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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "659285df545844510d0e2b12"
    },
    "firstName": "Jitendra",
    "type": "CREDITOFFICER",
    "_id": "65f3f942857bdc098aa0fdce",
    "lastName": "Rawat\n",
    "mobileNo": "",
    "workMobileNo": "8057971953",
    "email": "jitendras.rawat@unionbankofindia.bank"
  },
  "fees": {
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    "propertyValue": "96000000",
    "discussWithPerson": "Jitendra",
    "expectedFees": 48000,
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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
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"branch": {
  "_id": "659285df545844510d0e2b12",
  "name": "CAPITAL MARKET Cell M S Marg",
  "branchCode": "",
  "mobileNo": "02222629332",
  "alternateMobileNo": "",
  "email": "kashyapcmcm@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Union Bank Of India Building , Ground Floor, 66/80, Mumbai Samachar
Marg, Fort, Mumbai-400023"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60f93be845132d6a6bdda676",
  "zoneName": "MUMBAI SOUTH"
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"staff": {
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    "type": "EMPLOYEE",
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"_id": "62727444afd7d55eddee092c",
"role": "PICKUPPERSON",
"firstName": "Shantilal",
"email": "shantilal@vastukala.org",
"lastName": "Patel",
"mobileNo": "9969039853",
"shortName": "SHP",
"workWithDocumentMaker": "",
"profilePhoto": "users/62727444afd7d55eddee092c/
profilePhoto_1668057663775_WhatsApp_Image_20221110_at_104853_AM.jpeg"
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
"workWithDocumentMaker": "",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
"workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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"maker": {
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"firstName": "Pradnya ",
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"lastName": "Rasam",
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"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
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},
"checker": {
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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"valuers": []
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  "value": "BANK"
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"location": {
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  "longitude": "72.8232186164775"
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  "coordinates": [
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  "siteVisitStatus": true,
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      "dateTime": "18/07/2024 04:27 pm"
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    {
      "dateTime": "18/07/2024 12:00 am"
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    {
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      "dateTime": "2024-07-22",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-07-22",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "value": "India",
    "label": false
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  "village": {
    "status": true,
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"name": "Village",
"key": "village",
"value": "Lower Parel & Mahim Division ",
"label": true
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  "key": "floorNo",
  "value": "36",
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  "value": "",
  "label": true
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  "value": "Mumbai ",
  "label": true
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"city": {
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "1076, 1077 & 1078 of TPS - IV of Mahim Division",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
  "status": true,
  "name": "Street 1",
  "key": "street1",
  "value": "Dr. Annie Besant Road",
  "label": false
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"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
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"key": "wing",
"value": "A",
"label": true
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"projectName": {
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  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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"CTSNo": {
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "286(Part) & 912 of Lower Parel Division",
  "label": true
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"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
  "value": "G/S",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
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  "label": false
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  "label": false
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  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Prabhadevi",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Flat is in raw condition"
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    "label": "Flat is in raw condition"
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  "windows": {
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    "label": "Flat is in raw condition"
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  "fittings": {
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    "label": "Flat is in raw condition"
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  "finishing": {
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    "label": "Flat is in raw condition"
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"general": {
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"label": "Sole Ownership"
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"populationClassList": {
"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
"value": "Slum_Rehabilitation_Authority",
"label": "Slum Rehabilitation Authority"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
},
"asPerActualAgreement": {
"north": "Brila Aurora ",
"west": "Dr. Annie Besant Road",
"south": "Oberoi 360 Road ",
"east": "SRA Building "
},
"asPerDocumentAgreement": {
"north": "Final Plot Nos. 1079 of TPS IV Mahim Division",
"west": "Annie Besant Road",
"south": "The Proposed DP Road (22.80 meters wide)",
"east": "Final Plot No. 1077 of TPS IV Mahim Division"
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"unitBoundaries": {
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"north": "Marginal Space ",
"east": "Marginal Space ",
"south": "Lift",
"west": "Marginal Space "
},
"asPerDocument": {
"north": "Details not available ",
"east": "Details not available ",
"south": "Details not available ",
"west": "Details not available "
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"setDisplay": true,
"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site inspection, the flat was under renovation and it was in raw condition.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA / ENG / 1292 / GS / ML & PL / AP dated 31.12.2023 issued by SRA.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per site information the flat is sold as bare shell unit. Interior work has to be done by the individual flat owner at his own cost and requirement.",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "94000.00",
