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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
    "label": "Bank Loan",
    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "65ab5bda8babf21ac5da2320"
    },
    "firstName": "Bhawana",
    "type": "CREDITOFFICER",
    "_id": "662385357e1d7332c8834912",
    "lastName": "Mam",
    "mobileNo": "",
    "workMobileNo": "8425878091",
    "email": "ubin0806277@unionbankofindia.bank"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "47067966",
    "discussWithPerson": "Bhawana",
    "expectedFees": 23533.983,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1828",
  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "65ab5bda8babf21ac5da2320",
  "name": "Mid Corporate Branch Vashi",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "ubin0806277@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot no 74, Persepolis Building, Sector 17, Vashi Navi Mumbai-400703"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60f93be845132d6a6bdda676",
  "zoneName": "MUMBAI SOUTH"
},
"staff": {
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    "type": "EMPLOYEE",
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"role": "PICKUPPERSON",
"firstName": "Ravindra",
"email": "ravindrakasare186@gmail.com",
"lastName": "Kasare",
"mobileNo": "9167204055",
"shortName": "RBK",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60b7189d2ffdf65bcd65882b\
\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "65829f7c65d49d78457ec7be",
"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
"shortName": "Vaibhav",
"workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
"type": "EMPLOYEE",
"_id": "60eeaeddf3dd69653a581316",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shyam",
"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
"workWithDocumentMaker": "",
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\profilePhoto_1626255068979_Shyan_Photo.jpg"
},
"maker": {
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"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"workWithDocumentMaker": "",
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"checker": {
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  "_id": "60eeaeddf3dd69653a581316",
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  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
\\profilePhoto_1626255068979_Sh Yam_Photo.jpg"
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  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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        "label": "FIIV"
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  }
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
  {
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      "value": "Registered_Valuer",
      "label": "Registered Valuer"
    },
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    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
  "latitude": "19.17205926365497",
  "longitude": "72.93881953527413"
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"geo": {
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  "coordinates": [
    72.93881953527413,
    19.17205926365497
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"siteVisit": {
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"schedule": [
  {
    "dateTime": "17/12/2024 12:00 am"
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  }
],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2024-12-17T18:50:25.818Z",
    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2024-12-16",
    "remark": "MANUAL_IN_TASK"
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  {
    "status": "COMPLETED",
    "dateTime": "2024-12-17",
    "remark": "MANUAL_IN_TASK"
  }
]
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"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
  "rateMin": "30000",
  "lumpsumValue": "1",
  "rateMax": "32000",
  "areaType": {
    "Name": "Carpet",
    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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  "name": "Country",
  "key": "country",
  "value": "India",
  "label": false
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  "name": "Village",
  "key": "village",
  "value": "Mulund",
  "label": true
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  "key": "floorNo",
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  "label": false
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  "label": true
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  "value": "Mumbai Suburban",
  "label": true
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"city": {
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  "name": "City",
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"value": "",
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  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kurla",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Enigma",
  "label": false
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  "key": "selectArea",
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  "label": true
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  "value": "L. B. S. Road",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "Tower B",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
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"label": true
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"CTSNo": {
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  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "5501",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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"key": "SRO",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 080",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Mulund (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "label": "R. C. C. Slab",
    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "External site visit only",
    "value": "External_site_visit_only"
  },
  "doors": {
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    "value": "External_site_visit_only"
  }
}
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"windows": {
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  "value": "External_site_visit_only"
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"fittings": {
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  "value": "External_site_visit_only"
},
"finishing": {
  "label": "External site visit only",
  "value": "External_site_visit_only"
}
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"general": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Municipal Corporation of Greater Mumbai (MCGM)",
    "value": "MCGM"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Oberoi Enigma Road ",
    "west": "Bhagwati Road",
    "south": "Runwal Infinity Road",
    "east": "Tower A- Enigma"
  },
  "asPerDocumentAgreement": {
    "north": "Details not available",
    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  }
}
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},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site inspection, internal visit was not allowed at site. As per Agreement sale plan, the composition of Flat is 4 Bedrooms + Living Room/Dinning + Kitchen + Store Room + 6 Toilets + Balcony (i.e. 4 BHK + 6 Toilets)",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},

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"compositeRate": {
  "remark": "At the time of visit internal inspection was not allowed hence our report is
based on external site visit and documents provided by the bank only.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "173200",
  "landRate": "89150",
  "igrImage": "cases/676113ad2d0531ee4cbadce9/igr_1734586487691_Image.png",
  "squareMeterGuideLineRate": "207840.00",
  "squareFeetGuideLineRate": "19309.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
  "rate": "173200.00",
  "squareMeterGuideLineRate": "207840.00",
