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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Afrin",
    "type": "CREDITOFFICER",
    "_id": "65322d2e619c14402da74768",
    "lastName": "Shaikh",
    "mobileNo": "",
    "workMobileNo": "9819111447",
    "email": "1ubin0539287@unionbankofindia.bank"
  },
  "fees": {
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  "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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  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "Bhayander (West) Branch",
  "email": "cbsbhayander@unionbankofindia.com",
  "mobileNo": "02228192334",
  "alternateMobileNo": "9137539280",
  "address": "Zainab Manzil, Ground Floor, Station Road Bhayander
(W)Thane-401101",
  "ledgerName": "",
  "fax": "02228190228",
  "sendStructuralCertificate": "0"
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  "lastName": "Salvi",
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  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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"lastName": "Moozhickal",
"mobileNo": "9930252906",
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"firstName": "Manoj",
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"lastName": "Chalikwar",
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},
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  "value": "",
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  "label": false
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    "label": "Vitrified Tile Flooring"
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      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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      "label": "Cement Plastering + POP Finish"
    }
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      "label": "Middle Class"
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    "populationGroupList": {
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      "label": "Urban"
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    "townplanApprovedByList": {
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      "label": "Mira Bhayander Municipal Corporation"
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    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "west": "Dev Darshan CHSL ",
      "south": "Modi Patel Road ",
      "east": "Janki Niwas"
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"east": "Details not available "
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    "south": "Marginal Space ",
    "west": "Flat No. 102"
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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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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per site inspection, residential flat is used as commercial office for commercial purpose. The Composition of office is Reception + Working Area + 3 Cabins + Pantry Area + 1 Toilet. \n",
"dateOfIssusApprovePlan": "Copy of Approved Building plans & Occupancy Certificate were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"apfDetails": {
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"compositeRate": {
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11187.5",
  "depreciatedBuildingRate": "887.5"
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"igrRate": {
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  "rate": "73100",
  "landRate": "19000",
  "igrImage": "cases/67c014aa8f46f7f7be2199c7/igr_1740737897914_Image.png",
  "squareMeterGuideLineRate": "73100.00",
  "squareFeetGuideLineRate": "6791.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "57",
  "rate": "4630.00",
  "squareFeetGuideLineRate": "4630.00",
  "squareMeterGuideLineRate": "49837.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "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 local norms ",
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"tenantName": "",
"maintenanceOfFlat": "Good "
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"marketability": {
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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"
  },
  "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"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1982",
    "fullDate": "1/1/1982"
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  "planningArea": {
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    "label": "Residential"
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},
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"value": "0",
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"visibleDamageInBuilding": {
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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": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "17",
"ageOfBuilding": "43",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "663.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
"routeMapDetail": {
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routeMap_1740743204492_Image.png",
"routeLat": "19.308500",
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"routeLng": "72.851583",
"stationName": "Bhayander",
"routeDistance": "600 Mtrs. ",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "bkaq9r",
    "name": "bkaq9r",
    "image": "cases/67c014aa8f46f7f7be2199c7/
routeMap_1740743467979_Image.png"
  }
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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  "date": "Fri Feb 28 2025 11:57:51 GMT+0000 (Coordinated Universal Time)",
  "number": "2310798",
  "dayCount": "18",
  "monthCount": "448",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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"percentage": "0.00",
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
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},
"externalBrickWork": {
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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},
}
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"window": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "663.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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  {

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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_1740725382918_IMG20250228WA0054.jpg",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67c014aa8f46f7f7be2199c7/
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    "orientation": "portrait"
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    "path": "cases/67c014aa8f46f7f7be2199c7/
externallmg_1740725382979_IMG20250228WA0050.jpg",
    "orientation": "portrait"
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    "path": "cases/67c014aa8f46f7f7be2199c7/externallmg_1740743378799_externall
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    "orientation": "portrait"
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    "path": "cases/67c014aa8f46f7f7be2199c7/externallmg_1740743378884_externallmg_1740726036015_IMG20250228WA0071.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67c1a2d33b4dfe0fe68efefa",
    "name": "externallmg_1740743378915_externallmg_1740726036038_IMG20250228WA0072.jpg",
    "path": "cases/67c014aa8f46f7f7be2199c7/externallmg_1740743378915_externallmg_1740726036038_IMG20250228WA0072.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "13807.00",
