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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
  },
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  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb48"
    },
    "firstName": "Abhishek Anil",
    "type": "CREDITOFFICER",
    "_id": "66ab49cd200457247bd529a7",
    "email": "arb.msm@unionbankofindia.com",
    "lastName": "Taralkar",
    "mobileNo": "",
    "workMobileNo": "8897815935"
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  "fees": {
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  "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"
},
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
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  "status": true
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  "type": "BRANCH",
  "name": "ARB Mumbai Samachar Marg Branch",
  "email": "arb.msm@unionbankofindia.com",
  "mobileNo": "02222629454",
  "alternateMobileNo": "",
  "address": "Union Bank of India Building,5th Floor, 66/80 Mumbai Samachar Marg,
Dalal Street,Fort, Mumbai - 400 023, State - Maharashtra, Country - India",
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    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
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  "siteEngineer": {
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    "firstName": "Bhavika",
    "email": "bhavikachavan0102@gmail.com",
    "lastName": "chavan",
    "mobileNo": "8390804382",
    "designation": "Site Engineer",
    "shortName": "BH",
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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"lastName": "Khedekar",
"mobileNo": "8369040652",
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  "shortName": "BS",
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  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
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      "remark": "Cont Person Mr Mahesh Deshmukh 9870003964"
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      "dateTime": "2024-08-07",
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    "label": false
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    "key": "village",
    "value": "Dahisar ",
    "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Alluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  }
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  "label": "No"
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  "west": "Lokmanya Tilak Road",
  "south": "Galaxy Fitness",
  "east": "Open Plot & Railway Track"
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"asPerDocumentAgreement": {
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  "west": "Details not Available ",
  "south": "Details not Available ",
  "east": "Details not Available "
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  }
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    },
    "privateCars": {
      "title": "Private Cars"
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  },
  "extraDetailOfProperty": "The Composition of Commercial Office is Reception + 7
Cabins + Conference Room + Pantry + 3 Toilets ",
  "dateOfIssusApprovePlan": "N.A. Copy of Approved Building plan ware not provided
& not Verified.",
  "approvePlanVerified": "N.A. ",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "1) As per Site Inspection, Shop No. 1, 2 & 3 & Office No. 101 are internally
amalgamated with Double entrance and used for the office purpose. 2) For the purpose
of Valuation, we have considered Agreement Carpet Area. 3) Physical measurement of
the property are not allowed at site.4) This valuation report pertaining to office No.101
only.",
  "depreciationPercentage": "16.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24038",
  "depreciatedBuildingRate": "2338"
},
"igrRate": {
  "propertyName": "Office",
  "rate": "147840",
  "landRate": "55950",
  "igrImage": "cases/66ab640a78e85a24399bfa8c/igr_1723454884794_Image.png",
  "squareMeterGuideLineRate": "147840.00",
  "squareFeetGuideLineRate": "13735.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "89",
  "rate": "12796.00",
  "squareMeterGuideLineRate": "137732.00",
  "squareFeetGuideLineRate": "12796.00"
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"outgoingDetail": {
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    "label": "Commercial use"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not Available ",
  "taxPaidHolderName": "Details not Available ",
  "taxAmount": "Details not Available ",
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  "meterCardHolderName": "Details not Available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "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"
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  "pavementLaid": {
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"value": "Yes",
"label": "Yes"
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"carParking": "Along with Open Parking Space",
"constructionWorkStatus": {
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2013",
  "fullDate": "1/1/2013"
},
"planningArea": {
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  "label": "Commercial"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
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  "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"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "Information_not_available",
  "label": "Information not available"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"estimatedAge": "49",
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"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "1"
},
"finalPlinthArea": {
  "area": "1656.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1723464656300_Image.png",
    "routeLat": "19.253672",
    "routeLng": "72.858519",
    "stationName": "Dahisar",
    "routeDistance": "450 Mts.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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  "finallatLng": true
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "potentialValueQty": "0",
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"rateVerify": {
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    "isHideFloor": false,
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "22000.00"
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  "saleableRateRange": {
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    "max": "18334.00"
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
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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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  "value": "LEAD"
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerPhoneNo": "9870003964",
"appAddress": "Office no 101,1Floor,Mhatre Royale CHS,Opp Canara Bank
L.T.Road,Mhatre wadi Dahisar West ",
"remark": "Cont Person Mr Mahesh Deshmukh 9870003964",
"documents": [
  {
    "documentType": {
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      "label": "Agreement For Sale"
    },
    "inputs": {
      "documentDate": "04/09/2012",
      "from": {
        "value": "The_Developer",
        "label": "The Developer"
      },
      "The_Developer": "M/s. Padma Builders",
      "to": {
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        "label": "The Purchasers"
      },
      "The_Purchasers": "M/s.Arm Infra Projects Pvt. Ltd.",
      "number": {
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        "label": "No"
      },
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / A - 4192 / BP (WS) / AR"
  },
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  "displayStatus": false,
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  "id": "498072",
  "uploadedBy": "60092304a16fab0f2af9b0c2",
  "createdAt": "Mon Aug 12 2024 17:29:21 GMT+0530 (India Standard Time)"
}
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"caseNumber": "010289",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "950849",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 01 2024 16:01:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Arm Infra Projects Pvt. Ltd.",
    "phone": "9870003964",
    "ownershipShare": ""
  }
]
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"email": "",
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"proposePurchasers": [],
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"composition": [],
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"externalReport": [],
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      "label": "Square Feet"
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    "docFinalBuiltUp": "1656",
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    "docBultupPercentage": "20",
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    "docFinalSaleable": "0",
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"images": [],
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      "squareMeterArea": "50.32",
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "60.39",
      "expectedRate": "19230.77",
      "percentage": "20"
    }
  },
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  "squareMeterArea": "72.46",
  "expectedRate": "16025.64",
  "percentage": "20"
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"area": "650",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "12500000",
"expectedRate": "23076.78",
"builtUpExpectedRate": "12500000",
"image": "cases/66ab640a78e85a24399bfa8c/
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"squareMeter": "60.39",
"id": "487124"
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    "squareMeterArea": "96.77",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "116.13",
    "expectedRate": "22000.00",
    "percentage": "20"
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  "saleableArea": {
    "area": "1500.00",
    "squareMeterArea": "139.35",
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    "percentage": "20"
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"expectedRate": "26399.92",
"builtUpExpectedRate": "27500000",
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"id": "451990"
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"area": "1200.00",
"squareMeterArea": "111.48",
"expectedRate": "15083.33",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "133.78",
"expectedRate": "12569.44",
"percentage": "20"
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"saleableArea": {
"area": "1728.00",
"squareMeterArea": "160.54",
"expectedRate": "10474.54",
"percentage": "20"
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"printlnReport": true,
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"property": "Office",
"area": "1200",
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"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
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"source": "Index_no.2",
"expectedPrice": "18100000",
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    "builtUpExpectedRate": "12569.44",
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    "squareMeter": "111.48",
    "id": "681604"
  }
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    "path": "cases/66ab640a78e85a24399bfa8c/
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