  "squareFeetGuideLineRate": "19309.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "Rs. 2,00,000/- Expected rental incomer per month.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms\n",
  "tenantName": "",
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"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "One Car Parking Space (Configuration - Tandem) & One Car Parking Space (Configuration - Single)",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  }
}
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},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"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": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
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"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "3",
"noOfPodium": "4",
"noOfAmenityFloors": "0",
"noOfFloors": "64",
"flatFloorNo": "55",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "2343.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/676113ad2d0531ee4cbadce9/
routeMap_1734590404426_Image.png",
"routeLat": "19.174614",
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"routeLng": "72.940008",
"stationName": "Mulund",
"routeDistance": "2.6 Km",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "p892n3",
    "name": "p892n3",
    "image": "cases/676113ad2d0531ee4cbadce9/
routeMap_1734590290358_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "superfineFinishQty": "0",
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"interiorDecorationsQty": "0",
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"totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
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"window": {
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  "status": true
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externallmg_1734461372076_image.jpeg",
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"compositionImages": []
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    "max": "36364.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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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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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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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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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"paymentIds": [],
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"ownerPhoneNo": "9987797896",
"appAddress": "Flat no.5501 55 th floor Bldg B wing in Enigma tower B . wing L B S
Road mulund \nOberoi Realty Limited ",
"remark": "Bankar Ganesh D ",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "08/11/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Oberoi Realty Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Asha Jitendra Ganatra & Mr. Jitendra Umarsi Ganatra",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "23237 / 2024"
    }
  },

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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800002656"
  },
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  "displayStatus": false,
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  "id": "114473",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Thu Dec 19 2024 06:26:10 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
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    "label": "No"
  },
  "No": "CE / 4856 / BPES / AT / FCC / 6 / Amend"
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"displayStatus": false,
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document_1734597731489_bc6d6135ece6494d933ea7251031d7cb.pdf",
"id": "395491",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Thu Dec 19 2024 08:42:11 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 4856 / BPES / AT / OCC / 1 / New"
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"isHardCopy": false,
"displayStatus": false,
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"id": "125149",
"uploadedBy": "62691c48afd7d55eddecfda3",
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"description": "Create Lead",
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"owners": [
{
"name": "Mrs. Asha Jitendra Ganatra & Mr. Jitendra Umarsi Ganatra",
"phone": "9987797896",
"ownershipShare": "",
"email": "",
"id": "462029"
}
],
"proposePurchasers": [],
"siteInspection": [
{
"areaType": {
"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "6761c75665fbc3ae4a2bbd5e",
"area": "2170",
"providedByName": "Asha Jitendra Ganatra AND Jitendra Umarshi Ganatra",
"providedByContactNo": "9987797896"
}
],
"composition": [],
"otherComposition": [],
"externalReport": [],
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{
"typeOfDocument": {
"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "197.88",
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"docFinalBUILTUp": "2343.00",
"docFinalBUILTUpSquareMeter": "217.67",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
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"id": "283893"
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"percentage": "10"
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"percentage": ""
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"expectedRate": "35448.43",
"builtUpExpectedRate": "32225.84",
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  "builtUpArea": {
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    "squareMeterArea": "217.67",
    "expectedRate": "32501.94",
    "percentage": "10"
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  "saleableArea": {
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  "expectedRate": "35752.14",
  "builtUpExpectedRate": "32501.94",
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  "id": "809677"
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    "squareMeterArea": "201.60",
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  "expectedRate": "29367.41",
  "percentage": "10"
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  "expectedRate": "0.00",
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"property": "Residential Flat",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "70100000",
"expectedRate": "32304.15",
"builtUpExpectedRate": "29367.41",
"image": "cases/676113ad2d0531ee4cbadce9/
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"squareMeter": "201.60",
"id": "701503"
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    "squareMeterArea": "191.38",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "210.52",
    "expectedRate": "36363.64",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "82400000",
  "expectedRate": "40000.00",
  "builtUpExpectedRate": "36363.64",
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  "id": "196188"
}
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    "orientation": "portrait"
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    "path": "cases/676113ad2d0531ee4cbadce9/
externalImg_1734461372076_image.jpeg",
    "orientation": "landscape"
  }
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"processingDocuments": [
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    "filename": "1734586528924_AGR.pdf",
    "path": "cases/676113ad2d0531ee4cbadce9/
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    "path": "cases/676113ad2d0531ee4cbadce9/
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    "size": "130261",
    "createdAt": "Thu Dec 19 2024 05:35:30 GMT+0000 (Coordinated Universal Time)",
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    "size": "130928",
    "createdAt": "Thu Dec 19 2024 05:35:30 GMT+0000 (Coordinated Universal Time)",
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    "filename": "1734586530254_IGR03.pdf",
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- 400 080, State - Maharashtra, India",
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Other Composition :			