  "depreciatedBuildingRate": "3000",
  "buildingServicesDepreciatedRate": "0"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "405320",
  "landRate": "218610",
  "igrImage": "cases/6698eac835f7d73f3933e6c0/igr_1721731138119_Image.png",
  "squareMeterGuideLineRate": "486384.00",
  "squareFeetGuideLineRate": "45187.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "405320.00",
  "squareMeterGuideLineRate": "486384.00",
  "squareFeetGuideLineRate": "45187.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Flat was in raw condition "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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"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": "Along with 7 Car Parking Spaces ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2022",
"fullDate": "1/1/2022"
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"planningArea": {
"value": "Residential",
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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": "Good",
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Lower_Ground_Floor",
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"label": "Lower Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "63",
"flatFloorNo": "36",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "1"
},
"finalPlinthArea": {
  "area": "16402.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6698eac835f7d73f3933e6c0/
routeMap_1721800880749_Image.png",
    "routeLat": "19.011107",
    "routeLng": "72.823332",
    "stationName": "Prabhadevi",
    "routeDistance": "1.9 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
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"finalatlng": true
},
"locationMapImg": [
  {
    "id": "kkoxxg",
    "name": "kkoxxg",
    "image": "cases/6698eac835f7d73f3933e6c0/
routeMap_1721800776864_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "othersQty": "7",
  "othersRate": "2500000",
  "totalothersRate": "17500000",
  "finaltotal": "1414122500.00",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "1364356500.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
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},
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
  "label": "External Painting",
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  "percentage": "0.00",
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  "status": false
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  "status": false
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  "status": false
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"workCompleted": {
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "99280.00"
  },
  "saleableRateRange": {
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    "max": "82733.00"
  }
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
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  "isEditable": true
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  "isEditable": true
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  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerName": "M/s. Skylark Buildcon Pvt. Ltd. & M/s. Moon Rays Pvt. Ltd. ",
"ownerPhoneNo": "8057971953",
"appAddress": "A36/62 (Obori crest)\nAnne Basant Road \nsadanad shau Tandel
Marg G/sauth Worli\nMumbai 400025\nplot no 1072/1077/1076/1078\n",
"remark": "\n",
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Skylark Buildcon Pvt. Ltd. & M/s. Moon Rays Pvt. Ltd. ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Shri. Sasidhar Chinta "
    },
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    "displayStatus": true,
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6_11062024_WG.pdf"
  },
  {
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"documentType": {
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"inputs": {
  "documentDate": "29/06/2022",
  "nameOfApprovingAuthority": {
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    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "remark": "(i.e. from 34th to 63th Floor + 64th Terrace Floor)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SRA / ENG / 1292 / GS / ML & PL / AP"
},
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"fileName": "document_1721797680324_DOC20230524WA00021.pdf"
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    "label": "Commencement Certificate"
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  "inputs": {
    "documentDate": "26/04/2017",
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
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    "number": {
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      "label": "No"
    },
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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    "number": {
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      "label": "No"
    }
  },
  "No": "P51900012115"
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    "label": "Title Search Report"
  },
  "inputs": {
    "documentDate": "20/07/2024",
    "remark": " issued by Sangeeta Karkera (Advocate in High Court)",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "SK/UBI/MS Marg Br/LSR 376/24-25"
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document_1721797978567_LSR_376_of_2024_sasishar_chinta_1.pdf",
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 1292 / GS / ML & PL / AP"
  },
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  "displayStatus": false,
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  "fileName": "document_1721904843427_Approved_plan__360_west.pdf"
}
],
"caseNumber": "009989",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "303133",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 18 2024 15:43:28 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "M/s. Skylark Buildcon Pvt. Ltd. & M/s. Moon Rays Pvt. Ltd. ",
    "phone": "8057971953",
    "ownershipShare": "",
    "email": "",
    "id": "103519"
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}
],
"proposePurchasers": [
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    "phone": "",
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    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Square Feet"
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    "totalAreaDocument": "14911",
    "squareMeterArea": "1385.28",
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    "docFinalBuiltUpSquareMeter": "1523.808",
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"area": "5758.50",
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"expectedRate": "82732.77",
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"builtUpArea": {
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"squareMeterArea": "1585.58",
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  "floor": "",
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  "builtUpExpectedRate": "89646.32",
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    "percentage": ""
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    "expectedRate": "98848.26",
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    "percentage": "20"
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"builtUpExpectedRate": "98848.26",
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"path": "cases/6698eac835f7d73f3933e6c0/
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