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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "652e2f63316e1359cebea4db"
    },
    "firstName": "Nupur ",
    "type": "CREDITOFFICER",
    "_id": "6687a1a2a403df7f574ea256",
    "email": "ulpvashi@unionbankofindia.com",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8830863283"
  },
  "fees": {
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"organization": {
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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"
},
"client": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "_id": "60b7189d2ffdf65bcd65882b",
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
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  "role": "SITEENGINEER",
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  "email": "saiprasadpatil1010@gmail.com",
  "lastName": "Patil",
  "mobileNo": "8830049996",
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  "shortName": "SSP",
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  "lastName": "Rasam",
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"checker": {
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  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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"lastName": "Sarmalkar",
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"firstName": "Manoj",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
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  "value": "BANK"
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"schedule": []
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  "value": "",
  "label": false
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  "value": "",
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  "value": "11/A(Part)",
  "label": true
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  "label": true
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"flatSpecifications": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "label": "Open Conduit Plumbing With Concealed Electrification"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "east": "Chatrapati Sambhaji Maharaj Marg"
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Passage ",
    "south": "Flat No. 604",
    "west": "Entry "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
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    "title": "Private Cars"
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "25.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "663",
  "depreciatedCostOfConstruction": "14337.00",
  "depreciatedBuildingRate": "1937"
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"igrRate": {
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  "rate": "174560",
  "landRate": "83820",
  "igrImage": "cases/672da77c2876c84ff194f4a4/igr_1732948058247_Image.png",
  "squareMeterGuideLineRate": "183288.00",
  "squareFeetGuideLineRate": "17028.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "83",
  "rate": "15457.00",
  "squareFeetGuideLineRate": "15457.00",
  "squareMeterGuideLineRate": "166378.00"
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"label": "Residential Purpose"
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"propertyOccupiedByList": {
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"monthlyRent": "8,500/- Present rental income per month ",
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"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per SRA norms ",
"tenantName": "Mrs. Jayadevi Yadav<br />Occupied Since - Last 5 Months",
"maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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    "label": "Completed"
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},
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  "year": "2007",
  "fullDate": "1/1/2007"
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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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"buildingSpecification": {
  "value": "Standard",
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"maintenanceIssues": {
  "value": "1",
  "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"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
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"noOfLifts": "1",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672da77c2876c84ff194f4a4/
routeMap_1732958763286_Image.png",
    "routeLat": "19.108264",
    "routeLng": "72.902892",
    "stationName": "Asalpha",
    "routeDistance": "2.7 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "qu5iuo",
    "name": "qu5iuo",
    "image": "cases/672da77c2876c84ff194f4a4/
routeMap_1732958580802_Image.png"
  }
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"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": ""
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"wardrobesRate": "0",
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"showcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3225825.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3225825.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Nov 30 2024 09:33:04 GMT+0000 (Coordinated Universal Time)",
  "number": "2309287",
  "dayCount": "11",
  "monthCount": "372",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"status": false
},
"underConstruction": {
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  "fullBuildingRcc": {
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"label": "Window",
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  "status": false
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  "label": "Work Completed (%)",
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  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "270.00",
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "13556.00",
    "max": "14815.00"
  },
  "builtUpRateRange": {
    "min": "11297.00",
    "max": "12346.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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  "isEditable": true
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  "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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  "ratePerUnit": "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": "",
"estimatedValue": "0.00",
"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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createCase": "false",
type": "CASE",
leadType": {
"label": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
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siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
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"ROS:ADV:Valuer/033:008:2021-22"
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "672da77c2876c84ff194f4a4",
"ownerName": "Mr. Aman Rajesh Vishwakarma & Mrs. Shashilata Rajesh
Vishwakarma",
"ownerPhoneNo": "8169267368",
"appAddress": "Flat no 603 6th floor Bldg no 12/E-1 Aanrapali S R A co operative
housing society Ltd sanghrsh Nagar Andheri West ",
"remark": "Bankar Vishal Lokhande sir ",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mrs. Satyabhama Bharat Sharma ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Aman Rajesh Vishwakarma & Mrs. Shashilata Rajesh
Vishwakarma",
      "number": {
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        "label": "No"
      },
      "No": "25316 / 2024"
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    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/672da77c2876c84ff194f4a4/
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Nov 30 2024 08:41:42 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / DDTP / 176 / L / PL / AP"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "756895",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Nov 30 2024 08:44:09 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "012233",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "217128",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 08 2024 05:54:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Aman Rajesh Vishwakarma & Mrs. Shashilata Rajesh Vishwakarma",
