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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Nupur ",
    "type": "CREDITOFFICER",
    "_id": "6687a1a2a403df7f574ea256",
    "email": "ulpvashi@unionbankofindia.com",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8830863283"
  },
  "fees": {
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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"
},
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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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  "name": "RLP Vashi",
  "branchCode": "",
  "mobileNo": "02227848284",
  "alternateMobileNo": "",
  "email": "ulpvashi@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "The Business Centre, Commodity Exchange building Plot No 2,3,4,
Sector 19 Vashi Navi Mumbai-400705"
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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},
"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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          "label": "Registered Valuer"
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        "title": {
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  "title": {
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "value": "BANK"
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    "label": true
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  "value": "Raigad",
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  "label": false
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  "label": true
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  "label": true
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"value": "",
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  "value": "",
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  "key": "postalCode",
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "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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  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "City Industrial Development Corporation of Maharashtra"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Internal Road & Kali Mata Mandir Ground",
    "east": "Internal Road & White House"
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  "asPerDocumentAgreement": {
    "north": "11 Mtrs. Wide Road",
    "west": "Plot No. 35",
    "south": "Play Ground",
    "east": "Plot No. 12B"
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  "unitBoundaries": {
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      "east": "Flat No. 204",
      "south": "Marginal Space",
      "west": "Marginal Space"
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    "asPerDocument": {
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      "east": "Flat No. 204",
      "south": "Marginal Space",
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Dry Balcony + Flowerbed + Terrace Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Carpet area is 595.70 Sq. Ft. (including
Flowerbed + Dry Balcony + Terrace Area) is more than Carpet area 520.00.00 Sq. Ft.
mentioned in the documents provided to us. We have considered least area mentioned
in the documents for valuation.",
  "depreciationPercentage": "18",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13932.00",
  "depreciatedBuildingRate": "2132",
  "buildingServicesDepreciatedRate": "468"
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"igrRate": {
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"rate": "91200",
"landRate": "29400",
"igrImage": "cases/66f275632d094ed1370a4c3a/igr_1727508232953_Image.png",
"squareMeterGuideLineRate": "91200.00",
"squareFeetGuideLineRate": "8473.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "88",
  "rate": "7784.00",
  "squareMeterGuideLineRate": "83784.00",
  "squareFeetGuideLineRate": "7784.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "18,000/- (Expected rental income per month)",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
  "value": "R.C.C._slab",
  "label": "R.C.C. slab"
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2012",
  "fullDate": "1/1/2012"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"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": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
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"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
"value": "ground",
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},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "12",
"totalLifeBuilding": "60",
"estimatedAge": "48",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "624.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66f275632d094ed1370a4c3a/
routeMap_1727506991236_Image.png",
"routeLat": "19.013679",
"routeLng": "73.093352",
"stationName": "Khandeshwar",
"routeDistance": "900m",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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"finalLatLng": {
"coordinates": [
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    "name": "x8aae8",
    "image": "cases/66f275632d094ed1370a4c3a/
routeMap_1727506717148_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",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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    "status": true
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    "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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      "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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externallmg_1727497595104_WhatsApp_Image_20240928_at_092254.jpeg",
    "orientation": "portrait"
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    "max": "14424.00"
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  "builtUpRateRange": {
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    "max": "12020.00"
  },
  "saleableRateRange": {
    "min": "0.00",
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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",
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"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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"value": "LEAD"
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"isExternalReport": false,
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Amol Ramkrishna More",
"ownerPhoneNo": "8422900666",
"appAddress": "flat no 203 2 nd floor N wing konark Avonve co .op Hsg plot no
\n37 sector y 19 kamothe \n",
"remark": "bankar Nupur kamble sir ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/09/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Alok P. Singh",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Amol Ramkrishna More & Mrs. Pratibha Amol More",
      "number": {
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        "label": "Registration No"
      },
      "Registration_No": "7081/2024"
    },
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  },
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      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CIDCO/ATPO/1221"
},
"isHardCopy": false,
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "14/08/2012",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CIDCP/BP-0902/ATPO(NM & K)/2012/663"
},
"isHardCopy": false,
"displayStatus": false,
"id": "700488",
"path": "cases/66f275632d094ed1370a4c3a/document_1727509163502_OC.pdf",
"fileName": "document_1727509163502_OC.pdf"
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"caseNumber": "011441",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 24 2024 13:46:35 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Amol Ramkrishna More",
    "phone": "8422900666",
    "ownershipShare": "",
    "email": "",
    "id": "871536"
  },
  {
    "name": "Mrs. Pratibha Amol More",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "478353"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "773452",
    "name": "Living Room",
    "length": "16.42",
    "length1": "16",
    "length2": "5",
    "width": "9.58",
    "width1": "9",
    "width2": "7",
    "totalArea": "157.33",
    "images": [],
    "extraAreas": [],
    "finalArea": "157.33"
  },
  ],
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "4",
  "length2": "2",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "17.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.71"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "59.94",
  "images": [],
  "finalArea": "59.94",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "21.69",
  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "6.42",
  "length1": "6",
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  "totalArea": "39.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.03"
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    "label": "Square Feet"
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  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "24.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.81"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
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  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
}
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"otherComposition": [
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    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    }
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length1": "3",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
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  "images": [],
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  "finalArea": "12",
  "percentageBeforeTotal": "12.00",
  "percentage": "100"
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "6.92",
  "length1": "6",
  "length2": "11",
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  "width1": "5",
  "width2": "3",
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  "percentageBeforeTotal": "36.31",
  "percentage": "100"
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{
  "toBeAdded": {
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    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "5.58",
  "length1": "5",
  "length2": "7",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "33.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.5",
  "percentageBeforeTotal": "33.50",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "667319",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "520",
    "squareMeterArea": "48.31",
    "docFinalBuiltUp": "624",
    "docFinalBuiltUpSquareMeter": "57.972",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
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"docFinalSaleableSquareMeter": "0"
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"images": [],
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    "squareMeterArea": "41.81",
    "expectedRate": "13777.78",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "11481.48",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66f7afb112fe5c0dc6cd7d86",
  "property": "Konark Avenue, Kamothe",
  "area": "450",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "6",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6200000",
  "expectedRate": "13777.78",
  "builtUpExpectedRate": "11481.48",
  "image": "cases/66f275632d094ed1370a4c3a/
indicator_1727507335116_Image.png",
  "squareMeter": "41.81",
  "id": "483808"
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{
  "carpetArea": {
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    "squareMeterArea": "48.31",
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    "expectedRate": "14423.08",
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District - Raigad, Navi Mumbai , PIN - 410209, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	16'5"	9'7"	157.33
Passage	4'2"	4'3"	17.71
Kitchen	8'8"	6'11"	59.94
Bedroom	9'11"	9'5"	93.38
Toilet	5'11"	3'8"	21.69
Passage	6'5"	6'1"	39.03
Toilet	3'11"	6'4"	24.81
Bedroom	10'00"	10'00"	100.00
Other Composition :			
Dry Balcony Area	3'00"	4'00"	12.00
Flowered Area	6'11"	5'3"	36.31
Terrace Area	5'7"	6'00"	33.50