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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
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    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
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Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856bb48"
    },
    "firstName": "Abhishek Anil",
    "type": "CREDITOFFICER",
    "_id": "66ab49cd200457247bd529a7",
    "email": "arb.msm@unionbankofindia.com",
    "lastName": "Taralkar",
    "mobileNo": "",
    "workMobileNo": "8897815935"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
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"expectedFees": null,
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000042",
  "type": "BRANCH",
  "name": "ARB Mumbai Samachar Marg Branch",
  "email": "arb.msm@unionbankofindia.com",
  "mobileNo": "02222629454",
  "alternateMobileNo": "",
  "address": "Union Bank of India Building,5th Floor, 66/80 Mumbai Samachar Marg,
Dalal Street,Fort, Mumbai - 400 023, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"zone": {
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"zoneName": "MUMBAI SOUTH"
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"staff": {
  "pickupPerson": {
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    "_id": "60af3d172ffdf65bcd6585cd",
    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
    "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Anwar",
    "email": "anwar21786@gmail.com",
    "lastName": "Shaikh",
    "mobileNo": "8552884500",
    "designation": "",
    "shortName": "AS",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/62720a36afd7d55eddedc4a7/
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  },
  "rateVerifier": {
    "type": "EMPLOYEE",
    "_id": "60092304a16fab0f2af9b0c2",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Nitesh",
    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
    "designation": "",
    "shortName": "NK",
    "workWithDocumentMaker": "",
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  "maker": {
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"_id": "62fe044a48a26047e6552796",
"role": "MAKER",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
"workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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  "workWithDocumentMaker": "",
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  {
    "valuersRegistrationNumber": [
      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
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  },
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    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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    "title": {
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
  }
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"workWithDocumentMaker": "",
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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  "value": "BANK"
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  "longitude": "72.76833952619504"
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    19.697754292341536
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"externalReportDetails": {  
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  "finalMeasurementType": "Sq. Ft.",  
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    "label": true  
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  "value": "01",
  "label": true
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"label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "91/2",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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    "value": "PIN - 401 404",
    "label": false
  },
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    "name": "Suburb",
    "key": "suburb",
    "value": "Palghar (West)",
    "label": false
  }
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "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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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Palghar Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Open Plot ",
    "east": "Open Plot "
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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  "unitBoundaries": {
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      "east": "Lobby ",
      "south": "Marginal Space ",
      "west": "Flat No. 102"
    },
    "asPerDocument": {
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      "east": "Lobby ",
      "south": "Marginal Space ",
      "west": "Flat No. 102"
    }
  },
}
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"isDisplay": true,
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},
"whichTheLocalityIsServed": {
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    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "5448.00",
  "depreciatedBuildingRate": "2548",
  "buildingServicesDepreciatedRate": "252"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "23800.00",
  "landRate": "1660",
  "igrImage": "cases/66ab675a75301f2438949fc2/igr_1722665075016_Image.png",
  "squareMeterGuideLineRate": "22610.00",
  "squareFeetGuideLineRate": "2101.00"
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},
"igrFinalRate": {
  "floorRatePercentage": "95",
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  "rate": "1984.00",
  "squareFeetGuideLineRate": "1984.00",
  "squareMeterGuideLineRate": "21353.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "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 Local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2018",
"fullDate": "1/1/2018"
},
"planningArea": {
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"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
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    "label": "Part Ground + Part Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "54",
  "ageOfBuilding": "6",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "1",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "453.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ab675a75301f2438949fc2/
routeMap_1722849414453_Image.png",
    "routeLat": "19.686210",
    "routeLng": "72.772374",
    "stationName": "Palghar",
    "routeDistance": "1.6 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
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"locationMapImg": [
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    "name": "71irco",
    "image": "cases/66ab675a75301f2438949fc2/
routeMap_1722849321921_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "number": "2307563",
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  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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    "status": true
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    "status": false
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    "status": false
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    "status": false
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  "status": false
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  "label": "Window",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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  "status": true
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "orientation": "portrait"
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}
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  "orientation": "portrait"
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  "name":
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  "path": "cases/66ab675a75301f2438949fc2/
externallmg_1722849544359_WhatsApp_Image_20240805_at_120708_PM.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "66b0991a41e40f612124e4ab",
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externallmg_1722849544358_WhatsApp_Image_20240805_at_120708_PM_2.jpeg",
  "orientation": "portrait"
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  "_id": "66b0994a41e40f612124e4fd",
  "name":
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  "path": "cases/66ab675a75301f2438949fc2/
externallmg_1722849602758_WhatsApp_Image_20240805_at_120709_PM.jpeg",
  "orientation": "portrait"
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  "path": "cases/66ab675a75301f2438949fc2/
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  "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  "builtUpRateRange": {
    "min": "3957.00",
    "max": "6171.00"
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  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "isEditable": true
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    "isEditable": true
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "412.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"invoiceIds": [],
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"_id": "66ab675a75301f2438949fc2",
"ownerName": "Mr. Mohansingh Jaysingh Kumbhawat ",
"ownerPhoneNo": "9970838681",
"appAddress": "Flat no 101,1Floor,Shrinathji Heights, Plot no 16,Near Vastu Shrusthi
Lokmanya Nagar,Nevali village. Palghar West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "04/12/2018",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Shrinathji Builder & Developers ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Mohansingh Jaysingh Kumbhawat ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8244 / 2018"
    },
    "isHardCopy": false,
    "displayStatus": true,
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7624_Mohansingh_Jaysingh_KumbhawatUBI_ARB_Fort.pdf",
    "fileName": "document_1722509126223_1722509027624_Mohansingh_Jaysingh_K
umbhawatUBI_ARB_Fort.pdf"
  },
  {
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      "label": "Occupancy Certificate"
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    "inputs": {
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"documentDate": "03/11/2018",
"nameOfApprovingAuthority": {
  "value": "Palghar_Municipal_Council",
  "label": "Palghar Municipal Council"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "CBPPE / FO / 2018 / APL / 00003"
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"createdAt": "Mon Aug 05 2024 12:34:53 GMT+0530 (India Standard Time)"
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{
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "01/01/2019",
    "remark": " in the name of Mr. Mohansingh Jaysingh Kumbhawat issued by S.D.
