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{
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  },
  "purposeOfValuation": {
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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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  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb48"
    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "66ab83a478e85a24399c1700",
    "email": "arb.msm@unionbankofindia.com",
    "lastName": "Kumar",
    "mobileNo": "",
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  },
  "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"
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "name": "ARB Mumbai Samachar Marg Branch",
  "email": "ubin0553352@unionbankofindia.bank",
  "mobileNo": "02222629454",
  "alternateMobileNo": "",
  "address": "Vinayak Chember ,1st Floor, 66/80 Mumbai Samachar Marg, Dalal
Street,Fort, Mumbai - 400 023, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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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",
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    "shortName": "SJ",
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  },
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    "role": "SITEENGINEER",
    "firstName": "Nikhil ",
    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
    "mobileNo": "9819470709",
    "designation": "",
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  "rateVerifier": {
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    "role": "ACCOUNTANT",
    "firstName": "Shyam",
    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
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"firstName": "Bhavika",
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"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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    "value": "India",
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    "value": "Khoni",
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  "key": "wing",
  "value": "G",
  "label": true
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"newSurveyNumber": {
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  "value": "",
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  "label": false
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  "label": false
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  "label": false
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  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab",
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"label": "R. C. C. Slab"
},
"flooring": {
  "value": "External_site_visit_only",
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"fittings": {
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  "label": "External site visit only"
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"finishing": {
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  "label": "Internal Visit not allowed"
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    "label": "Joint Ownership"
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    "label": "Semi Urban"
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  "whetherCoveredUnderAnyState": {
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"west": "Wing - F",
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"east": "Internal Road"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"whichTheLocalityIsServed": {
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per agreement sale plan, the composition of flat is 1
Bedroom + Living Room + Kitchen + 2 Toilets (i.e. 1BHK)",
"dateOfIssusApprovePlan": "Copy of Approved building plan were not provided & not
verified",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "No",
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"unauthorizedConstruction": "",
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"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7812.5",
  "depreciatedBuildingRate": "2312.5"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "49350",
  "landRate": "1760",
  "igrImage": "cases/66f535507d6d262b2ba96098/igr_1727699493947_Image.png",
  "squareMeterGuideLineRate": "54285.00",
  "squareFeetGuideLineRate": "5043.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "93",
  "rate": "4702.00",
  "squareFeetGuideLineRate": "4702.00",
  "squareMeterGuideLineRate": "50608.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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"floorSpaceIndex": "As per KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located at Developing area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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  "dateOfConstruction": {
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"year": "2019",
"fullDate": "1/1/2019"
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"planningArea": {
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "468.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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},
"routeMap": {
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    "routeMapImg": "cases/66f535507d6d262b2ba96098/
routeMap_1727764438016_Image.png",
    "routeLat": "19.157900",
    "routeLng": "73.117050",
    "stationName": "Nilaje",
    "routeDistance": "7.2 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "sjjcab",
      "name": "sjjcab",
      "image": "cases/66f535507d6d262b2ba96098/
routeMap_1727764317838_Image.png"
    }
  ]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3328338.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3328338.00"
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"outward": {
  "status": true,
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  "date": "Tue Oct 01 2024 15:24:33 GMT+0530 (India Standard Time)",
  "number": "2308471",
  "dayCount": "11",
  "monthCount": "11",
  "generatedBy": "60eeaeddf3dd69653a581316"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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},
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  "status": false
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  "isHideFloor": false,
  "status": false
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},
"externalPainting": {
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"liftInstallation": {
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  "status": false
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  "status": false
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  "status": true
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},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "min": "7322.00",
    "max": "8826.00"
  },
  "builtUpRateRange": {
    "min": "6656.00",
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"max": "8024.00"
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  "max": "0.00"
}
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"isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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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",
  "status": true,
  "isEditable": true
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  "quantity": "",
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"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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"finalValuationArea": "426.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
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"paymentStatus": "PENDING",
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"_id": "66f535507d6d262b2ba96098",
"ownerName": "Mr. Amul Marutirao Khandare & Mrs. Jyoti Amul Khandare ",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 1106,11Floor,G-wing,Casa Adriana Building, Lakeshore
Greens Project, Phase-II,Taloja Baypaas Road Khoni Valliage Dombivali East ",
"remark": "",
"documents": [
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
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      "label": "Developers"
    },
    "Developers": "Palava Dwellers Private Limited",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Amul Marutirao Khandare & Mrs. Jyoti Amul Khandare",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "10036/16"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "498125",
  "path": "cases/66f535507d6d262b2ba96098/document_1727677835047_17276778
29194_Amul_Marutirao__Khandare_Union_Bank_vashi.pdf",
  "fileName": "document_1727677835047_1727677829194_Amul_Marutirao__Khand
are_Union_Bank_vashi.pdf"
}
],
"caseNumber": "011503",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 26 2024 15:50:00 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Amul Marutirao Khandare & Mrs. Jyoti Amul Khandare ",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "412418"
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"externalReport": [],
"documentPerArea": [
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "537750",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "426",
  "squareMeterArea": "39.58",
  "docFinalBuiltUp": "468.6",
  "docFinalBuiltUpSquareMeter": "43.538",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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    "expectedRate": "7321.43",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "57.23",
    "expectedRate": "6655.84",
    "percentage": "10"
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  "saleableArea": {
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"expectedRate": "0.00",
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"expectedRate": "7321.43",
"builtUpExpectedRate": "6655.84",
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"id": "920904"
},
{
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"percentage": ""
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"expectedRate": "6979.02",
"percentage": "10"
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"expectedRate": "0.00",
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  "builtUpArea": {
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    "squareMeterArea": "47.47",
    "expectedRate": "8023.48",
    "percentage": "10"
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    "expectedRate": "0.00",
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  "areaType": "Built_Up",
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  "expectedPrice": "4100000",
  "expectedRate": "8825.75",
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  "builtUpArea": {
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    "squareMeterArea": "50.17",
    "expectedRate": "7407.41",
    "percentage": "10"
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  "floor": "",
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  "expectedRate": "8148.13",
  "builtUpExpectedRate": "4000000",
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externallmg_r_1727503109757_1727503101503_image_4.jpg",
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  },
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    "path": "cases/66f535507d6d262b2ba96098/
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    "orientation": "portrait"
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    "path": "cases/66f535507d6d262b2ba96098/
externallmg_r_1727503103233_1727503101503_image_0.jpg",
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_Amul_Marutirao__Khandare_Union_Bank_vashi.pdf",
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    "uploadedBy": "60eeaeddf3dd69653a581316"
  },
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    "path": "cases/66f535507d6d262b2ba96098/processingDocuments/1727699520715
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Village - Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 204, State
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Other			
Composition :			