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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "type": "CREDITOFFICER",
    "_id": "6454ca2514bbf555ec46980d",
    "firstName": "Deepak Kumar",
    "lastName": "Aarya",
    "mobileNo": "",
    "workMobileNo": "7350000012",
    "email": "ubin0561380@unionbankofindia.bank"
  },
  "fees": {
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    "propertyValue": "4500000",
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    "expectedFees": 2250,
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  "name": "Mumbai",
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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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  "type": "BANK",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "name": "Gokhivire Vasai Branch\t",
  "branchCode": "",
  "mobileNo": "2502464808\t",
  "alternateMobileNo": "",
  "email": "ubin0561380@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Surucha Mulapat Residency, Ground Floor, Pinto Travelles Campus,
Gokhivire, Vasai East\n"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "60f93be845132d6a6bdda676",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
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"shortName": "Amit",
"workWithDocumentMaker": "",
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"role": "SITEENGINEER",
"firstName": "Sanket",
"email": "ksanket7414@yahoo.com",
"lastName": "Karalkar",
"mobileNo": "8080582858",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"designation": "Back Office Team Leader",
"shortName": "BS",
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    "role": "MAKER",
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    "lastName": "Rasam",
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    "lastName": "Moozhickal",
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      ]
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    {
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      "role": "VALUER",
      "firstName": "Manoj",
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      "label": "FIIV"
    },
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    "number": "CAT-I-F-1763"
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  {
    "title": {
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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"value": "BANK"
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"location": {
  "latitude": "19.402406614487397",
  "longitude": "72.82424763164006"
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"geo": {
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    "key": "country",
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    "label": false
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    "key": "village",
    "value": "Achole",
    "label": true
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    "label": true
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    "value": "Palghar ",
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  "value": "Vasai ",
  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "label": true
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  "value": "Nallasopara (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
  }
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  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Railway Track ",
    "south": "Open Plot ",
    "east": "Internal Road "
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}

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  "west": "Details not available ",
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "336",
  "depreciatedCostOfConstruction": "9664.00",
  "depreciatedBuildingRate": "2464"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "69600",
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"landRate": "21000",
"igrImage": "cases/663c71d865b09f225bdfeafb/igr_1715578448123_Image.png",
"squareMeterGuideLineRate": "69600.00",
"squareFeetGuideLineRate": "6466.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "92",
  "rate": "6105.00",
  "squareFeetGuideLineRate": "6105.00",
  "squareMeterGuideLineRate": "65712.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "15000",
  "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 VVCMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2015",
"fullDate": "1/1/2015"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"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"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "9",
"totalLifeBuilding": "60",
"estimatedAge": "51",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "623.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/663c71d865b09f225bdfeafb/
routeMap_1715594143780_Image.png",
    "routeLat": "19.402222",
    "routeLng": "72.824250",
    "stationName": "Nalla Sopara ",
    "routeDistance": "2.00 Km. "
  },
  "finalLatLng": {
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  },
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"type": "Point"
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"showLocation": {
  "latlng": true,
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    "name": "pr4n7s",
    "image": "cases/663c71d865b09f225bdfeafb/
routeMap_1715594017837_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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    "status": false
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  "status": false
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  "status": true
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externallmg_1715578780114_WhatsApp_Image_20240513_at_82351_AM_2.jpeg",
      "orientation": "landscape"
    }
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  "selfieWithSiteVisitImages": [],
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  "societyNameBoardImage": [],
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    },
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  ],
}
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/663c71d865b09f225bdfeafb/
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  "status": false,
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  "path": "cases/663c71d865b09f225bdfeafb/
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  "name": "Living Room",
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    "orientation": "landscape"
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  {
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    "name": "Living Room",
    "path": "cases/663c71d865b09f225bdfeafb/
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/663c71d865b09f225bdfeafb/
externallmg_1715578824559_WhatsApp_Image_20240513_at_82356_AM_2.jpeg",
    "orientation": "landscape"
  }
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  "carpetRateRange": {
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    "max": "11605.00"
  },
  "builtUpRateRange": {
    "min": "7883.00",
    "max": "9671.00"
  },
  "saleableRateRange": {
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    "max": "8059.00"
  }
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"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
