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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Pradeep Kumar ",
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    "_id": "657c431e3fcadc67776c1649",
    "lastName": "Sahoo",
    "mobileNo": "",
    "workMobileNo": "9918900173",
    "email": "ubin0555851@unionbankofindia.bank"
  },
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"organization": {
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
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  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "555851",
  "mobileNo": "02227693402",
  "alternateMobileNo": "",
  "email": "ubin0555851@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
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Airoli, Thane Navi Mumbai-400708"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Industrial",
  "value": "Industrial"
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  "lastName": "Pawar",
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  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
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  "designation": "",
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  "email": "binu@vastukala.org",
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  "mobileNo": "9930252906",
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  "shortName": "BS",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "label": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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  "label": false
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  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Partly Kota Stone / Partly Vitrified tiles / Partly Wooden"
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    "label": "Teak Wood Door Framed with Glass Door"
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  "windows": {
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    "label": "Aluminium Sliding Window "
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  "fittings": {
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Conduit_plumbing_with_concealed___Casing_Capping_Electrical_wiring",
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    "label": "Cement Plastering + POP Finish"
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  "south": "Wing - B",
  "east": "Internal Road"
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    "west": "Details not available"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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"extraDetailOfProperty": "The Composition of Gala is Working Area + 1 Cabin +
Pantry with Loft & Loft height is 7ft. It Consist of working Area + 1 Toilet.",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "compositions": []
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considered for the purpose of valuation. We have considered the area as per the
agreement for the purpose of valuation",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12237.5",
  "depreciatedBuildingRate": "2237.5"
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"igrRate": {
  "propertyName": "Industrial",
  "rate": "64800",
  "landRate": "25200",
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  "squareFeetGuideLineRate": "6020.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "62424.00"
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"outgoingDetail": {
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MIDC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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"value": "Yes",
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"carParking": "Open Parking",
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
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"planningArea": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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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": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
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  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "Approx."
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"isSiteVisitAllowed": true,
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"estimatedAge": "53",
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"flatFloorNo": "2",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "105"
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"finalPlinthArea": {
  "area": "506.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1731392219173_Image.png",
    "routeLat": "19.092294",
    "routeLng": "73.027680",
    "stationName": "Koparkhairane",
    "routeDistance": "3.5 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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  "finallatLng": false
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routeMap_1731147931579_Image.png"
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  "totalwardrobesRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "distressValuePercentage": "80",
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  "bookValue": "0",
  "finalValue": "5164436.00"
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"outward": {
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"date": "Tue Nov 12 2024 07:16:57 GMT+0000 (Coordinated Universal Time)",
"number": "2309003",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "21",
    "percentage": "28",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
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    "isHideFloor": false,
    "status": true
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"label": "External Plastering",
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"status": false
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"isHideFloor": false,
"status": false
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"window": {
"label": "Window",
"floorsCompleted": "",
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"status": false
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"internalPainting": {
"label": "Internal Painting",
"floorsCompleted": "",
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},
"externalPainting": {
"label": "External Painting",
"floorsCompleted": "",
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"isHideFloor": false,
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"status": false
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  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2936614.00",
  "selectedBuildUpValue": "506.40",
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},
"reportImages": {
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    "path": "cases/672da0a82876c84ff194e5fa/
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    "name":
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    "path": "cases/672da0a82876c84ff194e5fa/
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    "orientation": "portrait"
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    "status": false,
    "_id": "672ee5f80db8518c411013ac",
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    "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126776332_WhatsApp_Image_20241109_at_82846_AM.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
    "_id": "672ee611661d798c171ada6a",
    "name":
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    "path": "cases/672da0a82876c84ff194e5fa/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672ee5f80db8518c411013b8",
    "name":
"externallmg_1731126776601_WhatsApp_Image_20241109_at_82851_AM_2.jpeg",
    "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126776601_WhatsApp_Image_20241109_at_82851_AM_2.jpeg",
    "orientation": "portrait"
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    "name":
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    "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126800968_WhatsApp_Image_20241109_at_82852_AM_2.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "name":
