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    "proportionateValue": false
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    "type": "CREDITOFFICER",
    "_id": "658aa7eab7b4df714dac471b",
    "firstName": "Subhi",
    "lastName": "Hussaini",
    "mobileNo": "",
    "workMobileNo": "8980759252",
    "email": "1ubi0531847@unionbankofindia.bank"
  },
  "fees": {
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    "propertyValue": "8500000",
    "discussWithPerson": "Subhi",
    "expectedFees": 4250,
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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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"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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  "type": "BRANCH",
  "name": "Mohammed Ali Road Branch",
  "email": "cbsmohamedalird@unionbankofindia.com",
  "mobileNo": "02223443556",
  "alternateMobileNo": "",
  "address": "56,Karim Building,Mohammed Ali Road,Mumbai-400003",
  "ledgerName": "",
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  "value": "Commercial"
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"role": "PICKUPPERSON",
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"shortName": "SHP",
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"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
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"lastName": "Kajvilkar",
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  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "east": "Nagdevi Street"
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  "asPerDocumentAgreement": {
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      "south": "Details not available",
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}
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    "title": "Boundaries of The Flat"
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  "extraDetailOfProperty": "The composition of commercial office is single unit +
mezzanine area.",
  "dateOfIssusApprovePlan": "Copy of approved building plan not provided and not
verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No.",
  "unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "1. As per Site Inspection, Actual Carpet Area 420.00 Sq. Ft is more than
Built Up Area 246.00 Sq. Ft. mentioned in the documents. We have considered area
mentioned in the documents.<br />\n2. We have not considered the mezzanine floor
area for valuation purpose as same has not been mentioned in the agreement.",
  "depreciationPercentage": "58.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "20420.5",
  "depreciatedBuildingRate": "1120.5"
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"igrRate": {
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  "rate": "226700",
  "landRate": "75170",
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  "squareMeterGuideLineRate": "181360.00",
  "squareFeetGuideLineRate": "16849.00"
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"igrFinalRate": {
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  "depreciationPercentage": "61",
  "rate": "13001.00",
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  "squareFeetGuideLineRate": "13001.00"
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"value": "Medium",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Jagruti Hitesh Gandhi",
"undividedAreaOfLandAsPerSaleDeed": "N.A.",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "N.A."
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"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"value": "Yes",
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"dateOfConstruction": {
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Information Not Available"
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"structuralSafety": {
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"protAgainstNatDis": {
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"label": "Information not available"
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"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"totalLifeBuilding": "60",
"estimatedAge": "21",
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"noOfBasement": "",
"noOfPodium": "",
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"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "246.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed of Transfer"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
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    "routeLat": "18.951193",
    "routeLng": "72.832971",
    "stationName": "Masjid Bunder",
    "routeDistance": "700 M."
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "1dpidb",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5023566.00",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "5023566.00"
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"outward": {
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  "number": "2305487",
  "dayCount": "17",
  "monthCount": "235",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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}
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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    "status": false
  },
  "fullBuildingRcc": {
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    "status": false
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    "status": false
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  "externalPlastering": {
    "label": "External Plastering",
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  "label": "Door",
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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
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"internalPainting": {
  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "246.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
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}
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Working Area",
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    "orientation": "portrait"
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    "name": "Working Area",
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Working Area",
    "path": "cases/65e99efdf9222577acbeeffd/
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    "orientation": "portrait"
