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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856ba7d"
    },
    "firstName": "Uday V Haladavanekar",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942310c7",
    "email": "0_default_uday.haladavanekar@unionbankofindia.com",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9820036390"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5000000",
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    "expectedFees": 2500,
    "quotedAmount": ""
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  "organization": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"email": "vastukalamumbai@vastukala.com",
"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "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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  "branchCode": "000024",
  "type": "BRANCH",
  "name": "Veer Nariman Road Branch ",
  "email": "ubin0531952@unionbankofindia.bank",
  "mobileNo": "02222045200",
  "alternateMobileNo": "02222048268",
  "address": "84,Raj Mahal Building, Veer Nariman Road, Churchgate, Mumbai,
Maharashtra 400020 ,cbsvnroad@unionbankofindia.com",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Industrial"
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"zone": {
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  "zoneName": "MUMBAI SOUTH"
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    "type": "EMPLOYEE",
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"_id": "62727444afd7d55eddee092c",
"role": "PICKUPPERSON",
"firstName": "Shantilal",
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"lastName": "Patel",
"mobileNo": "9969039853",
"shortName": "SHP",
"workWithDocumentMaker": "",
"profilePhoto": "users/62727444afd7d55eddee092c/
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "65829f7c65d49d78457ec7be",
"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
"shortName": "Vaibhav",
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"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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},
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"role": "MAKER",
"firstName": "Jayaraja",
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"lastName": "Acharya",
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"designation": ""
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    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
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    "shortName": "BS",
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  },
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          "label": "Registered Valuer"
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        "title": {
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  "number": "CAT-I-F-1763"
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "value": "BANK"
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  "visitedDate": [
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      "dateTime": "2025-02-20T09:23:42.129Z",
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    "name": "Carpet",
    "value": "Carpet"
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"externalReportDetails": {
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  "underConstruction": false
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"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Turbhe & Bonsari",
    "label": true
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    "label": false
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Turbhe, Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
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  "value": "Thane",
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  "key": "plotNo",
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  "label": true
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  "status": true,
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"key": "buildingName",
"value": "Everest Nivara I",
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  "key": "street1",
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  "label": false
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"street2": {
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  "key": "street2",
  "value": "Indira Nagar",
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  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "B-201",
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  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "label": false
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"label": "R.C.C. slab"
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"flooring": {
"value": "Vitrified_tiles_flooring",
"label": "Vitrified tiles flooring"
},
"doors": {
"value": "Teak_wood_door_frame_with_flush_shutters",
"label": "Teak wood door frame with flush shutters"
},
"windows": {
"value": "Glass_Facade_Windows",
"label": "Glass Facade Windows"
},
"fittings": {
"label": "Concealed Plumbing with Conduit & Concealed Electrical wiring",
"value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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"finishing": {
"label": "Cement plastering",
"value": "Cement_plastering"
}
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"general": {
"ownership": {
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"label": "Pvt. Ltd. Company Ownership"
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"label": "Middle Class"
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
}
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"townplanApprovedByList": {
  "value": "NMMC",
  "label": "Navi Mumbai Municipal Corporation"
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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "A Wing of Everest Nivara",
  "west": "S Central Road",
  "south": "MIDC Main Road",
  "east": "Shri Dutt India Pvt. Ltd."
},
"asPerDocumentAgreement": {
  "north": "MIDC Land",
  "west": "Estate Road",
  "south": "Estate Road",
  "east": "Nalla"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Passage",
    "east": "Passage / Staircase",
    "south": "Passage",
    "west": "Office No. 202"
  },
  "asPerDocument": {
    "north": "Information not available",
    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  }
},
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"privateCars": {
  "title": "Private Cars"
}
},
"extraDetailOfProperty": "The Composition of Unit is Working Area + 6 Cabins + Entrance Lobby + 3 Toilets + Canteen + Pantry + Server Room.",
"dateOfIssusApprovePlan": "As Part Occupancy / Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "630",
  "depreciatedCostOfConstruction": "11070.00",
  "depreciatedBuildingRate": "2170"
},
"igrRate": {
  "propertyName": "Industrial ",
  "rate": "63360",
  "landRate": "21880",
  "igrImage": "cases/67b49382e1b0fbb7b7ee4538/igr_1740208115422_Image.png",
  "squareMeterGuideLineRate": "63360.00",
  "squareFeetGuideLineRate": "5886.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "85",
  "rate": "5308.00",
  "squareFeetGuideLineRate": "5308.00",
  "squareMeterGuideLineRate": "57138.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "value": "Ordinary"
  }
}
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},
"propertyTypeOfUseList": {
  "label": "Commercial use",
  "value": "Commercial_use"
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"propertyOccupiedByList": {
  "label": "Owner Occupied",
  "value": "Owner_Occupied"
},
"monthlyRent": "N.A",
"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MIDC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MIDC",
