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{
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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
  },
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Aashish",
    "type": "CREDITOFFICER",
    "_id": "6683a1d93bfdc710bad12e78",
    "email": "Asset.MN@bankofindia.co.in",
    "lastName": "Sethi",
    "mobileNo": "",
    "workMobileNo": "7986005725"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "11600000",
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"discussWithPerson": "Aashish",
"expectedFees": 5800,
"quotedAmount": ""
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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": {
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  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000026",
  "type": "BRANCH",
  "name": "Asset Recovery Management Branch, Andheri (West)",
  "email": "Asset.MNZ@bankofindia.co.in",
  "mobileNo": "02226210406",
  "alternateMobileNo": "",
  "address": "Bank Of India Building, 1st Floor, 28, S.V. Road, Andheri (West),Mumbai
- 400058, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"zoneName": "Mumbai North Zone"
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"staff": {
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    "role": "PICKUPPERSON",
    "firstName": "Sunil",
    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
    "mobileNo": "8422982721",
    "shortName": "SM",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
  },
  "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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  },
  "rateVerifier": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
    "designation": ""
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  "maker": {
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"firstName": "Pratibha",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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"geo": {
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"coordinates": [
  73.07587050022585,
  19.036704277863116
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      "dateTime": "1/08/2024 12:34 pm"
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  ],
  "visitedDate": [
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      "dateTime": "2024-08-02T18:38:35.970Z",
      "remark": ""
    },
    {
      "status": "COMPLETED",
      "dateTime": "2024-08-02",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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  "remark": null,
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  "lumpsumValue": "1",
  "rateMax": "13000",
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    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "value": "Panvel",
  "label": true
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  "value": "",
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  "value": "",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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    "value": "rcc_Slab"
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  "flooring": {
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  },
  "doors": {
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    "value": "Teak_Wood_Door_frame_with_Solid_flush_door_with_M.S_Safety_door",
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    "value": "Powder_coated_Aluminum_sliding_windows"
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  "fittings": {
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    "value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring"
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "sole ownership"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "CIDCO",
    "value": "CIDCO"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Open Plot / Swaraj Symphony CHSL",
    "west": "Shri Sai Amrut Apartment",
    "south": "Internal Road",
    "east": "Jyot Darshan Apartment"
  },
  "asPerDocumentAgreement": {
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"west": "Plot No. 11 & 12 & 9D",
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"east": "Prop. 11.00 Mtrs. Wide Road"
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"unitBoundaries": {
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    "north": "Flat No. 1203",
    "east": "Flat No. 1201",
    "south": "Road",
    "west": "Staircase"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
}
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"compositeRate": {
  "remark": "At the time of visit we found leakage in one bedroom. ",
  "depreciationPercentage": "16.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14587.5",
  "depreciatedBuildingRate": "2087.5"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "108700",
  "landRate": "45400",
  "igrImage": "cases/66ab338675301f243894832a/igr_1722680812262_Image.png",
  "squareMeterGuideLineRate": "119570.00",
  "squareFeetGuideLineRate": "11108.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "89",
  "rate": "10350.00",
  "squareFeetGuideLineRate": "10350.00",
  "squareMeterGuideLineRate": "111411.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Vacant- Bank Possession",
    "value": "Vacant_Bank_Possession"
  },
  "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 CIDCO norms",
  "tenantName": ""
}
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"maintenanceOfFlat": "Average"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2013",
    "fullDate": "1/1/2013"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "Information_not_available",
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    "label": "Information not available"
  },
  "visibleDamageInBuilding": {
    "value": "0",
    "label": "No"
  },
  "systemOfAirConditioning": {
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    "label": "Information not available"
  },
  "provisionOfFirefighting": {
    "value": "Information_not_available",
    "label": "Information not available"
  },
  "groundStilt": {
    "value": "Part_Ground_and_Part_Stilt",
    "label": "Part Ground + Part Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_site_information",
    "label": "As per site information"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "49",
  "ageOfBuilding": "11",
  "noOfBasement": "0",
  "noOfPodium": "0",
  "noOfAmenityFloors": "0",
  "noOfFloors": "12",
  "flatFloorNo": "12",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "928.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ab338675301f243894832a/
routeMap_1722684256171_Image.png",
    "routeLat": "19.036519",
    "routeLng": "73.075464",
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"stationName": "Kharghar",
"routeDistance": "2.5 Km",
"routeStation": {
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  "label": "Railway Station"
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},
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  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "css4sl",
    "name": "css4sl",
    "image": "cases/66ab338675301f243894832a/
routeMap_1722684195352_Image.png"
  }
]
},
"valuation": {
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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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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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externallmg_1722623960312_image.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "path": "cases/66ab338675301f243894832a/
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    "orientation": "landscape"
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    "isEditable": true
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  "isEditable": true
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Ayyaz Nooruddin Sayed",
"ownerPhoneNo": "8777039798",
"appAddress": "Flat no 1202 12 th floor Bldg Elite Tower Plot no 9B & 9C Sector 10
Village Kharghar Tal Panvel Dist Raigad ",
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"remark": "AGM sir Mishra contact no hay Borrower mey ",
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    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Dolphin Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Ayyaz Nooruddin Sayed",
      "number": {
        "value": "Document_No",
        "label": "Document No"
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az_N_Sayed_Kharghar.pdf"
  },
  {
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      "label": "Commencement Certificate"
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      "nameOfApprovingAuthority": {
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        "label": "City and Industrial Development Corp Of Maharashtra Ltd."
      },
      "number": {
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    "label": "No"
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  "No": "CIDCO / BP / ATPO / 600"
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    "label": "Assessment Order"
  },
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "CIDCO / BP / ATPO / 599"
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"createdAt": "Sat Aug 03 2024 16:24:08 GMT+0530 (India Standard Time)"
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    "label": "Previous Valuation Report"
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  "inputs": {
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    "remark": " issued by M - Tech Services LLP"
  }
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    "uploadedBy": "627222afafd7d55eddeddd82",
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  }
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 01 2024 12:34:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ayyaz Nooruddin Sayed",
    "phone": "8777039798",
    "ownershipShare": "",
    "email": "",
    "id": "173253"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "66ad267db965be31a313e799",
    "area": "718",
    "providedByName": "Ayyaz Nooruddin Sayad ",
    "providedByContactNo": "8777039798"
  }
],
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    "width2": "00",  
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    "finalArea": "224.00"  
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    "name": "Bedroom",  
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    "width1": "10",  
    "width2": "00",  
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    "finalArea": "140.00"  
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      "value": "Square_Feet"  
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    "name": "Bedroom",  
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"finalArea": "100.00"
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    "value": "Square_Feet"
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  "length2": "00",
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  "width1": "9",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "72.00"
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  "measurementType": {
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    "value": "Square_Feet"
  },
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  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
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{
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  "value": "Square_Feet"
},
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"name": "Toilet",
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"length1": "5",
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"width2": "00",
"totalArea": "25.00",
"images": [],
"extraAreas": [],
"finalArea": "25.00"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "6",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
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  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Balcony",
  "length": "6.00",
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  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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  "measurementType": {
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    "value": "Square_Feet"
  },
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  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
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  "measurementType": {
    "label": "Square Feet",
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  "name": "Passage",
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  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.00"
}
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"otherComposition": [
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      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
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      "value": "Square_Feet"
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    "id": "0",
    "length": "4.00",
    "length1": "4",
    "length2": "00",
    "width": "3.00",
    "width1": "3",
    "width2": "00",
    "totalArea": "12.00",
    "images": [],
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    "percentageBeforeTotal": "12.00",
    "percentage": "100"
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"externalReport": [],
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"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "71.91",
    "totalAreaDocument": "774",
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    "docFinalBUILTUp": "928.80",
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      "expectedRate": "14074.07",
      "percentage": "20"
    },
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```