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    "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126776568_WhatsApp_Image_20241109_at_82850_AM.jpeg",
    "orientation": "portrait"
  },
}
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  "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126757623_WhatsApp_Image_20241109_at_82844_AM_2.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "672ee5e6661d798c171ada27",
  "name":
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  "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126757576_WhatsApp_Image_20241109_at_82842_AM.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "672ee5e6661d798c171ada26",
  "name":
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  "path": "cases/672da0a82876c84ff194e5fa/
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  "orientation": "portrait"
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  "_id": "672ee5e6661d798c171ada22",
  "name":
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  "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126757501_WhatsApp_Image_20241109_at_82841_AM_1.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "672ee5e6661d798c171ada23",
  "name":
"externallmg_1731126757520_WhatsApp_Image_20241109_at_82841_AM_2.jpeg",
  "path": "cases/672da0a82876c84ff194e5fa/
externallmg_1731126757520_WhatsApp_Image_20241109_at_82841_AM_2.jpeg",
  "orientation": "portrait"
}
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
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  "builtUpRateRange": {
    "min": "6710.00",
    "max": "11575.00"
  },
  "saleableRateRange": {
    "min": "9323.00",
    "max": "9646.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
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  "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": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "422.00",
"empanelmentNo": [
  "ROS:ADV:Valuer/033:008:2021-22"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"invoiceIds": [],
"paymentIds": [],
"_id": "672da0a82876c84ff194e5fa",
"ownerName": "Mr. Rakesh Jagdishchndra Kohli & Mrs. Pallavi Rakesh Kohli",
"ownerPhoneNo": "7738184456",
"fullAddress": "Industrial Gala No. 33, 2nd Floor, Building No A, Gami Industrial Park,
MIDC, Trans Thane Creek Industrial Area, Plot No. C-39-A, Village - Pawane &
Borivali, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 701, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2e9",
      "label": "Deed Of Assignment"
    },
    "inputs": {
      "documentDate": "12/02/2019",
      "from": {
        "value": "Assignor",
        "label": "Assignor"
      },
      "Assignor": "Mr. Ajit Laxman Parkar & Mrs. Surekha Ajit Parkar",
      "to": {
        "value": "Assignee",
        "label": "Assignee"
      },
      "Assignee": "Mr. Rakesh Jagdishchndra Kohli & Mrs. Pallavi Rakesh Kohli"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "583408",
    "path": "cases/672da0a82876c84ff194e5fa/
document_1731043483822_Binder1.pdf",
    "fileName": "document_1731043483822_Binder1.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "04/09/2013",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Industrial_Development_Corporation",
        "label": "Maharashtra Industrial Development Corporation"
      }
    }
  }
]
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    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "DE & SPA / IFMS-C / 77 / 2013 "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1731146615231_149755.pdf",
  "path": "cases/672da0a82876c84ff194e5fa/
document_1731146615231_149755.pdf",
  "id": "278970",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Nov 09 2024 10:03:35 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1296aa6d152c1801b457",
    "label": "Letter"
  },
  "inputs": {
    "documentDate": "04/09/2013",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Industrial_Development_Corporation",
      "label": "Maharashtra Industrial Development Corporation"
    }
  }
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1731146779418_312393.pdf",
  "path": "cases/672da0a82876c84ff194e5fa/
document_1731146779418_312393.pdf",
  "id": "880647",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Nov 09 2024 10:06:19 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "NOC Letter"
  },
  "inputs": {
    "documentDate": "07/09/2018",
    "remark": " issued Golden Falcon Pacific Limited"
  }
},
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    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1731147012438_158175.pdf",
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    "id": "689954",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Sat Nov 09 2024 10:10:13 GMT+0000 (Coordinated Universal Time)"
  }
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "012232",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "718508",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 08 2024 05:24:56 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rakesh Jagdishchndra Kohli & Mrs. Pallavi Rakesh Kohli",
    "phone": "7738184456",
    "ownershipShare": "",
    "email": "",
    "id": "280880"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Gala",
    "length": "850.00",
    "length1": "850",
    "length2": "0",
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"width": "1.00",
"width1": "1",
"width2": "0",
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"images": [],
"finalArea": "850.00",
"extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1247aa6d152c1801b2e9",
    "label": "Deed Of Assignment"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "650481",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "422",
  "squareMeterArea": "39.2",
  "docFinalBuiltUp": "506.4",
  "docFinalBuiltUpSquareMeter": "47.040000000000006",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "1229.17",
    "squareMeterArea": "114.19",
    "expectedRate": "13423.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1475.00",
    "squareMeterArea": "137.03",
    "expectedRate": "11186.44",
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    "percentage": "20"
  },
  "saleableArea": {
    "area": "1770.00",
    "squareMeterArea": "164.44",
    "expectedRate": "9322.03",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "673200ff2612196d3c3b75bf",
  "property": "Gala ",
  "area": "1475",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "16500000",
  "expectedRate": "13423.69",
  "builtUpExpectedRate": "16500000",
  "image": "cases/672da0a82876c84ff194e5fa/
indicator_1731329543567_Image.png",
  "squareMeter": "137.03",
  "id": "655838"
},
{
  "carpetArea": {
    "area": "612.00",
    "squareMeterArea": "56.86",
    "expectedRate": "13888.89",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "734.40",
    "squareMeterArea": "68.23",
    "expectedRate": "11574.07",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "881.28",
    "squareMeterArea": "81.87",
    "expectedRate": "9645.06",
    "percentage": "20"
  },
  "printlnReport": true,
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"_id": "673200ff2612196d3c3b75c0",
"property": "Gala",
"area": "612",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8500000",
"expectedRate": "13888.89",
"builtUpExpectedRate": "11574.07",
"image": "cases/672da0a82876c84ff194e5fa/
indicator_1731329599802_Image.png",
"squareMeter": "56.86",
"id": "155953"
},
{
  "carpetArea": {
    "area": "422.27",
    "squareMeterArea": "39.23",
    "expectedRate": "8170.13",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "506.72",
    "squareMeterArea": "47.08",
    "expectedRate": "6808.49",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "673200ff2612196d3c3b75c1",
  "property": "Gala",
  "area": "422.27",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
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"expectedPrice": "3450000",
"expectedRate": "8170.13",
"builtUpExpectedRate": "6808.49",
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Other Composition :			