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Enforcement Of Security Interest Act, 2002",
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  "toAssess": {
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    },
    "firstName": "Sanjay Punekar",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231013",
    "email": "0_default_sanjay.punekar@cosmosbank.in",
    "mobileNo": "0_DEFAULT_-",
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  "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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  "initial": "CB",
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  "status": true
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  "email": "dadar@cosmosbank.in",
  "mobileNo": "02243606056",
  "alternateMobileNo": "",
  "address": "36-A, Maru Niketan, D. L. Vaidya Road, Dadar (West), Mumbai-400028,
State - Maharashtra, Country - India",
  "ledgerName": "",
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    "email": "rampatakar1991@gmail.com",
    "lastName": "Patkar",
    "mobileNo": "7045746060",
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    "lastName": "chavan",
    "mobileNo": "8390804382",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
    "designation": "",
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  "mobileNo": "8369040652",
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        "label": "Wealth Tax"
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    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
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    "label": true
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  "label": true
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  "label": true
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  "value": "627",
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  "value": "",
  "label": false
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  "label": true
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door Framed with Glass Door"
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  "windows": {
    "value": "Glass_Facade_Windows",
    "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 "
  },
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    "label": "Cement Plastering"
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  "label": "No"
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  "south": "Laxmi Industrial Estate Road",
  "east": "Laxmi Business Park"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  "privateCars": {
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    "status": true
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"extraDetailOfProperty": "As per Site Inspection, the composition of Commercial Unit is Reception Area + Passage + Pantry + Toilet + Mezzanine Floor.",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No. CE / 5578 / WS / AK dated 10.01.2005 issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per site inspection, Mezzanine floor of Unit No. 223 & 224 is internally amalgamated. Construction permission for the Mezzanine area is not provided hence not considered for the purpose of valuation. The said valuation is only for Unit No. 223. For the purpose of valuation, we have considered the area as per Agreement of Unit No. 223. ",
  "depreciationPercentage": "28.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "34145",
  "depreciatedBuildingRate": "2145"
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"igrRate": {
  "propertyName": "Office",
  "rate": "296230",
  "landRate": "140270",
  "igrImage": "cases/66aa19af6ade5c6fb59bd991/igr_1722940144678_Image.png",
  "squareMeterGuideLineRate": "296230.00",
  "squareFeetGuideLineRate": "27521.00"
},

