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    "RVDSValues": true,
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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
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Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "63fc957bce84bf289baa55ec"
    },
    "firstName": "Walmik",
    "type": "CREDITOFFICER",
    "_id": "65269eb2703d7c40db9b5919",
    "lastName": "Wagh",
    "mobileNo": "",
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    "email": "1sbi.05168@sbi.co.in"
  },
  "fees": {
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"expectedFees": null,
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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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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sarc.mumbai@sbi.co.in",
  "fax": "",
  "ledgerName": "",
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  "address": "6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai -
400020, State - Maharashtra, Country - India"
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  "label": "Land & Building / Immovable Property"
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    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
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  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
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    "email": "vaib1234b@gmail.com",
    "lastName": "Bhagat",
    "mobileNo": "8779534609",
    "designation": "Bachlore Of Engireeing",
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    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
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        "label": "Wealth Tax"
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    ]
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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    "designation": "CMD",
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    },
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    19.175181247630913
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      "dateTime": "2025-02-06T11:02:20.915Z",
      "remark": ""
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  "underConstruction": false
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "value": "Nahur",
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  "value": "Mumbai",
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  "label": true
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  "value": "P. K. Road",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "C",
  "label": true
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  "label": false
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "551/45",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "label": false
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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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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "label": false
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    "value": "rcc_Slab"
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  "flooring": {
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    "value": "External_site_visit_only"
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  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "value": "External_site_visit_only"
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  "finishing": {
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    "value": "Urban"
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)",
  "value": "MCGM"
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  "label": "No"
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  "south": "Bosch Car Service Centre",
  "east": "Minerva Industrial Estate"
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"asPerDocumentAgreement": {
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  "west": "by Plot No. 56",
  "south": "by Plot No. 56",
  "east": "by Plot No. 61"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 801, 802",
    "east": "Staircase",
    "south": "Flat No. 804",
    "west": "Lift"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "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 visit, the property was locked hence internal
site inspection and photographs could not be taken. Hence, our report is based on
external visit & documents provided by bank only. As per agreement sale Plan, the
composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets.",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CE /
4518 / BPES / AT dated 24.05.2006 issued by Municipal Corporation of Greater
Mumbai",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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and photographs could not be taken. Hence, our report is based on external visit &
documents provided by bank only. ",
  "depreciationPercentage": "28.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18202",
  "depreciatedBuildingRate": "2002"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "157090",
  "landRate": "74020",
  "igrImage": "cases/66f656a87d6d262b2baa0322/igr_1739346024012_Image.png",
  "squareMeterGuideLineRate": "164945.00",
  "squareFeetGuideLineRate": "15324.00"
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"igrFinalRate": {
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"depreciationPercentage": "81",
"rate": "13719.00",
"squareMeterGuideLineRate": "147669.00",
"squareFeetGuideLineRate": "13719.00"
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  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
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  "monthlyRent": "20,000/- (Expected 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": "",
  "maintenanceOfFlat": "External Site Visit only"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  }
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"waterTank": {
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  "value": "MunicipalWaterSupply"
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"pavementLaid": {
  "value": "Yes",
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},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2006",
  "fullDate": "1/1/2006"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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  "value": "stilt"
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    "label": "As per occupancy certificate"
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  "estimatedAge": "41",
  "ageOfBuilding": "19",
  "noOfBasement": "0",
  "noOfPodium": "0",
  "noOfAmenityFloors": "0",
  "noOfFloors": "8",
  "flatFloorNo": "8",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1739352010477_Image.png",
    "routeLat": "19.168259",
    "routeLng": "72.943757",
    "stationName": "Mulund",
    "routeDistance": "1.8 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "name": "0y085n",
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    "image": "cases/66f656a87d6d262b2baa0322/
routeMap_1739351936628_Image.png"
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "status": false
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  "isHideFloor": false,
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"name": "externalImg_1738839654366_image.jpeg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "max": "24432.00"
