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Enforcement Of Security Interest Act, 2002",
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  "creditOfficer": {
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    "firstName": "Ritesh",
    "type": "CREDITOFFICER",
    "_id": "65f17c11857bdc098a9d345d",
    "lastName": "sir",
    "mobileNo": "",
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  "fees": {
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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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  "fax": "",
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400 001."
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Chandan",
    "email": "ck06806@gmail.com",
    "lastName": "Singh",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
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    "shortName": "VS",
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"firstName": "Prajakta",
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    "mobileNo": "9819597579",
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  "key": "SRO",
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  "label": false
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  "label": false
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  }
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Rayalsavid Link Road",
    "east": "Usha Swapna"
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      "east": "Marginal Space",
      "south": "Passage & Flat No. 11",
      "west": "Staircase"
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  },
}
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  "south": "Details not available",
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site inspection, the attached Terrace area is
converted into 1 additional Bedroom. ",
"dateOfIssusApprovePlan": "Copy of Approved Plan 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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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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have considered the area as per our Previous Valuation Report for the purpose of
valuation.",
  "depreciationPercentage": "69",
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  "rate": "233060",
  "landRate": "115780",
  "igrImage": "cases/672863d121492f3332ed99f4/igr_1730888840640_Image.png",
  "squareMeterGuideLineRate": "233060.00",
  "squareFeetGuideLineRate": "21652.00"
},
"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "54",
  "rate": "14886.00",
  "squareMeterGuideLineRate": "160233.00",
  "squareFeetGuideLineRate": "14886.00"
},
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Dabir Ahmed S. Shaikh",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "maintenanceOfFlat": "Normal"
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"value": "Good",
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
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"label": "R. C. C. Slab"
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"partitions": {
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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"label": "Municipal Water Supply"
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"pavementLaid": {
"value": "Yes",
"label": "Yes"
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "1978",
"fullDate": "1/1/1978"
},
"planningArea": {
"value": "Residential",
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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"label": "No"
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  "label": "Yes"
},
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "14",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1730894477228_Image.png",
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    "routeLng": "72.818556",
    "stationName": "Versova",
    "routeDistance": "550 Mt.",
    "routeStation": {
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      "label": "Metro Station"
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    "name": "mysny",
    "image": "cases/672863d121492f3332ed99f4/
routeMap_1730894396420_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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  "date": "Thu Nov 07 2024 04:27:00 GMT+0000 (Coordinated Universal Time)",
  "number": "2308944",
  "dayCount": "1",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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"status": false
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  "label": "External Brick Work",
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "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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},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "12146976.00",
  "selectedBuildUpValue": "816.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/672863d121492f3332ed99f4/
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "path": "cases/672863d121492f3332ed99f4/
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      "orientation": "portrait"
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      "path": "cases/672863d121492f3332ed99f4/
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      "orientation": "portrait"
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  ]
}
```

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      "orientation": "portrait"
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  "societyNameBoardImage": [
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      "_id": "672afa78c8be7050523275f4",
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      "path": "cases/672863d121492f3332ed99f4/
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      "orientation": "portrait"
    }
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externallmg_1730869902002_WhatsApp_Image_20241106_at_102227_1.jpeg",
      "orientation": "portrait"
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    {
      "status": false,
      "_id": "672afa8e45571f5021706e7b",
      "name": "Living Room",
      "path": "cases/672863d121492f3332ed99f4/
externallmg_1730869902016_WhatsApp_Image_20241106_at_102228_1.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "672afa8e45571f5021706e7f",
      "name": "Living Room",
      "path": "cases/672863d121492f3332ed99f4/
externallmg_1730869902053_WhatsApp_Image_20241106_at_102230_1.jpeg",
```

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    "name": "Living Room",
    "path": "cases/672863d121492f3332ed99f4/
externallmg_1730869902036_WhatsApp_Image_20241106_at_102229.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672afa8e45571f5021706e83",
    "name": "Living Room",
    "path": "cases/672863d121492f3332ed99f4/
externallmg_1730869902110_WhatsApp_Image_20241106_at_102232_1.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "35047.00"
  },
  "builtUpRateRange": {
    "min": "25152.00",
    "max": "29206.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
"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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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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"title": "Extra collapsible gates / grill works etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": false,
  "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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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "680.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "672863d121492f3332ed99f4",
"ownerName": "Shri. Shaikh Dabir Ahmed Shamsuddin",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 10,3rd Floor,Havana ,Seven Bunglow Versova Village,Andheri
West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Previous Valuation Report",
      "value": "60ae1248aa6d152c1801b2ee"
    },
    "inputs": {
      "documentDate": "06/09/2023"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "451853",
    "path": "cases/672863d121492f3332ed99f4/document_1730700233810_83140.pdf",
    "fileName": "document_1730700233810_83140.pdf"
  },
  {
    "documentType": {
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      "label": "Agreement for Assignment"
    },
    "inputs": {
      "documentDate": "13/09/1984",
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"from": {
  "value": "Assignor",
  "label": "Assignor"
},
"Assignor": "Smt. Zubeda A. Pettiwalla",
"to": {
  "value": "Assignee",
  "label": "Assignee"
},
"Assignee": "Shri. Shaikh Dabir Ahmed Shamsuddin",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "N.A."
