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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Ajit",
    "type": "CREDITOFFICER",
    "_id": "6687a1c8bec4e37f7ac67f3a",
    "email": "ulpvashi@unionbankofindia.com",
    "lastName": "Pawar",
    "mobileNo": "",
    "workMobileNo": "9821954368"
  },
  "fees": {
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  "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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  "name": "Union Bank of India",
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  "initial": "UBI",
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  "status": true
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  "name": "RLP Vashi",
  "branchCode": "",
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  "email": "ulpvashi@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Sector 19 Vashi Navi Mumbai-400705"
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"assetsClass": {
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"zone": {
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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"siteEngineer": {
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  "firstName": "Hitesh ",
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  "lastName": "Sahu",
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  "workWithDocumentMaker": ""
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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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    "role": "VALUER",
    "firstName": "Manoj",
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    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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      "dateTime": "2024-09-27",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "underConstruction": false
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  "value": "",
  "label": false
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  "key": "wing",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "195 Part",
  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Ghatkopar (East)",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "finishing": {
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"label": "Sole Ownership"
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  "label": "Middle Class"
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Nalanda Nagar Slum Area",
  "west": "Eastern Express Highway",
  "south": "Road",
  "east": "Adarsh CHSL"
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  "south": "Details not available",
  "east": "Details not available"
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    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Staircase & Flat No. 606"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
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  },
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}
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No.
SRA / ENG / 2212 / N / PL / AP dated 30.03.2022 issued by Slum Rehabilitation
Authority",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "45,000/- (Expected rental income per month)",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
  }
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"waterTank": {
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"pavementLaid": {
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"carParking": "Along with One Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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  "label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
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"value": "as_per_site_information",
"label": "As per site information"
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"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "6",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
"area": "1267.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66f4061a0e53f82b0c5fec59/
routeMap_1727349997825_Image.png",
"routeLat": "19.073580",
"routeLng": "72.912646",
"stationName": "Ghatkopar",
"routeDistance": "2.3 Km.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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},
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"locationMapImg": [
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"valuation": {
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  "number": "2308384",
  "dayCount": "2",
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"rateVerify": {
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  "fullBuildingRcc": {
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  "externalBrickWork": {
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"externalPlastering": {
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  "status": false
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"door": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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  "status": false
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  "status": false
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  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"externallmg_1727377142994_WhatsApp_Image_20240926_at_54024_PM.jpeg",
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externallmg_1727377142994_WhatsApp_Image_20240926_at_54024_PM.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
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      "path": "cases/66f4061a0e53f82b0c5fec59/
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      "orientation": "landscape"
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  ],
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      "orientation": "portrait"
    }
  ],
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  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Bedroom",
      "path": "cases/66f4061a0e53f82b0c5fec59/
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      "orientation": "landscape"
    }
  ]
}
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},
{
  "status": false,
  "_id": "66f521c00e53f82b0c607cb7",
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  "orientation": "landscape"
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  "name": "Bedroom",
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  "orientation": "portrait"
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  "status": false,
  "_id": "66f521c00e53f82b0c607cc0",
  "name": "Living Room",
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  "orientation": "portrait"
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  "status": false,
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  "name": "Living Room",
  "path": "cases/66f4061a0e53f82b0c5fec59/
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  "orientation": "landscape"
},
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  "name": "Living Room",
  "path": "cases/66f4061a0e53f82b0c5fec59/
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  "orientation": "landscape"
},
{
  "status": false,
  "_id": "66f521c00e53f82b0c607cbe",
  "name": "Living Room",
  "path": "cases/66f4061a0e53f82b0c5fec59/
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    "name": "Living Room",
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externallmg_1727377142994_WhatsApp_Image_20240926_at_54024_PM.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "15868.00",
    "max": "18637.00"
  },
  "builtUpRateRange": {
    "min": "14425.00",
    "max": "16816.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": false,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
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},
siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
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"finalValuationArea": "1152.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"_id": "66f4061a0e53f82b0c5fec59",
"ownerName": "Mrs. Mansha Singh",
"ownerPhoneNo": "9769343480",
"appAddress": "flat no 605 5 th floor Bldg B wing Assavaria Bldg no 4 solstice phase
no 1 village Ghatkopar ",
"remark": "Ajit Pawar sir ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "24/09/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Neelam Finance (Bombay) Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Mansha Singh",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "20088/2024"
    },
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    "displayStatus": true,
    "id": "712921",
    "path": "cases/66f4061a0e53f82b0c5fec59/document_1727268349927_172726834
3152_Mansha_Singh_Union_Bank_vashi_Rlp.pdf",
    "fileName": "document_1727268349927_1727268343152_Mansha_Singh_Union_B
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ank_vashi_Rlp.pdf",
},
{
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    "label": "Commencement Certificate"
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  "inputs": {
    "documentDate": "26/12/2011",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "SRA / ENG / 2212 / N / PL / AP"
  },
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  "displayStatus": true,
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  "path": "cases/66f4061a0e53f82b0c5fec59/
document_1727378186586_111704.pdf",
  "id": "173938",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Sep 27 2024 00:46:26 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "remark": " (This Part O.C. is issued for the development work of Sale Bldg. No. 4
comprising of Two Level Basement + Ground (Part) + Stilt (Part) + 1st & 2nd podium
level + 1st to 17th upper floors only)",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
}
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  "displayStatus": true,
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  "path": "cases/66f4061a0e53f82b0c5fec59/
document_1727378227492_118131.pdf",
  "fileName": "document_1727378227492_118131.pdf"
}
],
"caseNumber": "011478",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "900141",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 25 2024 18:16:18 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Mansha Singh",
    "phone": "9769343480",
    "ownershipShare": "",
    "email": "",
    "id": "578571"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "152888",
    "name": "Living Room",
    "length": "25.00",
    "length1": "25",
    "length2": "00",
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    "width1": "11",
    "width2": "00",
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"images": [],
"extraAreas": [],
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "11.00",
  "length1": "11",
  "length2": "0",
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  "width1": "9",
  "width2": "2",
  "totalArea": "100.83",
  "images": [],
  "finalArea": "100.83",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.00",
  "length1": "10",
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  "width2": "00",
  "totalArea": "80.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
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"name": "Toilet",
"length": "5.00",
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"width2": "00",
"totalArea": "40.00",
"images": [],
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"finalArea": "40.00"
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    "label": "Square Feet"
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  "id": "13",
  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
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  "width": "14.50",
  "width1": "14",
  "width2": "6",
  "totalArea": "154.67",
  "images": [],
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  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "5",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
```

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"finalArea": "15.00"
},
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  "name": "Bedroom",
  "length": "13.67",
  "length1": "13",
  "length2": "8",
  "width": "10.58",
  "width1": "10",
  "width2": "7",
  "totalArea": "144.64",
  "images": [],
  "finalArea": "144.64",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "13",
  "name": "Toilet",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "39.19",
  "images": [],
  "finalArea": "39.19",
  "extraAreas": []
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    "label": "Square Feet"
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  "id": "13",
  "name": "Toilet",
  "length": "4.75",
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"width2": "2",
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"images": [],
"finalArea": "38.79",
"extraAreas": []
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    "label": "Square Feet"
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  "images": [],
  "extraAreas": [],
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    "label": "Square Feet"
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  "length": "5.00",
  "length1": "5",
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  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.00"
},
}
```