    "label": "MIDC"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "5 (five) Car Parking Slot bearing Nos. 253, 254, 255, 256 & 257",
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"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2010",
  "fullDate": "1/1/2010"
},
"planningArea": {
  "value": "Commercial",
  "label": "Commercial"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"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"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "15",
"totalLifeBuilding": "60",
"estimatedAge": "45",
"noOfBasement": "0",
"noOfPodium": "0",
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"noOfAmenityFloors": "0",
"noOfFloors": "10",
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"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "7155.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67b49382e1b0fbb7b7ee4538/
routeMap_1740386509599_Image.png",
    "routeLat": "19.071232",
    "routeLng": "73.028426",
    "stationName": "Turbhe",
    "routeDistance": "2.1 km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "x3hc04",
      "name": "x3hc04",
      "image": "cases/67b49382e1b0fbb7b7ee4538/
routeMap_1740386118853_Image.png"
    }
  ]
},
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    "status": false
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    "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
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    "orientation": "landscape"
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    "_id": "67bc28a5178be87ad41d966a",
    "name": "Working Area",
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    "status": false,
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    "name": "Unit",
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    "_id": "67bc28689af7e67a8b91d303",
    "name": "Unit",
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externallmg_1740384359583_externallmg_1740042672273_image.jpeg",
    "orientation": "landscape"
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    "min": "7365.00",
    "max": "15012.00"
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  "builtUpRateRange": {
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"saleableRateRange": {
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    "isEditable": false
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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"extraCollapsibleGates": {
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "5963.00",
"empanelmentNo": [
"RO(S):ADV:VAL:012: 2018-19"
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"ownerName": "Vform Technopack Pvt. Ltd.",
"ownerPhoneNo": "8860552312",
"appAddress": "Unit No 201 2nd B wing \nEverest Nivara \nMIDC TTC\nindustrial Area
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\nTurbhe \nNavin Mumbai \n",
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},
"inputs": {
"documentDate": "22/02/2021",
"remark": " (Registration NO. 3801/2021)",
"from": {
"value": "Assignor",
"label": "Assignor"
},
"Assignor": "New Rampgreen Technologies Pvt. Ltd.",
"to": {
"value": "Assignee",
"label": "Assignee"
},
"Assignee": " Vform Technopack Pvt. Ltd."
},
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},
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"value": "60ae1250aa6d152c1801b316",
"label": "Part Occupancy Certificate"
},
"inputs": {
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"nameOfApprovingAuthority": {
"value": "Maharashtra_Industrial_Development_Corporation",
"label": "Maharashtra Industrial Development Corporation"
},
"number": {
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},
"No": " DE/MHP(C)/D-3/3963"
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        "label": "Maharashtra Industrial Development Corporation"
      },
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        "label": "Document No"
      },
      "Document_No": " DE/MHP(C)/D-3/3963"
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    "fileName": "document_1740389596396_BCC.pdf"
  }
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"caseNumber": "014411",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "152826",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 18 2025 14:04:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Vform Technopack Pvt. Ltd.",
    "phone": "8860552312",
    "ownershipShare": ""
  }
]
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"email": "",
  "id": "896991"
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"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67b6f046e1b0fbb7b7ef6afe",
    "area": "6136",
    "providedByName": "M/s Vform Techno pack Pvt Ltd ",
    "providedByContactNo": "8860552312"
  }
],
"composition": [
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      "value": "Square_Feet"
    },
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    "name": "Unit Area",
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    "length1": "1",
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    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "1.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "1.00"
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  {
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      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
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"length": "80.75",
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"width1": "62",
"width2": "9",
"totalArea": "5067.06",
"images": [],
"extraAreas": [],
"finalArea": "5067.06"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Unit",
  "length": "13.58",
  "length1": "13",
  "length2": "7",
  "width": "8.58",
  "width1": "8",
  "width2": "7",
  "totalArea": "116.59",
  "images": [],
  "extraAreas": [],
  "finalArea": "116.59"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "3",
  "name": "Unit",
  "length": "15.25",
  "length1": "15",
  "length2": "3",
  "width": "15.08",
  "width1": "15",
  "width2": "1",
  "totalArea": "230.02",
  "images": [],
  "extraAreas": [],
```

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"finalArea": "230.02"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Unit",
  "length": "13.42",
  "length1": "13",
  "length2": "5",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "134.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "134.17"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "5",
  "name": "Unit",
  "length": "22.83",
  "length1": "22",
  "length2": "10",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "209.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "209.31"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "6",
  "name": "Unit",
  "length": "36.33",
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"length2": "4",
"width": "7.00",
"width1": "7",
"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "254.33"
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D-3, T.T.C. Industrial Area, MIDC, Indira Nagar, Village - Turbhe & Bonsari, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India",

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  },
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  "mall": false
},
"reportGeneratedDate": "Mon Feb 24 2025 07:58:23 GMT+0000 (Coordinated
Universal Time)",
"builtupPercentage": "20",
"finalBuiltupArea": "7395.97",
"finalCarpetArea": "6163.31",
"finalSalableArea": "7395.97",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "",
```

```

"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Unit Area	1'00"	1'00"	1.00
Working Area	80'9"	62'9"	5067.06
Unit	13'7"	8'7"	116.59
Unit	15'3"	15'1"	230.02
Unit	13'5"	10'00"	134.17
Unit	22'10"	9'2"	209.31
Unit	36'4"	7'00"	254.33
Unit	15'1"	10'00"	150.83
Other Composition :			