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  "builtUpRateRange": {
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    "max": "20360.00"
  },
  "saleableRateRange": {
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  }
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    "isEditable": true
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    "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
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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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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "66f656a87d6d262b2baa0322",
"ownerName": "Mr. Anil Kumar Panicker ",
"ownerPhoneNo": "9867744094",
"appAddress": "Flat no C-803,8Floor,Tulip Building, C-wing, P K Road Mulund West ",
"remark": "ContactpersonNo +91 98677 44094\nVastukala +Vankar ",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Mohan & Co.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Anil Kumar Panicker",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "9665/2004"
    },
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    "displayStatus": true,
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  }
]
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},
{
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 4518 / BPES / AT"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1739353745845_113109.pdf",
  "path": "cases/66f656a87d6d262b2baa0322/
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  "id": "102372",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Feb 12 2025 09:49:05 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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  },
  "inputs": {
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    "to": {
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      "label": "Purchasers"
    },
    "Purchasers": "Shri. Anil Panicker",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
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        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "CE / 4518 / BPES / AT dated 24.05.2006"
    },
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document_1739353865839_119236.pdf",
    "fileName": "document_1739353865839_119236.pdf"
  }
],
"caseNumber": "011517",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "855291",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 27 2024 12:24:32 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Anil Kumar Panicker ",
    "phone": "9867744094",
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"ownershipShare": "",
"email": "",
"id": "929634"
},
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"proposePurchasers": [],
"siteInspection": [
{
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"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "67a4960ba2b18adef0ce6fd1",
"area": "1",
"providedByName": "Anil Kumar Panicker ",
"providedByContactNo": "9867744094"
},
],
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"otherComposition": [],
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
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"label": "Square Feet"
},
"id": "984251",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "474",
"squareMeterArea": "44.04",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBultupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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      "expectedRate": "20399.84",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "500.00",
      "squareMeterArea": "46.45",
      "expectedRate": "17000.00",
      "percentage": "20"
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "areaType": "Built_Up",
    "floor": "-",
    "source": "Nobroker.com",
    "expectedPrice": "8500000",
    "expectedRate": "20399.84",
    "builtUpExpectedRate": "8500000",
    "image": "cases/66f656a87d6d262b2baa0322/
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    "squareMeter": "46.45",
    "id": "190526"
  },
  {
    "carpetArea": {
      "area": "880.00",
      "squareMeterArea": "81.75",
      "expectedRate": "24431.82",
      "percentage": ""
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  }
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},
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  "squareMeterArea": "98.11",
  "expectedRate": "20359.85",
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"expectedPrice": "21500000",
"expectedRate": "24431.82",
"builtUpExpectedRate": "20359.85",
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"id": "952799"
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    "squareMeterArea": "36.70",
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    "percentage": ""
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  "builtUpArea": {
    "area": "474.00",
    "squareMeterArea": "44.04",
    "expectedRate": "17932.49",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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    "percentage": ""
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  "property": "Mulund Tulip, Mulund West",
  "area": "474",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "2",
  "source": "Index_no.2",
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  "expectedRate": "21518.99",
  "builtUpExpectedRate": "8500000",
  "image": "cases/66f656a87d6d262b2baa0322/
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  "squareMeter": "44.04",
  "id": "172524"
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    "status": false,
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    "path": "cases/66f656a87d6d262b2baa0322/
externalImg_1738839653202_image.jpeg",
    "orientation": "portrait"
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  {
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    "path": "cases/66f656a87d6d262b2baa0322/
externalImg_1738839653756_image.jpeg",
    "orientation": "portrait"
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    "status": false,
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externalImg_1738839654366_image.jpeg",
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    "path": "cases/66f656a87d6d262b2baa0322/
externalImg_1738839680485_image.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "67a4969ca92c39df2abe9de4",
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    "path": "cases/66f656a87d6d262b2baa0322/
externalImg_r_1738839646723_image.jpeg",
    "orientation": "portrait"
  },
  {
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    "path": "cases/66f656a87d6d262b2baa0322/
externalImg_r_1738839673056_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
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externallmg_r_1738839681046_image.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67a4969ca92c39df2abe9de9",
    "name": "externallmg_r_1738839687376_image.jpeg",
    "path": "cases/66f656a87d6d262b2baa0322/
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    "orientation": "landscape"
  }
],
"externalDocuments": [],
"processingDocuments": [
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Hsg. Soc. Ltd., Plot No. 57, P. K. Road, Village - Nahur, Municipality Ward No. T - Ward,
```

Mulund (West), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India",

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Composition :			
Other Composition :			