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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Bank_Loan"
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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": "63ad7b55191f7b344b003bce"
    },
    "firstName": "Dhavala",
    "type": "CREDITOFFICER",
    "_id": "66f2999b7d6d262b2ba75a3c",
    "email": "mcbmumbaisouth@Unionbankofindia.bank",
    "lastName": "Laxmi",
    "mobileNo": "",
    "workMobileNo": "9769946567"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
    "discussWithPerson": "Dhavala",
    "expectedFees": null,
    "quotedAmount": "80000"
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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": {
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  "name": "UBI-Mid Corporate Branch",
  "branchCode": "",
  "mobileNo": "7219107800",
  "alternateMobileNo": "",
  "email": "cb0024@corpbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Veena Chambers 21,Dalal Street,Fort-Mumbai"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Commercial"
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"zone": {
  "_id": "60f93be845132d6a6bdda676",
  "zoneName": "MUMBAI SOUTH"
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"staff": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62691c48afd7d55eddecfda3",
"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
"workWithDocumentMaker": "",
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shyam",
"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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"maker": {
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"firstName": "Pradnya ",
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"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
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    "role": "MAKER+CHECKER",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
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    "designation": ""
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  "value": "BANK"
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  "longitude": "72.8630735251521"
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    "status": "COMPLETED",
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    "dateTime": "2025-01-12",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "key": "village",
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"value": "",
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  "label": true
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  "value": "Andheri",
  "label": true
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  "label": true
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  "value": "",
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  "key": "projectName",
  "value": "",
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  "key": "oldSurveyNumber",
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"label": true
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "203",
  "label": false
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  "value": "",
  "label": true
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  "status": false,
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"mouza": {
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "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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      "label": "R. C. C. Slab"
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      "label": "Carpet"
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    "doors": {
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      "label": "Teak Wood / Glass Door"
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    "windows": {
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      "label": "Glass Facade Windows"
    },
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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": "company ownership"
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      "label": "Middle Class"
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    "populationGroupList": {
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      "label": "Urban"
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    "townplanApprovedByList": {
      "value": "MCGM",
      "label": "Municipal Corporation of Greater Mumbai (MCGM)"
    }
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "south": "Internal Road & Jammu & Kashmir Bank",
  "east": "Windsor Lane Road & JP Morgan Towers"
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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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    "east": "Marginal Space",
    "south": "Passage ",
    "west": "Unit No. 202"
  },
  "asPerDocument": {
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    "east": "Marginal Space",
    "south": "Passage ",
    "west": "Unit No. 202"
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  "title": "Boundaries of The Flat"
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    "title": "Buses"
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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": "At the time of site inspection, internal measurements and photographs of cabins was not allowed at site. Hence our report is based on documents provided by bank. ",

"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",

"approvePlanVerified": "N.A.",

"empanelledOfApprovePlan": "N.A.",

"unauthorizedConstruction": "",

"extraDetailOfBuilding": "",

"compoundWall": ""

},

"apfDetails": {

"buildings": [],

"compositions": []

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"compositeRate": {

"remark": "At the time of site inspection, internal measurements and photographs of cabins was not allowed at site. Hence our report is based on documents provided by bank. ",

"depreciationPercentage": "31.499999999999996",

"depreciationRatioOfBuilding": "",

"salvageValue": "10",

"depreciatedCostOfConstruction": "39055",

"depreciatedBuildingRate": "2055"

},

"igrRate": {

"propertyName": "Commercial",

"rate": "204410",

"landRate": "96480",

"igrImage": "cases/678b90815a336ce64e56057f/igr\_1738645128433\_Image.png",

"squareMeterGuideLineRate": "0.00",

"squareFeetGuideLineRate": "0.00"

},

"igrFinalRate": {

"floorRatePercentage": "0",

"depreciationPercentage": "79",

"rate": "1882.00",

"squareFeetGuideLineRate": "1882.00",

"squareMeterGuideLineRate": "20261.00"

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"outgoingDetail": {

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"label": "Medium"

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"propertyTypeOfUseList": {

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},
"propertyOccupiedByList": {
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"label": "Tenant Occupied"
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"monthlyRent": "11,21,680/- Present rental income per month ",
"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": "HSBC Mutual Funds ",
"maintenanceOfFlat": "Good "
},
"marketability": {
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"value": "Good",
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"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
"roof": {
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}
},
"partitions": {
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"label": "6\" Thk. Brick Masonery"
}
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
}
},
"pavementLaid": {
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"carParking": "Along with Two Car Parking Spaces ",
"constructionWorkStatus": {
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"label": "Completed"
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"asthetikLook": {
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  "month": "1",
  "year": "2004",
  "fullDate": "1/1/2004"
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"planningArea": {
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  "label": "Commercial"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Good"
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"buildingSpecification": {
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
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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": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "1",
"noOfPodium": "1",
"noOfAmenityFloors": "",
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"flatFloorNo": "2",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "30"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/678b90815a336ce64e56057f/
routeMap_1738648392202_Image.png",
    "routeLat": "19.069518",
    "routeLng": "72.861926",
    "stationName": "Bandra Kurla Complex ",
    "routeDistance": "1.9 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "lzcf",
    "name": "lzcf",
    "image": "cases/678b90815a336ce64e56057f/
routeMap_1738648240084_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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"depreciationPercentage": "",
"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"wardrobesRate": "0",
"totalwardrobesRate": "0",
"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "156454330.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "156454330.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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"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",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"status": false
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"door": {
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  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
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"reportImages": {
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  },
  "builtUpRateRange": {
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    "max": "34886.00"
  },
  "saleableRateRange": {
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    "isEditable": false
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"ratePerUnit": "",
"estimatedValue": "0.00",
"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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createCase": "false",
type": "CASE",
leadType": {
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"value": "LEAD"
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finalValuationArea": "4006.00",
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"paymentStatus": "NA",
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"remark": "Fees Finalized 1 80000+ GST for all the properties ",
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    },
    "inputs": {
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      "from": {
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        "label": "Seller"
      },
      "Seller": "M/s. Emgeen Holdings Pvt. Ltd. ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "M/s. Crescent Chemicals ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "7057 / 2005"
    },
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  },
  {
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      "label": "Full Occupation Certificate"
    },
  },
}
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CE / 1373 / WS / AH"
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Feb 04 2025 05:19:47 GMT+0000 (Coordinated Universal Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 18 2025 11:29:05 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Crescent Chemicals ",
    "phone": "9833459787",
    "ownershipShare": "",
    "email": "",
    "id": "226358"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
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      "label": "Square Feet"
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    "totalAreaDocument": "4006",
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    "docFinalBuiltUp": "4807.2",
    "docFinalBuiltUpSquareMeter": "446.60400000000004",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
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        "squareMeterArea": "400.41",
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      "builtUpArea": {
        "area": "5172.00",
        "squareMeterArea": "480.49",
        "expectedRate": "27068.83",
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        "expectedRate": "0.00",
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"percentage": ""
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    "expectedRate": "41862.90",
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    "squareMeterArea": "213.05",
    "expectedRate": "34885.75",
    "percentage": "20"
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    "expectedRate": "0.00",
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Santacruz (East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 098, State -
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