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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "",
  "length1": "10",
  "length2": "6",
  "width": "",
  "width1": "13",
  "width2": "9",
  "totalArea": "144.37",
  "images": [],
  "finalArea": "144.37",
  "extraAreas": []
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],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "length": "",
    "length1": "10",
    "length2": "0",
    "width": "",
    "width1": "3",
    "width2": "0",
    "totalArea": "30.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "30",
    "percentageBeforeTotal": "30.00",
    "percentage": "100"
  }
]
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}
],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "107.02",
    "totalAreaDocument": "1152",
    "docBuiltpupPercentage": "10",
    "docFinalBuiltpup": "1267.20",
    "docFinalBuiltpupSquareMeter": "117.73",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "241935"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "41.34",
      "expectedRate": "17752.81",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "534.00",
      "squareMeterArea": "49.61",
      "expectedRate": "14794.01",
      "percentage": "20"
    },
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Solstice Phase - I, Off Eastern Express Highway, Village - Ghatkopar, Municipality Ward No. N - Ward, Ghatkopar (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 077, State - Maharashtra, India",

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Name	Length	Width	Total
Composition :			
Living Room	25'00"	11'00"	275.00
Dining	11'0"	9'2"	100.83
Kitchen	10'00"	8'00"	80.00
Toilet	5'00"	8'00"	40.00
Bedroom	10'8"	14'6"	154.67
Passage	5'00"	3'00"	15.00
Bedroom	13'8"	10'7"	144.64
Toilet	4'9"	8'3"	39.19
Toilet	4'9"	8'2"	38.79
Passage	2'9"	2'9"	7.56
Passage	5'00"	3'00"	15.00
Bedroom	10'6"	13'9"	144.37

Other
Composition :

Dry Balcony Area	10'0"	3'0"	30.00
------------------	-------	------	-------