    "phone": "8169267368",
    "ownershipShare": "",
    "email": "",
    "id": "566200"
  }
]
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}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "107073",
    "name": "Toilet",
    "length": "8.25",
    "length1": "8",
    "length2": "3",
    "width": "3.92",
    "width1": "3",
    "width2": "11",
    "totalArea": "32.31",
    "images": [],
    "extraAreas": [],
    "finalArea": "32.31"
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  {
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      "label": "Square Feet"
    },
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    "name": "Kitchen",
    "length": "5.67",
    "length1": "5",
    "length2": "8",
    "width": "10.25",
    "width1": "10",
    "width2": "3",
    "totalArea": "58.08",
    "images": [],
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    "finalArea": "58.08"
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      "value": "Square_Feet",
      "label": "Square Feet"
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  },
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"id": "2",
"name": "Living Room",
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"length1": "9",
"length2": "00",
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"width1": "14",
"width2": "3",
"totalArea": "128.25",
"images": [],
"extraAreas": [],
"finalArea": "128.25"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "1.42",
  "length1": "1",
  "length2": "5",
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  "width1": "6",
  "width2": "2",
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  "images": [],
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  "percentage": "100"
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"externalReport": [],
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  "label": "Agreement for sale"
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  "label": "Square Feet"
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"id": "213593",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "225",
"squareMeterArea": "20.90",
"docFinalBuiltUp": "270.00",
"docFinalBuiltUpSquareMeter": "25.08",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
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"images": [],
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      "expectedRate": "14814.81",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "30.10",
      "expectedRate": "12345.68",
      "percentage": "20"
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      "expectedRate": "0.00",
      "percentage": ""
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    "area": "270",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "4000000",
"expectedRate": "14814.81",
"builtUpExpectedRate": "12345.68",
"image": "cases/672da77c2876c84ff194f4a4/indicator_1732947798637_Image.png",
"squareMeter": "25.08",
"id": "742352"
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  "carpetArea": {
    "area": "225.00",
    "squareMeterArea": "20.90",
    "expectedRate": "13777.78",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "25.08",
    "expectedRate": "11481.48",
    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "",
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  "expectedRate": "13777.78",
  "builtUpExpectedRate": "11481.48",
  "image": "cases/672da77c2876c84ff194f4a4/indicator_1732947833343_Image.png",
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"id": "483340"
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    "expectedRate": "0.00",
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  "area": "225",
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  "expectedPrice": "3300000",
  "expectedRate": "14666.67",
  "builtUpExpectedRate": "12222.22",
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  "id": "218624"
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    "squareMeterArea": "20.90",
    "expectedRate": "13555.56",
    "percentage": ""
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    "expectedRate": "11296.30",
    "percentage": "20"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "225",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "3050000",
  "expectedRate": "13555.56",
  "builtUpExpectedRate": "11296.30",
  "image": "cases/672da77c2876c84ff194f4a4/indicator_1732947926109_Image.png",
  "squareMeter": "20.90",
  "id": "945924"
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    "path": "cases/672da77c2876c84ff194f4a4/externalImg_1732536023245_1732536016473_image_0.jpeg",
    "orientation": "portrait"
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    "status": false,
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"orientation": "portrait"
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  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_1732536028648_1732536016473_image_3.jpeg",
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  "orientation": "landscape"
},
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  "path": "cases/672da77c2876c84ff194f4a4/
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  "orientation": "portrait"
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  "status": false,
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  "name": "externallmg_1732536031718_1732536016473_image_5.jpeg",
  "path": "cases/672da77c2876c84ff194f4a4/
externallmg_1732536031718_1732536016473_image_5.jpeg",
  "orientation": "portrait"
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  "status": false,
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  "path": "cases/672da77c2876c84ff194f4a4/
externallmg_1732536038554_1732536016473_image_6.jpeg",
  "orientation": "portrait"
}
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  {
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{
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    "orientation": "landscape"
  },
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    "orientation": "portrait"
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    "size": "153659",
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  },

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},
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  "path": "cases/672da77c2876c84ff194f4a4/
processingDocuments/1731055149034_igr3.pdf",
  "size": "149770",
  "createdAt": "Fri Nov 08 2024 08:39:09 GMT+0000 (Coordinated Universal Time)",
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"__v": 0,
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"reason": "For Site Visit",
"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 603, 6th Floor, Building No 12, Wing - E-1,
Amrapali S.R.A Co-Op. Hsg. Soc. Ltd. , Sangharsh Nagar, Chandivali Farm Road,
Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban , PIN -
400 072, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mrs. Jayadevi Yadav",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"rerald": "",
"siteVisitContactNo": "9619171076",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 225.00",
"flatRate": "15000",
"landOtherRate": "12400",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "218.64",
"extendOfSiteRemark": "",
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"finalCarpetArea": "227.38",
"finalSalableArea": "275.13",
"otherCarpetTotal": "8.74",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 219.00\nBalcony Area in Sq. Ft.
= 8.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "Living Room + Kitchen + Toilet",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "8.74",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
}
}

```

Name	Length	Width	Total
Composition :			

Toilet	8'3"	3'11"	32.31
Kitchen	5'8"	10'3"	58.08
Living Room	9'00"	14'3"	128.25
Other Composition :			
Balcony Area	1'5"	6'2"	8.74