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{
  "typeOfReport": {
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    "proportionateValue": false
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  "toAssess": {
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    },
    "firstName": "Ajit",
    "type": "CREDITOFFICER",
    "_id": "6687a1c8bec4e37f7ac67f3a",
    "email": "ulpvashi@unionbankofindia.com",
    "lastName": "Pawar",
    "mobileNo": "",
    "workMobileNo": "9821954368"
  },
  "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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  "type": "BANK",
  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RLP Vashi",
  "branchCode": "",
  "mobileNo": "02227848284",
  "alternateMobileNo": "",
  "email": "ulpvashi@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Sector 19 Vashi Navi Mumbai-400705"
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  "value": "Residential"
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  "lastName": "Kasare",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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"maker": {
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  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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      "remark": "bankar Ajit pawar sir "
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    {
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      "dateTime": "2024-07-11",
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Kamal Apartment",
  "south": "IOB Lane",
  "east": "Neelkant Kiran CHSL"
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"asPerDocumentAgreement": {
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  "west": "27.45 meters wide Existing Road",
  "south": "CTS Nos. 195/72",
  "east": "9.15 meters wide Existing Road"
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
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    "title": "Auto"
  },
  "privateCars": {
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  }
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"extraDetailOfProperty": "+ Balcony Area",
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(195/65)/N Ward/Ghatkopar dated 31.12.2021 issued by Municipal Corporation of
Greater Mumbai (MCGM)",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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above calculations and detail measurements taken by us prove that the Agreement for
Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for
Sale area",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "170980.00",
  "squareMeterGuideLineRate": "179529.00",
  "squareFeetGuideLineRate": "16679.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant new flat"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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"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": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "2 Separate Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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"label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenancelssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
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"systemOfAirConditioning": {
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  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "10",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1217.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/668f88f581cd2f4be3e9bd89/
routeMap_1721105554718_Image.png",
    "routeLat": "19.076994",
    "routeLng": "72.909937",
    "stationName": "Ghatkopar",
    "routeDistance": "1.2 km."
  },
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    "type": "Point"
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    "image": "cases/668f88f581cd2f4be3e9bd89/
routeMap_1721105417702_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "status": false
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      "path": "cases/668f88f581cd2f4be3e9bd89/externallmg_1721104594172_externallmg_1720723951518_1720723818059_image_12.jpeg",
      "orientation": "portrait"
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      "orientation": "portrait"
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    "path": "cases/668f88f581cd2f4be3e9bd89/externallmg_1721104579198_externallmg_1720723948842_1720723818059_image_4.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/668f88f581cd2f4be3e9bd89/externallmg_1721104579204_externallmg_1720723949504_1720723818059_image_6.jpeg",
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    "max": "31979.00"
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9619734810",
"appAddress": "flat no. 1001 10 th floor palazzo 90 Bldg no plot no 56 Garodia
Nagar scheme 90 fiet Road Ghatkoper ",
"remark": "bankar Ajit pawar sir ",
"documents": [
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  "from": {
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    "label": "Developers"
  },
  "Developers": "Blue Crest Developers LLP",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Jaysukhlal Devchand Shah & Mr. Vipul Jaysukhlal Shah",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "16854/2024"
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},
{
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
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    "No": "P51800045815"
  },
}
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},
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P-8394/2021/(195/65)/N Ward/Ghatkopar/FCC/1/New"
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      "label": "Municipal Corporation of Greater Mumbai"
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  }
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  "displayStatus": false,
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  "path": "cases/668f88f581cd2f4be3e9bd89/document_1721110484693_3_Building_Plan_Approval___NA_Order_for_plotted_development.pdf",
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  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Jul 16 2024 11:44:44 GMT+0530 (India Standard Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 11 2024 12:55:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jaysukhlal Devchand Shah",
    "phone": "9619734810",
    "ownershipShare": "",
    "email": "",
    "id": "240115"
  },
  {
    "name": "Mr. Vipul Jaysukhlal Shah",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "856535"
  }
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"proposePurchasers": [],
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    "length2": "6",  
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    "width2": "7",  
    "totalArea": "216.96",  
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    "width1": "8",  
    "width2": "3",  
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    "finalArea": "97.62"  
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      "label": "Square Feet"  
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  "length1": "3",
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  "width2": "5",
  "totalArea": "33.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.85"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.83",
  "length1": "10",
  "length2": "10",
  "width": "11.33",
  "width1": "11",
  "width2": "4",
  "totalArea": "122.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "122.78"
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  "label": "Square Feet"
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"length1": "8",
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"width2": "2",
"totalArea": "34.03",
"images": [],
"extraAreas": [],
"finalArea": "34.03"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "8.17",
  "length1": "8",
  "length2": "2",
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  "width1": "4",
  "width2": "2",
  "totalArea": "34.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.03"
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length2": "3",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.50",
  "length1": "12",
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  "width2": "00",
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  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
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  "length2": "9",
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  "width1": "3",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "19.17"
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Name	Length	Width	Total
Composition :			
Living Room	20'6"	10'7"	216.96
Kitchen	11'10"	8'3"	97.62
Dining	8'7"	11'4"	97.28
Passage	3'3"	10'5"	33.85
Bedroom	10'10"	11'4"	122.78
Toilet	8'2"	4'2"	34.03
Toilet	8'2"	4'2"	34.03
Bedroom	13'3"	10'6"	139.12
Bedroom	12'6"	13'00"	162.50
Passage	5'9"	3'4"	19.17

Toilet	8'00"	5'00"	40.00
<hr/>			
Other Composition :			
<hr/>			
Balcony Area	2'3"	10'00"	22.50
<hr/>			