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"area": "450",
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"floor": "5",
"source": "https://www.99acres.com/",
"expectedPrice": "7600000",
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"image": "cases/66ab338675301f243894832a/
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{
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"squareMeterArea": "32.89",
"expectedRate": "15819.21",
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},
"builtUpArea": {
"area": "424.80",
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"expectedRate": "13182.67",
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"builtUpExpectedRate": "13182.67",
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  "builtUpArea": {
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    "squareMeterArea": "44.15",
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    "percentage": "20"
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  "floor": "",
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  "expectedRate": "14898.99",
  "builtUpExpectedRate": "12415.82",
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    "orientation": "portrait"
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    "orientation": "landscape"
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processingDocuments/1722680902224_igr2.pdf",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  {
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processingDocuments/1722680902325_igr3.pdf",
    "size": "158170",
    "createdAt": "Sat Aug 03 2024 15:58:25 GMT+0530 (India Standard Time)",
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    "filename": "1722680902505_igr4.pdf",
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"updatedAt": "2024-08-03T12:22:01.478Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1202, 12th Floor, Elite Towers, Plot No. 9B & 9C,
Sector 10, Village - Kharghar, Taluka - Panvel, District - Raigad, Navi Mumbai , PIN –
410 210, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Mishra",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Bank's Representative",
"siteVisitContactNo": "8777039798",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + 4 Balcony +
Passage",
"carpetTotal": "556.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "12.00",
"siteVisitDate": "2024-08-02",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 774.00",
"flatRate": "15000",
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"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
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"otherCompositionCarpetTotal": "12.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "719.00",
"finalSalableArea": "869.99",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are within 10% of the Agreement for
Sale Area. The above calculations and detail measurements taken by us prove that the
Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the
Agreement for Sale area",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 603.00\nBalcony Area in Sq. Ft.
= 104.00\nDry Balcony Area in Sq. Ft. = 12.00\n\n",
"finalSaleablePercentage": "0",
"landDetails": {
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},
"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseFrom": "",
  "leaseTo": "",
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  "leaseDate": ""
}
},
"reportGeneratedDate": "Sat Aug 03 2024 16:01:27 GMT+0530 (India Standard Time)"
}

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Name	Length	Width	Total
Composition :			
Living Room	14'00"	16'00"	224.00

Bedroom	14'00"	10'00"	140.00
Bedroom	10'00"	10'00"	100.00
Kitchen	8'00"	9'00"	72.00
Toilet	3'00"	9'00"	27.00
Toilet	5'00"	5'00"	25.00
Balcony	5'00"	5'00"	25.00
Balcony	6'00"	6'00"	36.00
Balcony	5'00"	5'00"	25.00
Balcony	3'00"	6'00"	18.00
Passage	3'00"	5'00"	15.00
Other Composition :			
Dry Balcony Area	4'00"	3'00"	12.00