id": "643a5702108b68389ed72f71",

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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"
},
"client": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000024",
  "type": "BRANCH",
  "name": "Veer Nariman Road Branch ",
  "email": "ubin0531952@unionbankofindia.bank",
  "mobileNo": "02222045200",
  "alternateMobileNo": "02222048268",
  "address": "84,Raj Mahal Building, Veer Nariman Road, Churchgate, Mumbai,
Maharashtra 400020 ,cbsvnroad@unionbankofindia.com",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "label": "Commercial"
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"zone": {
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    "type": "EMPLOYEE",
    "_id": "62727444afd7d55eddee092c",
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"role": "PICKUPPERSON",
"firstName": "Shantilal",
"email": "shantilal@vastukala.org",
"lastName": "Patel",
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"shortName": "SHP",
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "60f9343b45132d6a6bdd96e8",
"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
"shortName": "RHG",
"workWithDocumentMaker": ""
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"rateVerifier": {
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"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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"maker": {
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"firstName": "Pradnya ",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    ],
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
      {
        "title": {
          "value": "Wealth_Tax",
          "label": "Wealth Tax"
        },
        "_id": "6084131a13f01f158c6ea1f4",
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  },
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    "shortName": "SBC",
    "workWithDocumentMaker": "",
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"clientType": {
  "label": "BANK",
  "value": "BANK"
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  "longitude": "73.0105598834466"
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    19.060053272403902
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    {
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Sanpada",
    "label": true
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  "value": "Navi Mumbai ",
  "label": false
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  "value": "Thane ",
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  "label": false
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  "label": false
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  "label": false
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  "label": true
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  "name": "New/Current Survey No.",
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "04",
  "label": false
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  "value": "",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
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  "value": "",
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"flatSpecifications": {
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"label": "R. C. C. Slab"
},
"flooring": {
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"doors": {
  "value": "MS_Rolling_Shutter",
  "label": "MS Rolling Shutter"
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  "label": "Powder coated Aluminum sliding windows with M. S. Grills"
},
"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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"north": "Shri Triveni CHSL",
"west": "Inorbit Mall",
"south": "Sanpada Road",
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "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": "The Height of Loft is 5.9 Feet.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
},
"compositeRate": {
  "remark": "Loft area is not mentioned in the agreement hence loft area not
considered for the purpose of valuation. We have considered the area as per the
Agreement for the purpose of valuation.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "30185",
  "depreciatedBuildingRate": "2685"
},
"igrRate": {
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  "rate": "154000",
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"landRate": "48400",
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"squareFeetGuideLineRate": "0.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "93",
  "rate": "315.00",
  "squareFeetGuideLineRate": "315.00",
  "squareMeterGuideLineRate": "3388.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "27,000",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per NMMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Allotted Podium Open Parking No. 34 ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
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"fullDate": "1/1/2017"
},
"planningArea": {
"value": "Residential_cum_Commercial",
"label": "Residential cum Commercial"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "344.31",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6581b78f65d49d78457decd6/
routeMap_1704439774552_Image.png",
    "routeLat": "19.059903",
    "routeLng": "73.010339",
    "stationName": "Sanpada ",
    "routeDistance": "800 Mtrs."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
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  },
}
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"type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "7lpzh",
    "name": "7lpzh",
    "image": "cases/6581b78f65d49d78457decd6/
routeMap_1704439664123_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",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
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"bookValue": "0",
"finalValue": "9447905.00"
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"rateVerify": {
  "status": false
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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
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    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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},
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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"parkingImages": [],
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"compositionImages": [
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      "orientation": "portrait"
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  ]
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  "builtUpRateRange": {
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  }
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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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
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  "value": "LEAD"
},
}
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"status": true,
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"invoices": [],
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"ownerName": "Mr. Rajeshkumar Jawanmalji Jain ",
"ownerPhoneNo": "9920946706",
"appAddress": "office no 02\nTraitran Meadows\nPlot no 14 sector 8\nsanpada New
Mumbai ",
"remark": "contact person\nAlkesh Manish Mittal ",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Tritan Realinfra Pvt. Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Rajeshkumar Jawanmalji Jain",
      "number": {
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        "label": "No"
      },
      "No": "1565 / 2019"
    },
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  },
  "inputs": {
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      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMMC / TPD / BP / Case No. A - 18409 / 9436 / 2014"
},
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"createdAt": "Fri Jan 05 2024 12:18:12 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NRV / OC / 5242 / 2017"
},
}
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_1704434525672_Shop_no_4__SANPADA_1.pdf",
"id": "880549",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jan 05 2024 12:19:32 GMT+0530 (India Standard Time)"
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    "label": "Car Parking Allotment Letter"
  },
  "inputs": {
    "documentDate": "06/02/2019",
    "remark": " in the name of Mr. Rajeshkumar Jawanmalji Jain issued by M/s. Tritan
Realinfra Pvt. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": false,
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_1704434525672_Shop_no_4__SANPADA_1.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Jan 05 2024 12:20:59 GMT+0530 (India Standard Time)"
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"caseNumber": "005758",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 19 2023 21:02:31 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajeshkumar Jawanmalji Jain ",
    "phone": "9920946706",
    "ownershipShare": ""
  }
]
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"email": "",
  "id": "855529"
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"proposePurchasers": [],
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      "label": "Square Feet"
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    "name": "Cabin",
    "length": "30.42",
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    "width": "13.25",
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    "width2": "3",
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    "images": [],
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    "finalArea": "403.02"
  }
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"otherComposition": [
  {
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      "value": "Carpet"
    },
    "name": {
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      "value": "Loft"
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    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
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  "squareMeterArea": "29.08",
  "totalAreaDocument": "313.01",
  "docBuiltpPercentage": "10",
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  "docFinalBuiltpSquareMeter": "31.99",
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  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
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  "area": "1100",
  "builtpPercentage": "10",
  "saleablePercentage": "0",
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  "source": "magic_bricks",
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    "builtUpExpectedRate": "12396.69",
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    "id": "632717"
  },
  {
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    "property": "shop",
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    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "source": "Nobroker.com",
    "expectedPrice": "9800000",
    "expectedRate": "23501.20",
    "builtUpExpectedRate": "0.00",
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    "id": "343648"
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  {
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    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "source": "Nobroker.com",
    "expectedPrice": "7500000",
    "expectedRate": "29880.48",
    "builtUpExpectedRate": "0.00",
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  }
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    "orientation": "portrait"
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  "path": "cases/6581b78f65d49d78457decd6/
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  "orientation": "portrait"
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  "name":
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  "path": "cases/6581b78f65d49d78457decd6/
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400 705, State - Maharashtra, Country - India",
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Name	Length	Width	Total
Composition :			
Cabin	30'5"	13'3"	403.02
Other Composition :			
Loft	8'3"	5'00"	41.25