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  "carpetRateRange": {
    "min": "0.00",
    "max": "0.00"
  },
  "builtUpRateRange": {
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    "min": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
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"title": "Interior Decorations",
"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",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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}
},
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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": true,
"finalValuationArea": "246.00",
"empanelmentNo": [
  "RO(S):ADV:VAL:012: 2018-19",
  "ROS:ADV:Valuer/033:008:2021-22"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "65e99efdf9222577acbeefd",
"ownerName": "Jagruti Hitesh Gandhi",
"ownerPhoneNo": "9819924572",
"appAddress": "Nagdevi commerce chambers co operative Housing society\nShop no
34\n42/46 Nagdevi\nMumbai 400 003",
"remark": "Contact person\nMahesh Morya\n981992472",
"documents": [
  {
    "documentType": {
      "value": "60ae125baa6d152c1801b348",
      "label": "Deed of Transfer"
    }
  },
  "inputs": {
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"documentDate": "30/07/2019",
"from": {
  "value": "The_Transferor",
  "label": "The Transferor"
},
"The_Transferor": "Rajiv Ramniranjan Tibrewala",
"to": {
  "value": "The_Transferee",
  "label": "The Transferee"
},
"The_Transferee": "Jagruti Hitesh Gandhi"
},
"isHardCopy": false,
"displayStatus": true,
"id": "842336",
"path": "cases/65e99efdf9222577acbeeffd/document_1710321336004_AGR.pdf",
"fileName": "document_1710321336004_AGR.pdf"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "01/01/2024",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "392-259-028*0"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1710321813386_218022.pdf",
  "path": "cases/65e99efdf9222577acbeeffd/document_1710321813386_218022.pdf",
  "id": "190495",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Wed Mar 13 2024 14:53:33 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007542",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "960205",
    "title": "Create Lead",
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    "description": "Create Lead",
    "datetime": "Thu Mar 07 2024 16:33:25 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Jagruti Hitesh Gandhi",
    "phone": "9819924572",
    "ownershipShare": "",
    "email": "",
    "id": "404272"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "917738",
    "name": "Working Area",
    "length": "21.00",
    "length1": "21",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "210.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "210.00"
  }
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Mezzanine",
      "value": "Mezzanine"
    }
  },
  {
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    "label": "Square Feet"
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  "length": "21.00",
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  "width1": "10",
  "width2": "00",
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  "images": [],
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  "finalArea": "210",
  "percentageBeforeTotal": "210.00",
  "percentage": "100"
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],
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      "label": "Deed of Transfer"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "315645",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "205",
    "squareMeterArea": "19.04",
    "docFinalBuiltUp": "246",
    "docFinalBuiltUpSquareMeter": "22.848",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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"property": "Commercial Office",
"area": "343",
"builtUpPercentage": "0",
"saleablePercentage": "0",
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"areaType": "Built_Up",
"source": "Index_no.2",
"expectedPrice": "6200000",
"expectedRate": "18075.80",
"builtUpExpectedRate": "6200000",
"image": "cases/65e99efdf9222577acbeeffd/indicator_1710322450483_Image.jpeg",
"squareMeter": "31.87",
"id": "221930"
},
{
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  "area": "747",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "source": "Index_no.2",
  "expectedPrice": "13500000",
  "expectedRate": "18072.29",
  "builtUpExpectedRate": "13500000",
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  "squareMeter": "69.40",
  "id": "539734"
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{
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "source": "Nobroker.com",
  "expectedPrice": "6500000",
  "expectedRate": "20061.73",
  "builtUpExpectedRate": "6500000",
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"id": "485954"
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  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "source": "Nobroker.com",
  "expectedPrice": "5500000",
  "expectedRate": "22000.00",
  "builtUpExpectedRate": "5500000",
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  "squareMeter": "23.23",
  "id": "769341"
}
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    "path": "cases/65e99efdf9222577acbeeffd/
externallmg_1709813868124_WhatsApp_Image_20240307_at_103447_2.jpeg",
    "orientation": "portrait"
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    "path": "cases/65e99efdf9222577acbeeffd/
externallmg_1709813868130_WhatsApp_Image_20240307_at_103447.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/65e99efdf9222577acbeeffd/
externallmg_1709813868138_WhatsApp_Image_20240307_at_103448_1.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/65e99efdf9222577acbeeffd/
externallmg_1709813868147_WhatsApp_Image_20240307_at_103448_2.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "status": false,
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    "path": "cases/65e99efdf9222577acbeeffd/
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    "orientation": "portrait"
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    "path": "cases/65e99efdf9222577acbeeffd/
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    "orientation": "portrait"
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Street, Village - Mandvi, Municipality Ward No. B Ward No. 258-259, Nagdevi, Mumbai,
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<hr/> Other Composition :			
Mezzanine	21'00"	10'00"	210.00