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  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "647ebb3f0ab64c23c9fcb8b2"
    },
    "type": "CREDITOFFICER",
    "_id": "64eecf64eb1f822256dbd63a",
    "firstName": "Sidhartha ",
    "lastName": "Mhade",
    "mobileNo": "",
    "workMobileNo": "8980518779",
    "email": "Sidhartha@unionbankofindia.com"
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  "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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1828",
  "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": "SAMB Fort Branch",
  "branchCode": "",
  "mobileNo": "02222615205",
  "alternateMobileNo": "",
  "email": "bm3077@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bharat House, Ground floor, 104, M. S. Marg, Fort, Mumbai - 400001,
State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "pickupPerson": {
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    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
    "profilePhoto": "users\\60af3d172ffdf65bcd6585cd\\
\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Barkat",
    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
    "shortName": "Barkat",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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  "_id": "6084131a13f01f158c6ea1f3",
  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
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      "dateTime": "2023-12-15",
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  "audioNotes": []
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": true
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  "label": false
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"policeStation": {
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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"finishing": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
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  "asPerActualAgreement": {
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    "west": "Arihant Building ",
    "south": "Tukdoji Maharaj Street ",
    "east": "Vyapar Bhavan & P D'Mello Road "
  },
  "asPerDocumentAgreement": {
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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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"extraDetailOfProperty": "At the time of site visit, internal visit was not allowed hence our report is based on external site visit and documents provided by the bank. The composition of office not seen.",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationPercentage": "72",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "21984",
  "depreciatedBuildingRate": "784"
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"igrRate": {
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  "rate": "276210",
  "landRate": "119800",
  "igrImage": "cases/657ab3083fcadc6777694547/igr_1703824586238_Image.png",
  "squareMeterGuideLineRate": "0.00",
  "squareFeetGuideLineRate": "0.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "52",
  "rate": "5342.00",
  "squareFeetGuideLineRate": "5342.00",
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"squareMeterGuideLineRate": "57504.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
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  "monthlyRent": "10,000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"marketability": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
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"carParking": "Basement & Open Car Parking Space",
"constructionWorkStatus": {
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  "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "1975",
  "fullDate": "1/1/1975"
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"planningArea": {
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  "label": "Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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  "value": "Standard",
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"structuralSafety": {
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"label": "Normal"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "Information_not_available",
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
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"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"ageOfBuilding": "48",
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"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "14"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/657ab3083fcadc6777694547/
routeMap_1703844991222_Image.png",
    "routeLat": "18.950929",
    "routeLng": "72.840218",
    "stationName": "Masjid",
    "routeDistance": "350 Mtr."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "rr1ze",
      "name": "rr1ze",
      "image": "cases/657ab3083fcadc6777694547/
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    }
  ]
}
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "3517440.00",
  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "3517440.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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    "label": "RCC Footing/Foundation",
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"status": false
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"label": "Full Building Rcc",
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"status": false
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"status": false
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"compositionImages": []
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  "builtUpRateRange": {
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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Rashtrasant Tukdoji Maharaj Road, Masjid Bandar East ",

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"value": "60af48bf2ffdf65bcd6585fa",

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  "uploadedBy": "60eebe33f3dd69653a5837ae",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 14 2023 13:17:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mahavir Enterprise",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "591572"
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  },

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"docBuiltupPercentage": "",
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  "id": "249068"
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    "orientation": "portrait"
  },
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externallmg_1702635419187_1702635497256_image_1.jpeg",
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  "orientation": "portrait"
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  "orientation": "landscape"
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  "orientation": "portrait"
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  "status": false,
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  "orientation": "portrait"
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externallmg_1702635439371_1702635497256_image_8.jpeg",
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}
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      "orientation": "portrait"
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processingDocuments/1703824622715_Calculation_2_mahavi_ent.xlsx",
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  "size": "129728",
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  "uploadedBy": "60eebe33f3dd69653a5837ae"
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{
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  "filename":
"1703845371362_Our_previous_report_MAHAVIR_ENTERPRICISS.doc",
  "path": "cases/657ab3083fcadc6777694547/processingDocuments/1703845371362
_Our_previous_report_MAHAVIR_ENTERPRICISS.doc",
  "size": "7565312",
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    "lastName": "Sarmalkar",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
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  "status": true,
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  "label": "Commercial"
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Soc. Ltd., CTS No. 64/E, Ahmedabad Street, Carnac Bunder, Municipality Ward No. B,
District - Mumbai, Masjid Bandar (East), Mumbai, PIN - 400 009, State - Maharashtra,
India",
"addressForMap": "",
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"email": "",
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"ownershipShare": "",
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"siteVisitContactNo": "0000000000",
"buildingServicesRate": "2800",
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"finalAsPerArea": "Agreement for sale",
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  "mall": false
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    "value": "Free_Hold"
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    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Fri Dec 29 2023 15:19:05 GMT+0530 (India Standard Time)",
"siteVisitDate": "2023-12-15"

```

Name	Length	Width	Total
Composition :			

Other  
Composition :

---