    "max": "18445.00"
  },
  "builtUpRateRange": {
    "min": "11506.00",
    "max": "15371.00"
  },
  "saleableRateRange": {
    "min": "9588.00",
    "max": "12809.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": false
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "663.00",
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],
"isAdvancelInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c014aa8f46f7f7be2199c7",
"ownerName": "Shree. Lalit Dindayal Agarwal",
"ownerPhoneNo": "9987807032",
"appAddress": "FLAT NO 101 1ST FLOOR SHREE AGARWAL BHAVAN CHS LTD
MAHARAJA AGARSEN MARG MODI PATEL ROAD BHAYNDER WEST THANE ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "08/07/2010",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Shri. Govind Premraj Soni",
    }
  }
]
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"to": {
  "value": "Transferee",
  "label": "Transferee"
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"Transferee": "Shree. Lalit Dindayal Agarwal",
"number": {
  "value": "No",
  "label": "No"
},
"No": "6070 / 2010"
},
"isHardCopy": false,
"displayStatus": true,
"id": "171391",
"path": "cases/67c014aa8f46f7f7be2199c7/
document_1740641245857_1740641240293_Flat_no_101_agreement.pdf",
"fileName":
"document_1740641245857_1740641240293_Flat_no_101_agreement.pdf"
}
],
"caseNumber": "014581",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
{
  "id": "949080",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Feb 27 2025 07:30:50 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Shree. Lalit Dindayal Agarwal",
  "phone": "9987807032",
  "ownershipShare": "",
  "email": "",
  "id": "178908"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
"id": "566287",
"name": "Living Room",
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"width": "4.92",
"width1": "4",
"width2": "11",
"totalArea": "25.40",
"images": [],
"extraAreas": [
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      "label": "Square Feet"
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    "name": "Toilet",
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    "length1": "4",
    "length2": "5",
    "width": "3.42",
    "width1": "3",
    "width2": "5",
    "totalArea": "15.09"
  },
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      "label": "Square Feet"
    },
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    "name": "REception ",
    "extraAreaType": "Add",
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    "length1": "13",
    "length2": "00",
    "width": "5.33",
    "width1": "5",
    "width2": "4",
    "totalArea": "69.33"
  },
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Office ",
  "extraAreaType": "Add",
  "length": "13.67",
  "length1": "13",
  "length2": "8",
  "width": "12.42",
  "width1": "12",
  "width2": "5",
  "totalArea": "169.69"
},
{
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  "name": "Office ",
  "extraAreaType": "Add",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "66.63"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "67c1a0437e785c0f964501fb",
  "name": "Cabin ",
  "extraAreaType": "Add",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "67.50"
},
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Cabin ",
  "extraAreaType": "Add",
  "length": "9.42",
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  "length2": "5",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "81.61"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Cabin",
  "extraAreaType": "Add",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "99.83"
}
],
"finalArea": "595.08"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "61.59",
  "totalAreaDocument": "663",
  "docBultupPercentage": "",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "382720"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "450.00",
      "squareMeterArea": "41.81",
      "expectedRate": "18444.44",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "540.00",
      "squareMeterArea": "50.17",
      "expectedRate": "15370.37",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "648.00",
      "squareMeterArea": "60.20",
      "expectedRate": "12808.64",
      "percentage": "20"
    },
    "printlnReport": true,
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    "property": "Residential Flat",
    "area": "450",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "8300000",
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"expectedRate": "18444.44",
"builtUpExpectedRate": "15370.37",
"image": "cases/67c014aa8f46f7f7be2199c7/indicator_1740737664510_Image.png",
"squareMeter": "41.81",
"id": "213988"
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{
  "carpetArea": {
    "area": "455.00",
    "squareMeterArea": "42.27",
    "expectedRate": "14285.71",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "546.00",
    "squareMeterArea": "50.73",
    "expectedRate": "11904.76",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "655.20",
    "squareMeterArea": "60.87",
    "expectedRate": "9920.63",
    "percentage": "20"
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  "_id": "67c18d917e785c0f9644d758",
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  "area": "546",
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedRate": "14285.71",
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  "squareMeter": "50.73",
  "id": "639317"
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{
  "carpetArea": {
    "area": "366.78",
    "squareMeterArea": "34.08",
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"expectedRate": "14602.76",
"percentage": ""
},
"builtUpArea": {
  "area": "440.14",
  "squareMeterArea": "40.89",
  "expectedRate": "12168.86",
  "percentage": "20"
},
"saleableArea": {
  "area": "528.17",
  "squareMeterArea": "49.07",
  "expectedRate": "10140.67",
  "percentage": "20"
},
"printInReport": true,
"_id": "67c18d917e785c0f9644d759",
"property": "Residential Flat ",
"area": "440.14",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5356000",
"expectedRate": "14602.76",
"builtUpExpectedRate": "5356000",
"image": "cases/67c014aa8f46f7f7be2199c7/indicator_1740737789655_Image.png",
"squareMeter": "40.89",
"id": "439350"
},
{
  "carpetArea": {
    "area": "217.00",
    "squareMeterArea": "20.16",
    "expectedRate": "13806.45",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "260.40",
    "squareMeterArea": "24.19",
    "expectedRate": "11505.38",
    "percentage": "20"
  },
  "saleableArea": {
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    "area": "312.48",
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    "expectedRate": "9587.81",
    "percentage": "20"
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"__v": 0,
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Soc. Ltd., Plot No. 10, Maharaj Agrasen Marg, Modi Patel Road, Village - Bhayander,
Bhayander (West), Taluka - Thane, District - Thane, PIN - 401 101, State -
Maharashtra, Country - India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Vishal Jagtap",
"email": "",
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"reportGeneratedDate": "Fri Feb 28 2025 10:57:08 GMT+0000 (Coordinated Universal Time)",

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Name	Length	Width	Total
Composition :			
Living Room	5'2"	4'11"	25.40
Other Composition :			