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  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "purposeOfValuation": {
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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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    "expectedFees": 3750,
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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"
},
"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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  "branchCode": "000023",
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  "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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  "mobileNo": "9821646373",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "value": "302",
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  "label": false
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"flatSpecifications": {
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Dev Darshan CHSL ",
    "south": "Modi Patel Road ",
    "east": "Janki Niwas"
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      "south": "Flat No. 301",
      "west": "Marginal Space "
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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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    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
    },
    "taxies": {
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    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "Flat No. 302 divided into two parts. One part is used as office and the other part is used as flat. The Composition of office is 2 Cabins + Pantry Area + Store Room + 1 Toilet & Composition of Flat is Living Room + 2 Bedrooms + Kitchen + Passage + 2 Toilets + Cupboard Area.",
  "dateOfIssusApprovePlan": "Copy of Approved Building plans & Occupancy Certificate were not provided and not verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
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  "buildings": [],

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Room + 1 Toilet & Composition of Flat is Living Room + 2 Bedrooms + Kitchen +
Passage + 2 Toilets + Cupboard Area.",
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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/67c0164632ce6ff76d719c13/igr_1740738287762_Image.png",
  "squareMeterGuideLineRate": "62135.00",
  "squareFeetGuideLineRate": "5773.00"
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"igrFinalRate": {
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  "depreciationPercentage": "83",
  "rate": "5091.00",
  "squareFeetGuideLineRate": "5091.00",
  "squareMeterGuideLineRate": "54802.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available "
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"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "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": {
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    "month": "1",
    "year": "1982",
    "fullDate": "1/1/1982"
  },
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"planningArea": {
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"typeOfStructure": {
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  "label": "Kuccha Structure"
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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"
},
"buildingSpecification": {
  "value": "Standard",
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  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"label": "Normal"
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  "value": "0",
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"visibleDamageInBuilding": {
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  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "17",
"ageOfBuilding": "43",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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  "measurementType": "Sq. Ft.",
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routeMap_1740739387448_Image.png",
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"routeLng": "72.851583",
"stationName": "Bhyander",
"routeDistance": "600 Mtrs.",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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    "id": "kophyo",
    "name": "kophyo",
    "image": "cases/67c0164632ce6ff76d719c13/
routeMap_1740739306453_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "kitchenArrangementsQty": "0",
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"outward": {
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  "number": "2310796",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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"fullBuildingRcc": {
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"internalBrickWork": {
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  "isHideFloor": false,
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"door": {
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"window": {
  "label": "Window",
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"externalPainting": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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"externalDevelopmentFinalFinishing": {
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"isHideFloor": true,
"status": false
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"label": "Work Completed (%)",
"floorsCompleted": "",
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"isHideFloor": true,
"status": true
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"guidelineDetails": {
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externalImg_1740726036038_IMG20250228WA0072.jpg",
"orientation": "portrait"
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}
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "path": "cases/67c0164632ce6ff76d719c13/
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    "orientation": "portrait"
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    "name": "externallmg_1740726000940_IMG20250228WA0096.jpg",
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    "orientation": "portrait"
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    "_id": "67c15ef13772250f9516e084",
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    "path": "cases/67c0164632ce6ff76d719c13/
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    "orientation": "portrait"
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    "status": false,
    "_id": "67c15ef13772250f9516e081",
    "name": "externallmg_1740726001040_IMG20250228WA0095.jpg",
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externallmg_1740726001040_IMG20250228WA0095.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67c15ef13772250f9516e088",
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externallmg_1740726001148_IMG20250228WA0089.jpg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67c15ef13772250f9516e087",
    "name": "externallmg_1740726001107_IMG20250228WA0088.jpg",