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"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1730885769867_Havana_Agreement_3.pdf"
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{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "16/09/2024",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "9000 0031 7032"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/672863d121492f3332ed99f4/
document_1730885779433_Havana_electricity_bill.pdf",
  "fileName": "document_1730885779433_Havana_electricity_bill.pdf"
},
{
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```

```
    "label": "Society Maintenance Bill"
  },
  "inputs": {
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    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "135"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "663446",
  "path": "cases/672863d121492f3332ed99f4/document_1730885792017_75800.pdf",
  "fileName": "document_1730885792017_75800.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "03/02/2002",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "18"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "270220",
  "path": "cases/672863d121492f3332ed99f4/
document_1730888665011_Agreement.pdf",
  "fileName": "document_1730888665011_Agreement.pdf"
}
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"caseNumber": "012164",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "350115",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 04 2024 06:04:01 GMT+0000 (Coordinated Universal Time)"
  }
]
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],
"owners": [
  {
    "name": "Shri. Shaikh Dabir Ahmed Shamsuddin",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "727651"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "698843",
    "name": "Living Room",
    "length": "17.25",
    "length1": "17",
    "length2": "3",
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    "width1": "10",
    "width2": "3",
    "totalArea": "176.81",
    "images": [],
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    "finalArea": "176.81"
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Bedroom",
    "length": "13.08",
    "length1": "13",
    "length2": "1",
    "width": "9.67",
    "width1": "9",
    "width2": "8",
    "totalArea": "126.47",
    "images": [],
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"extraAreas": [],
"finalArea": "126.47"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "25.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.73"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "WC",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "12.93",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.93"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
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"length": "4.83",
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"width2": "3",
"totalArea": "20.54",
"images": [],
"extraAreas": [],
"finalArea": "20.54"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "8.25",
  "length1": "8",
  "length2": "3",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "27.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Kitchen",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "60.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "60.06"
}
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},
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "1.00",
  "length1": "1",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "7.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "7.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "",
  "length1": "14",
  "length2": "10",
  "width": "",
  "width1": "11",
  "width2": "6",
  "totalArea": "170.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "170.58"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
  },
  {
    "name": {
      "label": "Terrace",
    }
  }
]
```

```
    "value": "Terrace"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "5.58",
  "length1": "5",
  "length2": "7",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
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  "images": [],
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  "finalArea": "26.52",
  "percentageBeforeTotal": "26.52",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Previous Valuation Report",
      "value": "60ae1248aa6d152c1801b2ee"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "876801",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "680",
    "squareMeterArea": "63.17",
    "docFinalBuiltUp": "816.00",
    "docFinalBuiltUpSquareMeter": "75.81",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "642.00",
    "squareMeterArea": "59.64",
    "expectedRate": "35046.73",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "770.40",
    "squareMeterArea": "71.57",
    "expectedRate": "29205.61",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "642",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "22500000",
  "expectedRate": "35046.73",
  "builtUpExpectedRate": "29205.61",
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Soc. Ltd., Plot No. 67/68, Seven Bungalows, Versova Road, Near Nana Nani Park,
Village - Versova, Andheri (West)\t, Taluka - Andheri, District - Mumbai Suburban ,
Mumbai, PIN Code - 400 061, State - Maharashtra, India",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"rerald": "",
"siteVisitContactNo": "9892216995",
"buildingServicesRate": "2800",
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Universal Time)",
"siteVisitDate": "2024-11-05"
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Name	Length	Width	Total
Composition :			
Living Room	17'3"	10'3"	176.81
Bedroom	13'1"	9'8"	126.47
Passage	7'11"	3'3"	25.73
WC	4'1"	3'2"	12.93
Bathroom	4'10"	4'3"	20.54
Passage	8'3"	3'4"	27.50
Kitchen	7'9"	7'9"	60.06
Passage	1'00"	7'00"	7.00

Bedroom	14'10"	11'6"	170.58
<hr/>			
Other Composition :			
<hr/>			
Terrace	5'7"	4'9"	26.52
<hr/>			