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    "_id": "65c33048b0ec7f2151fdb8bc",
    "firstName": "Shashank ",
    "lastName": "Kumar",
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    "email": "shashank.kumar@unionbankofindia.bank"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "alternateMobileNo": "",
  "email": "goregaon@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
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    "lastName": "Jain ",
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  "rateVerifier": {
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  "label": true
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"label": "Vitrified Tile Flooring"
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"doors": {
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"label": "Aluminium Sliding Windows with window grills"
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"whetherCoveredUnderAnyState": {
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  "south": "IITC Road ",
  "east": "Western Express Highway "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
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  "title": "Boundaries of The Flat"
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  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. \n\n",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "i) At the time of site visit, Unit No. B-16 & B-17 are internally amalgamated with two Entrances. Main Entrance from Unit No. 16 and Rear side entry from Unit No. 17.<br />ii) The area of Unit No. B-16 & B-17 has been considered together for purpose of valuation. ",
  "depreciationPercentage": "69",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "22275",
  "depreciatedBuildingRate": "775"
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"igrRate": {
  "propertyName": "Industrial",
  "rate": "151640",
  "landRate": "77580",
  "igrImage": "cases/665abdd20ebf377aea03fa1e/igr_1717487516694_Image.png",
  "squareMeterGuideLineRate": "151640.00",
  "squareFeetGuideLineRate": "14088.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "54",
  "rate": "10923.00",
  "squareFeetGuideLineRate": "10923.00",
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"label": "Medium"
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  "value": "Industrial",
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},
"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
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"monthlyRent": "1,56,000/- Expected rental income per month for Amalgamated Gala
Nos. B-16 & B-17",
"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 MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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"carParking": "Opan Car Parking Space",
"constructionWorkStatus": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "1978",
  "fullDate": "1/1/1978"
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"planningArea": {
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  "label": "Industrial"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
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"label": "Good"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceIssues": {
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  "label": "Yes"
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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"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLng": "72.857250",
    "stationName": "Aarey ",
    "routeDistance": "350 Mtrs. ",
    "routeStation": {
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      "label": "Metro Station"
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  }
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  "wardrobesQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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  "purchaseValueDocument": null,
  "bookValue": "0"
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"outward": {
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"date": "Thu Jun 06 2024 15:42:43 GMT+0530 (India Standard Time)",
"number": "2306613",
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"rateVerify": {
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    "percentage": "0.00",
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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},
"window": {
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  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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},
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    "status": false,
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    "path": "cases/665abdd20ebf377aea03fa1e/
externalmg_r_1717476974184_TimePhoto_20240603_123749.jpg",
    "orientation": "portrait"
  }
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"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "portrait"
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    "name": "Working Area",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {

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    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Working Area",
    "path": "cases/665abdd20ebf377aea03fa1e/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "665e9e6e59496f15880ef9b8",
    "name": "Working Area",
    "path": "cases/665abdd20ebf377aea03fa1e/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6661718b1daaad305a6db25e",
    "name": "Working Area",
    "path": "cases/665abdd20ebf377aea03fa1e/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6661718b1daaad305a6db25f",
    "name": "Working Area",
    "path": "cases/665abdd20ebf377aea03fa1e/
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    "orientation": "portrait"
  }
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      "orientation": "portrait"
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      "status": false,
      "_id": "6661718b1daaad305a6db26a",
      "name": "Working Area",
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      "orientation": "portrait"
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      "orientation": "portrait"
    },
    {
      "status": false,
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      "name": "Working Area",
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externallmg_r_1717476974187_TimePhoto_20240603_123754.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "665e9e6e59496f15880ef9c1",
      "name": "Working Area",
      "path": "cases/665abdd20ebf377aea03fa1e/
externallmg_r_1717476974184_TimePhoto_20240603_123749.jpg",
      "orientation": "portrait"
    },
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      "name": "Working Area",
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    "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "25500.00"
  },
  "builtUpRateRange": {
    "min": "17134.00",
    "max": "21250.00"
  },
  "saleableRateRange": {
    "min": "14279.00",
    "max": "17709.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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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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  "status": true,
  "isEditable": true
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"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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"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "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"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "2294.00",
