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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Sukhpal ",
    "type": "CREDITOFFICER",
    "_id": "66baf071c884d112334802cd",
    "email": "ubin0531839@unionbankofindia.bank",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9452454208"
  },
  "fees": {
    "type": "agreed",
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"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": {
  "_id": "66baf035da840b1214c635c7",
  "name": "Mazgaon Branch ",
  "branchCode": "",
  "mobileNo": "9372131830",
  "alternateMobileNo": "",
  "email": "ubin0531839@unionbankofindia.bank",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Prem Sagar, Nesbit Road, Mazgaon Mumbai 400010"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
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  "zoneName": "MUMBAI SOUTH"
},
"staff": {
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"firstName": "NIDHI",
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"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
  "workWithDocumentMaker": "",
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "role": "ACCOUNTANT",
  "firstName": "SONAL ",
  "email": "sonal.ambekar19@gmail.com",
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    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "_id": "60af80072ffdf65bcd658651",
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          "label": "FIIV"
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        "number": "CAT-I-F-1763"
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"fatherName": "Baburao"
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    "value": "Maharashtra",
    "label": true
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    "label": false
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    "key": "village",
    "value": "Aachole",
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  "label": true
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "E",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
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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 "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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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"
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    "label": "Vasai Virar City Municipal Corporation"
  }
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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "Vasant Nagari Road",
  "south": "Wing - F",
  "east": "Wing - G"
},
"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Staircase",
    "south": "Flat Window",
    "west": "Flat No. 502 & Lift"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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}
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    "extraDetailOfProperty": "",
    "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
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not provided and not verified",
    "approvePlanVerified": "N.A.",
    "empanelledOfApprovePlan": "N.A.",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
  },
  "landAndBuildingDetails": {
    "actualBuildingBoundaries": [],
    "documentsBuildingBoundaries": []
  },
  "compositeRate": {
    "remark": "",
    "depreciationPercentage": "",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "0",
    "depreciatedBuildingRate": "0"
  },
  "igrFinalRate": {
    "floorRatePercentage": "0.00"
  },
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      "label": "Middle Class"
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    "propertyTypeOfUseList": {
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      "label": "Residential Purpose"
    },
    "propertyOccupiedByList": {
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      "label": "Owner Occupied"
    }
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
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  "meterCardHolderName": "Information not available",
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"floorSpaceIndex": "Information not available",
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"maintenanceOfFlat": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
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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": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
  },
  "planningArea": {
    "value": "Residential",
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"label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Good"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenancelssues": {
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "711.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1726224953134_Image.png",
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"routeLat": "19.404361",
"routeLng": "72.832167",
"stationName": "Vasai",
"routeDistance": "2.5 Km ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "otixrq",
    "name": "otixrq",
    "image": "cases/66ba1de7c884d1123347e4d6/
routeMap_1726230108273_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "0.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "0.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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"label": "Full Building Rcc",
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"isHideFloor": false,
"status": false
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"isHideFloor": false,
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    "orientation": "portrait"
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"compositionImages": []
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  "MAKER": false,
  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
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"ownerPhoneNo": "9168006475",
"appAddress": "Flat No 501/E Regal Heights S No 2 (New) Sector 8 Vasant Nagari
Vasai East Palghar ",
"remark": "Sukhpal Singh -Manager\nMob No- 9452454208",
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    },
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        "label": "Builder"
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      "Builder": "M/s. Suvidha Enterprises ",
      "to": {
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      "purchaser": "Mr. Indrarah Neogi & Smt. Mousumi Golu",
      "number": {
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    "title": "Create Lead",
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    "datetime": "Mon Aug 12 2024 20:06:23 GMT+0530 (India Standard Time)"
  }
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    "phone": "9168006475",
    "ownershipShare": "",
    "email": "",
    "id": "157138"
  },
  {
    "name": "Smt. Mousumi Golu",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "159191"
  }
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  "name": "Dining",
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  "length1": "7",
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  "width": "7.75",
  "width1": "7",
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  "name": "Bedroom",
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  "width2": "4",
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  "extraAreas": [],
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  "orientation": "portrait"
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    "originalname": "Indraraj Neogi & Mousumi Golui - Flat No. 501 - Union Bank of
India ( Wadala Branch ).xlsx",
    "filename": "1723545773529_Indraraj_Neogi__Mousumi_Golui__Flat_No_501__Uni
on_Bank_of_India__Wadala_Branch.xlsx",
    "path": "cases/66ba1de7c884d1123347e4d6/processingDocuments/172354577352
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ranch.xlsx",
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"leadRemarks": [],
"audioRemarks": [],
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"remarks": [
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      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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      "lastName": "Moozhickal",
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    "taskId": "66bacf68c884d1123347e828",
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  }
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"__v": 0,
"uniqueNo": "",
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"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 501, 5th Floor, Wing - E, Regal Heights, Sector 8,
```

Vasant Nagari, Village - Aachole, Vasai (East), District - Palghar, 401208, State - Maharashtra, India",

"addressForMap": "",  
"caseReferredBy": "665ac13f42f4717ae30de3d5",  
"contactPersonName": "Indraraj Neogi & Mousumi Golui",  
"email": "",  
"isExternal": "false",  
"isUrgent": "false",  
"ownershipShare": "",  
"proposePurchaserName": "",  
"purchaseValueAsPerDocument": "",  
"relationWithOwner": "self",  
"siteVisitContactNo": "9168006475",  
"builtupPercentage": "10",  
"carpetTotal": "569.56",  
"extendOfSiteRemark": "All the above areas are 4% of the Agreement for Sale Area.

The 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",

"finalBuiltupArea": "626.52",  
"finalCarpetArea": "569.56",  
"finalSalableArea": "689.17",  
"otherCarpetTotal": "0.00",  
"salablePercentage": "10",  
"siteMeasurementRemark": "",

"toBeAdded": "",  
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  "holdType": {  
    "label": "Free Hold",  
    "value": "Free\_Hold"

  },  
  "leaseDetails": {  
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},  
"reportGeneratedDate": "Fri Sep 13 2024 15:21:48 GMT+0530 (India Standard Time)",  
"siteVisitDate": "2024-09-13",  
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 2 Toilet + 2 Passage",

"finalMeasurementType": "Sq. Ft.",  
 "finalAreaType": "Carpet Area",  
 "finalAsPerArea": "Agreement for sale",  
 "finalBuiltUpPercentage": "20",  
 "finalCarpetConvertToBuiltUpPer": "20",  
 "finalSaleablePercentage": "0",  
 "finalValuationAreaString": "Carpet Area in Sq. Ft. = 593.00"

}

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	15'8"	9'1"	142.31
Dining	7'5"	6'1"	45.12
Kitchen	7'9"	7'9"	60.06
Toilet	3'9"	7'5"	27.81
Bedroom	11'00"	9'2"	100.83
Passage	7'7"	3'00"	22.75
Toilet	3'10"	6'11"	26.51
Passage	3'4"	4'3"	14.17
Bedroom	9'9"	13'4"	130.00
Other Composition :			