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externallmg_1740726035606_IMG20250228WA0086.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67c15f147e785c0f96448b29",
    "name": "externallmg_1740726036038_IMG20250228WA0072.jpg",
    "path": "cases/67c0164632ce6ff76d719c13/
externallmg_1740726036038_IMG20250228WA0072.jpg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67c15f013772250f9516e0e5",
    "name": "externallmg_1740726016925_IMG20250228WA0066.jpg",
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    "orientation": "portrait"
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externallmg_1740726036041_IMG20250228WA0073.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "max": "18445.00"
  }
},
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"builtUpRateRange": {
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  "max": "15371.00"
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"saleableRateRange": {
  "min": "9588.00",
  "max": "12809.00"
}
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"detailsOfValuation": {
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    "status": true,
    "isEditable": false
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    "isEditable": true
  },
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"interiorDecorations": {
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  "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
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "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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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"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": "1200.00",
"empanelmentNo": [
  "RO(S):ADV:VAL:012: 2018-19"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c0164632ce6ff76d719c13",
"ownerName": "Shree. Lalit Kumar Dindayal Agrawal",
"ownerPhoneNo": "9987807032",
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"appAddress": "FLAT NO 302 3RD FLOOR SHREE AGARWAL BHAVAN CHS LTD
MAHARAJA AGARSEN MARG MODI PATEL MARG BHAYNDER EAST THANE ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "20/03/1979",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "M/s. Agarwal Builders",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shree. Lalit Kumar Dindayal Agrawal",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "-"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "573351",
    "path": "cases/67c0164632ce6ff76d719c13/
document_1740641811229_1740641808547_Flat_302_lalit_agarwal.pdf",
    "fileName":
"document_1740641811229_1740641808547_Flat_302_lalit_agarwal.pdf"
  },
  {
    "documentType": {
      "value": "60ae1264aa6d152c1801b371",
      "label": "Share Certificate "
    },
    "inputs": {
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "17 dated 15.04.1991 in the name of Shree. Lalit Kumar Dindayal Agrawal"
    }
  }
]
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issued by Shree Agarwal Bhavan Co-Op. Hsg. Soc. Ltd"
  },
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  "displayStatus": false,
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  "path": "cases/67c0164632ce6ff76d719c13/
document_1740736146668_547566.pdf",
  "id": "742227",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Feb 28 2025 09:49:06 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "014583",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "840026",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 27 2025 07:37:42 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shree. Lalit Kumar Dindayal Agrawal",
    "phone": "9987807032",
    "ownershipShare": "",
    "email": "",
    "id": "385982"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
    "name": "Living Room",
    "length": "17.67",
    "length1": "17",
    "length2": "8",
    "width": "17.00",
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"width2": "0",
"totalArea": "300.33",
"images": [],
"finalArea": "480.09",
"extraAreas": []
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "37.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "37.67"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "14.00",
  "length1": "14",
  "length2": "00",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "59.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "59.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
},
  "id": "3",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Living Room",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "117.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "117.02"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "70.00",
  "length1": "70",
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  "width1": "1",
  "width2": "00",
  "totalArea": "70.00",
```



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"images": [],
"extraAreas": [],
"finalArea": "70.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "37.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "37.58"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "43.00",
  "length1": "43",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "43.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "43.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
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"name": "Bedroom",
"length": "88.00",
"length1": "88",
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"width2": "00",
"totalArea": "88.00",
"images": [],
"extraAreas": [],
"finalArea": "88.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "27.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.71"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "10",
  "name": "Bedroom",
  "length": "14.00",
  "length1": "14",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
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Hsg. 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": "",
"isExternal": "false",
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Employee",
"rerald": "",
"siteVisitContactNo": "9987807032",
"briefDescOfProperty": "2 Bedroom + 2 Living Room + Kitchen + 3 Passage + 3 Toilet",
"carpetTotal": "1088.5700000000002",
"finalMeasurementType": "Sq. Ft.",
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"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionSaleableTotal": "0.00",
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"finalBuiltupArea": "1204.03",
"finalCarpetArea": "1094.57",
"finalSalableArea": "1324.43",
"salablePercentage": "10",
"toBeAdded": "",
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Ft. = 6.00\n\n",
"buildingServicesRate": "2500",
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"siteVisitDate": "2025-02-27"
}

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Name	Length	Width	Total
Composition :			
Living Room	17'8"	17'0"	300.33
Passage	9'5"	4'00"	37.67
Passage	14'00"	4'3"	59.50
Toilet	4'00"	4'00"	16.00
Living Room	11'5"	10'3"	117.02
Kitchen	70'00"	1'00"	70.00
Toilet	11'00"	3'5"	37.58

Passage	43'00"	1'00"	43.00
Bedroom	88'00"	1'00"	88.00
Toilet	8'9"	3'2"	27.71
Bedroom	14'00"	8'00"	112.00
Other Composition :			
Cupboard	3'00"	2'00"	6.00