"empanelmentNo": [
  "ROS:ADV:Valuer/033:008:2021-22"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "ATTACHSIGN",
"paymentStatus": "PENDING",
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"invoiceIds": [
  "66618d1b732c0830539d6f52"
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"invoices": [],
"ownerName": "Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantrya Pol",
"ownerPhoneNo": "9619765648",
"appAddress": "Gala no B 16 Virwani Industrial Premises Co-operative HSG Soc Ltd
WEH Goregaon East 400063",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "03/10/2014",
      "remark": "(For Gala No. B-16)",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "M/s. Aarkay Pen & Plastic Industries ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantrya Pol",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "9004 / 2014"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/665abdd20ebf377aea03fa1e/document_1717222758758_171722260
2216_Sale_Agreement_Safe_Tronics_Automation_Pvt_Ltd_2014.pdf",
    "fileName": "document_1717222758758_1717222602216_Sale_Agreement_Safe_T
ronics_Automation_Pvt_Ltd_2014.pdf"
  },
  {
    "documentType": {
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"value": "60ae124baa6d152c1801b2fd",
"label": "Occupancy Certificate"
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"inputs": {
  "documentDate": "03/10/1978",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CE / 608 / III"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1717495227960_551754.pdf",
"path": "cases/665abdd20ebf377aea03fa1e/
document_1717495227960_551754.pdf",
"id": "727069",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jun 04 2024 15:30:28 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "remark": " transferred dated 07.08.2015 issued by Virwani Industrial Premises Co-
Op. Soc. Ltd",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantrao Pol",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "288"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "524756",
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"path": "cases/665abdd20ebf377aea03fa1e/
document_1717497043636_Agreement.pdf",
"fileName": "document_1717497043636_Agreement.pdf"
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{
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    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/04/2024",
    "remark": " in the name of Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantryao Pol
issued by Virwani Industrial Premises Co-Op. Soc. Ltd\n",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "280"
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  "isHardCopy": false,
  "displayStatus": false,
  "id": "840834",
  "path": "cases/665abdd20ebf377aea03fa1e/
document_1717497128299_Tax_Bill.pdf",
  "fileName": "document_1717497128299_Tax_Bill.pdf"
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  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "03/10/2014",
    "remark": " (For Gala No. B-17)",
    "from": {
      "value": "Vendor",
      "label": "Vendor"
    },
    "Vendor": "M/s. Aarkay Pen & Plastic Industries ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantryao Pol",
    "number": {
      "value": "No",
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    "label": "No"
  },
  "No": "9007 / 2014"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/665abdd20ebf377aea03fa1e/
document_1717658678225_Safe_Tronics_Agreement_B17.pdf",
"id": "271514",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Jun 06 2024 12:54:38 GMT+0530 (India Standard Time)"
},
{
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    "label": "Society Share Certificate"
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  "inputs": {
    "remark": " transferred dated 07.08.2015 issued by Virwani Industrial Premises Co-
Op. Soc. Ltd",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantrao Pol ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "289"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "366912",
  "path": "cases/665abdd20ebf377aea03fa1e/
document_1717658925335_Safe_Tronics_Agreement_B17.pdf",
  "fileName": "document_1717658925335_Safe_Tronics_Agreement_B17.pdf"
}
],
"caseNumber": "009036",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "735547",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Sat Jun 01 2024 11:51:06 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mrs. Manjusha Avinash Pol & Mr. Avinash Vasantrya Pol",
"phone": "9619765648",
"ownershipShare": "",
"email": "",
"id": "889867"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Working Area",
"length": "2164.00",
"length1": "2164",
"length2": "0",
"width": "1.00",
"width1": "1",
"width2": "0",
"totalArea": "2164.00",
"images": [],
"finalArea": "2164.00",
"extraAreas": []
}
],
"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Loft",
"value": "Loft"
}
},
"measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "815.00",
  "length1": "815",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "815.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "815",
  "percentageBeforeTotal": "815.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "213.12",
    "totalAreaDocument": "2294",
    "docBuiltpupPercentage": "20",
    "docFinalBUILTUp": "2752.80",
    "docFinalBUILTUpSquareMeter": "255.74",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "667435"
  }
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"images": [],
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    "carpetArea": {
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"squareMeterArea": "92.90",
"expectedRate": "25500.00",
"percentage": ""
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But we taken measurements of Unit No. 16 only.",
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"updatedAt": "2024-09-10T08:31:55.299Z",
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"fullAddress": "Industrial Gala No. B-16 & B-17, Ground Floor, Wing - B, Virwani
Industrial Premises Co-Op. Soc. Ltd. , Plot No. 5 & 6A, CTS No. 62A, MSD, Off.
Western Express Highway , Village - Dindoshi , Goregaon (East), Taluka - Borivali ,
District - Mumbai Suburban , PIN - 400 063, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "64dc7184ccaf1e7b7f637f47",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"relationWithOwner": "Owner's Manager ",
"siteVisitContactNo": "9020676414",
"buildingServicesRate": "2500",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
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"landOtherRate": "21500",
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"otherCarpetTotal": "815.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area of in Sq. Ft. for Unit No. B-16 = 983.00\nCarpet Area of in Sq. Ft. for Unit No. B-17 = 1187.00\nLoft Area of in Sq. Ft. for Unit No. B-16 = 340.00\nLoft Area of in Sq. Ft. for Unit No. B-17 = 475.00\n\n",
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"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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  "leaseFrom": "",
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"remainingLeasePeriod": 0,  
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"reportGeneratedDate": "Tue Jun 04 2024 16:42:39 GMT+0530 (India Standard  
Time)",  
"siteVisitDate": "2024-06-03"  
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Working Area	2164'0"	1'0"	2164.00
Other Composition :			
Loft	815'00"	1'00"	815.00