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"igrFinalRate": {
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  "squareMeterGuideLineRate": "266598.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "46,000/- Expected rental income per month",
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  "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": "Normal"
},
"marketability": {
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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",
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2005",
  "fullDate": "1/1/2005"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "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": "Standard",
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"structuralSafety": {
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"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
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"value": "ground",
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "2",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "50"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1723262882461_Image.png",
    "routeLat": "19.136010",
    "routeLng": "72.829242",
    "stationName": "Vivo DN Nagar",
    "routeDistance": "1.5 Km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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  "latLng": false,
  "finallatLng": false
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    "totalFairMarketValue": "16987000.00"
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "17500000.00",
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  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
  "bookValueDocument": null,
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"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "date": "Mon Aug 12 2024 13:06:18 GMT+0530 (India Standard Time)",
  "number": "2307665",
  "dayCount": "7",
  "monthCount": "143",
  "generatedBy": "60092304a16fab0f2af9b0c2"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "status": false
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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  "isHideFloor": false,
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"externalPlastering": {
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
  "finalGuidelineValue": "14860800.00",
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"reportImages": {
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      "orientation": "portrait"
    }
  ],
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externallmg_1722509355595_1722509228382_image_7.jpeg",
      "orientation": "portrait"
    }
  ],
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externallmg_1722509346144_1722509228382_image_2.jpeg",
      "orientation": "portrait"
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      "path": "cases/66aa19af6ade5c6fb59bd991/
externallmg_1722509347735_1722509228382_image_3.jpeg",
      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "externallmg_1722509360151_1722509228382_image_12.jpeg",
    "path": "cases/66aa19af6ade5c6fb59bd991/
externallmg_1722509360151_1722509228382_image_12.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66ab683978e85a24399bfe9e",
    "name": "externallmg_1722509361523_1722509228382_image_13.jpeg",
    "path": "cases/66aa19af6ade5c6fb59bd991/
externallmg_1722509361523_1722509228382_image_13.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "66ab683978e85a24399bfea0",
    "name": "externallmg_1722509362956_1722509228382_image_15.jpeg",
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    "path": "cases/66aa19af6ade5c6fb59bd991/
externallmg_1722509364393_1722509228382_image_16.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66ab683978e85a24399bfea2",
    "name": "externallmg_1722509365189_1722509228382_image_17.jpeg",
    "path": "cases/66aa19af6ade5c6fb59bd991/
externallmg_1722509365189_1722509228382_image_17.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66ab683978e85a24399bfea3",
    "name": "externallmg_1722509365807_1722509228382_image_18.jpeg",
    "path": "cases/66aa19af6ade5c6fb59bd991/
externallmg_1722509365807_1722509228382_image_18.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "36364.00"
  },
  "builtUpRateRange": {
    "min": "25325.00",
    "max": "30304.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "isEditable": true
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    "isEditable": true
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  "interiorDecorations": {
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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"taskStatus": {
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "500.00",
"empanelmentNo": [
  "HO/CREDIT/67/2019-20"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "REPORTGENERATED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66aa19af6ade5c6fb59bd991",
"ownerName": "M/s. M. K. Interior Designers Pvt. Ltd.",
"ownerPhoneNo": "9967011000",
"appAddress": "Unit no - 223, ",
"remark": "contact - Arun Khanna \n visit time - 10 am to 5 pm - Direct go to site visit
by client information ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "23/04/2009",
      "from": {
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    "value": "Vendor",
    "label": "Vendor"
  },
  "Vendor": "M/s. Akar Printers Ltd.",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "M/s. M. K. Interior Designers Pvt. Ltd.",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "3535/2009"
},
"isHardCopy": false,
"displayStatus": true,
"id": "820260",
"path": "cases/66aa19af6ade5c6fb59bd991/document_1722423702436_172242360
2931_mkinterior__CB_Dadar__punekar_sir.pdf",
"fileName": "document_1722423702436_1722423602931_mkinterior__CB_Dadar__
punekar_sir.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 5578 / WS / AK dated 10.01.2005"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1723264493650_127951.pdf",
  "path": "cases/66aa19af6ade5c6fb59bd991/
document_1723264493650_127951.pdf",
  "id": "108155",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
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    "createdAt": "Sat Aug 10 2024 10:04:53 GMT+0530 (India Standard Time)"
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],
"caseNumber": "010277",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "939484",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jul 31 2024 16:32:07 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. M. K. Interior Designers Pvt. Ltd.",
    "phone": "9967011000",
    "ownershipShare": "",
    "email": "",
    "id": "634968"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "46.45",
    "totalAreaDocument": "500",
    "docBuiltpPercentage": "20",
    "docFinalBUILTUp": "600.00",
    "docFinalBUILTUpSquareMeter": "55.74",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
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"id": "247345"
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"images": [],
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    "squareMeterArea": "25.55",
    "expectedRate": "36363.64",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "330.00",
    "squareMeterArea": "30.66",
    "expectedRate": "30303.03",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "66b1fafbda840b1214c23b8a",
  "property": "Office Space For Sale in Laxmi Industrial Estate, Andheri
(West),Mumbai",
  "area": "275.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "10000000.00",
  "expectedRate": "36363.64",
  "builtUpExpectedRate": "30303.03",
  "image": "cases/66aa19af6ade5c6fb59bd991/
indicator_1722939753367_Image.png",
  "squareMeter": "25.55",
  "id": "788521"
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  "carpetArea": {
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"squareMeterArea": "193.55",
"expectedRate": "33600.05",
"percentage": ""
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"builtUpArea": {
"area": "2500.00",
"squareMeterArea": "232.26",
"expectedRate": "28000.00",
"percentage": "20"
},
"saleableArea": {
"area": "0",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": " Office Space For Sale in Morya House, Veera Desai Industrial Estate,
Andheri (West) Mumbai",
"area": "2500",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "70000000.00",
"expectedRate": "33600.05",
"builtUpExpectedRate": "70000000.00",
"image": "cases/66aa19af6ade5c6fb59bd991/
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"id": "974850"
},
{
"carpetArea": {
"area": "565.00",
"squareMeterArea": "52.49",
"expectedRate": "33628.32",
"percentage": ""
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"builtUpArea": {
"area": "678.00",
"squareMeterArea": "62.99",
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"percentage": "20"
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"saleableArea": {
  "area": "",
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  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Remi Bizcourt Premises, Veera Desai Road, Andheri West",
"area": "565",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "19000000.00",
"expectedRate": "33628.32",
"builtUpExpectedRate": "28023.60",
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"squareMeter": "52.49",
"id": "139758"
},
{
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    "squareMeterArea": "46.45",
    "expectedRate": "30400.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "55.76",
    "expectedRate": "25324.89",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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"_id": "66b497aac884d1123344c08f",
"property": " Laxmi Industrial Estate, Andheri (West),Mumbai",
"area": "600.20",
"builtUpPercentage": "0",
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"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "15200000.00",
"expectedRate": "30400.00",
"builtUpExpectedRate": "15200000.00",
"image": "cases/66aa19af6ade5c6fb59bd991/
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"squareMeter": "55.76",
"id": "540169"
}
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"externalImages": [
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"status": false,
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"orientation": "portrait"
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externalImg_1722509359064_1722509248774_image_1.jpeg",
"orientation": "portrait"
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"type": "EXTERNAL_IMAGES",
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"path": "cases/66aa19af6ade5c6fb59bd991/
externalImg_1722509360643_1722509248774_image_2.jpeg",
"orientation": "portrait"
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externallmg_1722509343894_1722509228382_image_0.jpeg",
  "orientation": "portrait"
},
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"lastName": "Khedekar",
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"lastName": "Jadhav",
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Industrial Estate, CTS No. 627, New Link Road, Village - Oshiwara, Andheri (West),
Mumbai, Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 053,
State - Maharashtra, India",
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"contactPersonName": "Mr. Arun Khanna",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"finalCarpetConvertToBuiltUpPer": "20",
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"landOtherRate": "32000",
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"salablePercentage": "10",
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Time)"
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Composition :			

Other  
Composition :

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