Thakare"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
"document_1722841747521_Mohansingh_Jaysingh_KumbhawatUBI_ARB_Fort_1.pdf",
  "path": "cases/66ab675a75301f2438949fc2/
document_1722841747521_Mohansingh_Jaysingh_KumbhawatUBI_ARB_Fort_1.pdf",
  "id": "693689",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Aug 05 2024 12:39:07 GMT+0530 (India Standard Time)"
}
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"caseNumber": "010292",
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"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Aug 01 2024 16:15:46 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Mohansingh Jaysingh Kumbhawat ",
"phone": "9970838681",
"ownershipShare": "",
"email": "",
"id": "964008"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "936069",
"name": "Living Room",
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"length2": "00",
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"length": "8.75",
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"finalArea": "78.02"
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    "label": "Square Feet"
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  "length": "23.00",
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  "length2": "00",
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  "width1": "1",
  "width2": "00",
  "totalArea": "23.00",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "20.00",
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  "extraAreas": [],
  "finalArea": "20.00"
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  "name": "WC",
  "length": "16.00",
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  "length2": "0",
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  "width1": "1",
  "width2": "0",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
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{
  "measurementType": {
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  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "93.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.19"
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],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flower Bed Area",
      "value": "Flower_Bed_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.17",
  "length1": "2",
  "length2": "2",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "20.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.76",
  "percentageBeforeTotal": "20.76",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Duct",
    "value": "Duct"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "id": "1",
  "length": "2.17",
  "length1": "2",
  "length2": "2",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
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  "images": [],
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  "finalArea": "19.32",
  "percentageBeforeTotal": "19.32",
  "percentage": "100"
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  "toBeAdded": {
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    "value": "Flower_Bed_Area"
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    "label": "Square Feet"
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  "length": "2.17",
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  "length2": "2",
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  "width1": "9",
  "width2": "5",
  "totalArea": "20.40",
  "images": [],
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  "finalArea": "20.4",
  "percentageBeforeTotal": "20.40",
  "percentage": "100"
}
],
"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "916909",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "412",
    "squareMeterArea": "38.28",
    "docFinalBuiltUp": "453.2",
    "docFinalBuiltUpSquareMeter": "42.108000000000004",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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}
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"images": [],
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      "squareMeterArea": "20.53",
      "expectedRate": "6787.33",
      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "22.58",
      "expectedRate": "6170.30",
      "percentage": "10"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "R R Vrundavan, Naval Nagar Navali, Palghar,",
    "area": "221.00",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "expectedPrice": "1500000.00",
    "expectedRate": "6787.33",
    "builtUpExpectedRate": "6170.30",
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indicator_1722664472501_Image.png",
    "squareMeter": "20.53",
    "id": "439741"
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  {
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      "squareMeterArea": "34.00",
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    "percentage": "10"
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      "firstName": "Nitesh",
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Heights, Plot No. 16, Near Vastu Srushti , Lokmanya Nagar, Village - Navali, Palghar
(West), Taluka - Palghar , District - Palghar , PIN - 401 404, State - Maharashtra, India",
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"email": "",
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"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "5700",
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Area in Sq. Ft. = 31.00\n",
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Ft. = 41.00\nDuct Area in Sq. Ft. = 19.00\n\n",
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"otherCompositionSaleableTotal": "0.00",
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Name	Length	Width	Total
Composition :			
Living Room	9'00"	13'7"	122.25
Kitchen	8'9"	8'11"	78.02
Passage	23'00"	1'00"	23.00
Bathroom	5'4"	3'9"	20.00
WC	16'0"	1'0"	16.00
Bedroom	10'2"	9'2"	93.19
Other Composition :			
Flower Bed Area	2'2"	9'7"	20.76
Duct	2'2"	8'11"	19.32
Flower Bed Area	2'2"	9'5"	20.40