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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
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  },
  "purposeOfValuation": {
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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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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "647ebb3f0ab64c23c9fcb8b2"
    },
    "firstName": "Sidhartha ",
    "type": "CREDITOFFICER",
    "_id": "64eecf64eb1f822256dbd63a",
    "lastName": "Mhade",
    "mobileNo": "",
    "workMobileNo": "8980518779",
    "email": "Sidhartha@unionbankofindia.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
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"expectedFees": null,
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1828",
  "type": "BANK",
  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "SAMB Fort Branch",
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  "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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  "value": "Residential"
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  "pickupPerson": {
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    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Saiprasad",
    "email": "saiprasadpatil1010@gmail.com",
    "lastName": "Patil",
    "mobileNo": "8830049996",
    "designation": "Valuation Engineer",
    "shortName": "SSP",
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  "rateVerifier": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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"role": "MAKER",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
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"designation": "Site Engineer",
"shortName": "BH",
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"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
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  "schedule": [],
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      "remark": ""
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "India",
    "label": false
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    "value": "Oshiwara",
    "label": true
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    "label": false
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  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "1 (Pt)",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "503 & 504",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Italian Marble Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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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": {
  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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  },
  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "north": "Lokhadwala Complex Road",
  "west": "Greenfield CHSL",
  "south": "4 th Cross Road",
  "east": "Under Construction Building"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Lobby",
    "south": "Flat No. 503 & 504",
    "west": "Lift & Lobby"
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site visit flat No. 503 & 503 are internally merged with single entrance",
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"dateOfIssusApprovePlan": "Copy of building approved plan were not provided & not
verified",
"approvePlanVerified": "N.A",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"compositeRate": {
"remark": "",
"depreciationPercentage": "45",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "26440",
"depreciatedBuildingRate": "1540"
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"igrRate": {
"propertyName": "Flat",
"rate": "226530",
"landRate": "120300",
"igrImage": "cases/66ed4f47364a0f4dac12e9da/igr_1727685882780_Image.png",
"squareMeterGuideLineRate": "237857.00",
"squareFeetGuideLineRate": "22098.00"
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"igrFinalRate": {
"floorRatePercentage": "5",
"depreciationPercentage": "70",
"rate": "18821.00",
"squareFeetGuideLineRate": "18821.00",
"squareMeterGuideLineRate": "202590.00"
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"outgoingDetail": {
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"value": "Middle_Class",
"label": "Middle Class"
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Vacant",
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"label": "Vacant"
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"monthlyRent": "N.A",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located at 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"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
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  "fullDate": "1/1/1994"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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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": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "30",
"ageOfBuilding": "30",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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"area": "1350.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Deed of Simple Mortgage"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ed4f47364a0f4dac12e9da/
routeMap_1727691131788_Image.png",
    "routeLat": "19.146155",
    "routeLng": "72.824354",
    "stationName": "Oshiwara",
    "routeDistance": "1.2 Km",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "vsdodx",
      "name": "vsdodx",
      "image": "cases/66ed4f47364a0f4dac12e9da/
routeMap_1727690956388_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
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"wardrobesQty": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "35694000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "35694000.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
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  "number": "2308460",
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"externalPainting": {
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    "name": "Living Room",
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externallmg_1727107246116_1727107233869_image_10.jpeg",
    "orientation": "portrait"
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    "max": "38572.00"
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  "builtUpRateRange": {
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"max": "32143.00"
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  "PRINT": false,
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  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerName": "Mr. Kishore Ganagaram Mahtani & Mrs. Veena Gangaram Mahtani",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 503&,504 5Floor,A-wing,Versova Skylark CHS,Lokhadwala
Compelx,Andheri west ",
"remark": "",
"documents": [
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    "value": "60ae1288aa6d152c1801b41a",
    "label": "Deed of Simple Mortgage"
  },
  "inputs": {
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    "remark": "between Mr. Kishore Ganagaram Mahtani & Mrs. Veena Gangaram
Mahtani (Mortgagor) & Corporation Bank ( Mortgagee)"
  },
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MB_Fort_503504.pdf"
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  "inputs": {
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    "remark": "in the name of Mr. Kishore Ganagaram Mahtani & Mrs. Veena
Gangaram Mahtani"
  },
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  "displayStatus": false,
  "id": "824483",
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  "fileName": "document_1727689241075_74901.pdf"
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    "label": "Society Share Certificate"
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  "inputs": {
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    "remark": "issued by Versova Skylark Co-Op Hsg. Soc. Ltd.",
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    },
    "purchaser": "Mr. Kishore Ganagaram Mahtani & Mrs. Veena Gangaram Mahtani",
    "number": {
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 20 2024 16:02:39 GMT+0530 (India Standard Time)"
  }
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "765037"
  }
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"proposePurchasers": [],
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  "width1": "10",
  "width2": "11",
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    "label": "Square Feet"
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  "width2": "9",
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  "finalArea": "20.62",
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  "width2": "6",
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  "name": "Bedroom",
  "length": "11.08",
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  "length2": "1",
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  "width2": "9",
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  "name": "Toilet",
  "length": "8.17",
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    "label": "Square Feet"
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"width1": "6",
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}
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      "value": "Passage"
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      "label": "Square Feet"
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        "width2": "2",
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          "label": "Square Feet"
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    "length2": "5",
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    "width1": "6",
    "width2": "4",
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"percentage": "100"
}
],
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      "label": "Deed of Simple Mortgage"
    },
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"docBultupPercentage": "",
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"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
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"images": [],
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"percentage": ""
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"percentage": "20"
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"percentage": ""
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"property": "Flat",
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"saleablePercentage": "0",
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"expectedRate": "38571.43",
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```

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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  {
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      "lastName": "Sarmalkar",
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    },
    "workType": "RATE_VERIFY",
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    "note": "Visit pending. Banker will share auction details after visit. Working done",
    "taskId": "66ee3f89bdd9ce4dabcf4d3a",
    "createdAt": "2024-09-21T06:01:38.734Z"
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op. Hsg. Soc. Ltd., Plot No. 89, Lokhandwala Complex, Village - Oshiwara, Taluka -
Andheri, District - Mumbai Suburban, Andheri (West), 400 058, State - Maharashtra,
India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
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"contactPersonName": "Mr. Rajan Malik ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"finalValuationAreaString": "Built Up Area in Sq. Ft. = 1350.00",
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"landOtherRate": "24900",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
},
"siteVisitDate": "2024-09-23",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + Store Room +
2 Toilet",
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"finalCarpetArea": "1016.54",
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"toBeAdded": "",
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"otherCompositionSaleableTotal": "0.00",
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Time)"  
}
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	10'10"	14'4"	155.28
Dining	7'11"	10'11"	86.42
Store Room	5'6"	3'9"	20.62
Bedroom	12'11"	10'8"	137.78
Bedroom	15'7"	10'6"	163.62
Bedroom	11'1"	15'9"	174.56
Toilet	4'3"	8'9"	37.19
Toilet	8'2"	3'9"	30.62
Kitchen	3'7"	6'9"	24.19
Other Composition :			
Passage	3'4"	8'6"	28.33