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"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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  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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  "MAKER": false,
  "CHECKER": false,
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"DELIVERY": false,
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"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"empanelmentNo": [
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  "RO(S):ADV:VAL:012: 2018-19"
],
"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Mr. Jagdish Faulalji Trivedi & Mrs. Chetana Jagdish Trivedi ",
"ownerPhoneNo": "9370861277",
"appAddress": "FLAT NO 102 A WING YASHWANT EMPIRE YASHWANT VIVA
TOWN SHIP BLDG NO 4 SECORT 6 ACHOLE VASAI EAST PALGHAR 401209",
"remark": "Proposed purchaser RUCHA AMAR BAHADUR SINGH\nRENTAL VALUE
Higher side Terrace Flat\nCall Surkshit Sngh 9370861277",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    }
  },
  "inputs": {
    "documentDate": "19/05/2015",
    "from": {
      "value": "The_Builders",
      "label": "The Builders"
    }
  },
  "The_Builders": "M/s. Shiv Shakti Corporation ",
  "to": {
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    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Jagdish Faulalji Trivedi & Mrs. Chetana Jagdish Trivedi ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "4003 / 2015"
},
"isHardCopy": false,
"displayStatus": false,
"id": "157337",
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document_1715237007599_1715236796587_Jagdish_Trivedi_agreement.pdf",
"fileName":
"document_1715237007599_1715236796587_Jagdish_Trivedi_agreement.pdf"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/06/2013",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC / TP / RDP / VP - 127 / 0131 / 2013 - 14"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715582853586_Agreement.pdf",
  "path": "cases/663c71d865b09f225bdfeafb/
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  "id": "276475",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon May 13 2024 12:17:37 GMT+0530 (India Standard Time)"
},
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"value": "60ae124baa6d152c1801b2fd",
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},
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  "nameOfApprovingAuthority": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "VVCMC/TP/POC/VP-0127/047/2015-16"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1715598407975_Occupancy_Certificate.pdf",
"path": "cases/663c71d865b09f225bdfeafb/
document_1715598407975_Occupancy_Certificate.pdf",
"id": "569900",
"uploadedBy": "64dc7184ccaf1e7b7f637f47",
"createdAt": "Mon May 13 2024 16:36:48 GMT+0530 (India Standard Time)"
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    "label": "Draft Agreement for sale"
  },
  "inputs": {
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    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mr. Jagdish Faulalji Trivedi & Mrs. Chetana Jagdish Trivedi",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Miss. Rucha Amar Bahadur Singh "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "642892",
  "path": "cases/663c71d865b09f225bdfeafb/
document_1715749484033_Draft_Agreement.pdf",
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"fileName": "document_1715749484033_Draft_Agreement.pdf"
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"caseHistory": [
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  "id": "953170",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu May 09 2024 12:18:56 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Jagdish Faulalji Trivedi & Mrs. Chetana Jagdish Trivedi ",
  "phone": "9370861277",
  "ownershipShare": "",
  "email": "",
  "id": "349581"
}
],
"proposePurchasers": [
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  "name": "Miss. Rucha Amar Bahadur Singh ",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "636534",
  "name": "Living Room",
  "length": "18.00",
  "length1": "18",
  "length2": "00",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "171.00",
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"images": [],
"extraAreas": [],
"finalArea": "171.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Dining",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "14.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.67"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "12.50",
  "length1": "12",
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  "width": "7.50",
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  "width2": "6",
  "totalArea": "93.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.75"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
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"name": "Toilet",
"length": "4.00",
"length1": "4",
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"width": "7.42",
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"width2": "5",
"totalArea": "29.67",
"images": [],
"extraAreas": [],
"finalArea": "29.67"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
  "totalArea": "29.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.33"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "112.29",
  "images": [],
  "finalArea": "112.29",
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"extraAreas": []
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "26.25",
  "length1": "26",
  "length2": "3",
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  "width1": "9",
  "width2": "6",
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  "images": [],
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        "value": "Square_Feet",
        "label": "Square Feet"
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      "length1": "6",
      "length2": "00",
      "width": "6.00",
      "width1": "6",
      "width2": "00",
      "totalArea": "36.00"
    }
  ],
  "finalArea": "285.37",
  "percentageBeforeTotal": "249.37",
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  }
],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "52.68",
    "totalAreaDocument": "567",
    "docBuiltpPercentage": "10",
    "docFinalBUILTUp": "623.70",
    "docFinalBUILTUpSquareMeter": "57.94",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "432802"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "470.00",
      "squareMeterArea": "43.66",
      "expectedRate": "9574.47",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "564.00",
      "squareMeterArea": "52.40",
      "expectedRate": "7978.72",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "676.80",
      "squareMeterArea": "62.88",
      "expectedRate": "6648.94",
      "percentage": "20"
    }
  }
]
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"printlnReport": true,
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"property": "Flat",
"area": "470",
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Achole, Nallasopara (East), Taluka - Vasai , District - Palghar , Palghar , PIN - 401 209,
State - Maharashtra, Country - India",
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Living Room	18'00"	9'6"	171.00
Dining	7'4"	2'00"	14.67
Kitchen	12'6"	7'6"	93.75
Toilet	4'00"	7'5"	29.67
Toilet	4'00"	7'4"	29.33
Bedroom	12'3"	9'2"	112.29
Other Composition :			
Terrace Area	26'3"	9'6"	249.37