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Enforcement_Of_Security_Interest_Act,_2002"
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    "firstName": "Ravi Shankar",
    "type": "CREDITOFFICER",
    "_id": "6544f00a99ec7e6193deb964",
    "lastName": "Gupta",
    "mobileNo": "",
    "workMobileNo": "8210927772",
    "email": "vileparlew.mumbainorth@bankofindia.co.in"
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  "fees": {
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"expectedFees": 2322.731,
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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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    "email": "rampatakar1991@gmail.com",
    "lastName": "Patkar",
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  "siteEngineer": {
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    "email": "saiprasadpatil1010@gmail.com",
    "lastName": "Patil",
    "mobileNo": "8830049996",
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    "shortName": "SSP",
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  "key": "suburb",
  "value": "Vile Parle (West)",
  "label": false
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  },
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "south": "Velechya Hall",
    "east": "Open Plot"
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "south": "Internal visit not allowed",
      "west": "Internal visit not allowed"
    }
  },
}
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site visit, site measurement & internal
photographs of flat was not allowed. Hence, our report is based on external site visit
and Previous valuation report / documents provided by the bank. As per Previous
Valuation Report, the composition of Flat is 2 Bedrooms + Living Room + Dining +
Kitchen + 2 Toilets + Passage. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of site visit, site measurement & internal photographs of flat

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was not allowed. Hence, our report is based on external site visit and Previous valuation report / documents provided by the bank.",

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"igrRate": {
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  "rate": "294940",
  "landRate": "153550",
  "igrImage": "cases/67286a53cd31a73301179302/igr_1732185752411_Image.png",
  "squareMeterGuideLineRate": "294940.00",
  "squareFeetGuideLineRate": "27401.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "26744.00",
  "squareMeterGuideLineRate": "287871.00",
  "squareFeetGuideLineRate": "26744.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "N.A",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\` Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
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"label": "R.C.C. Framed Structure"
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"materialUsedList": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
"value": "1",
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "888.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeLng": "72.833302",
    "stationName": "Vile Parle ",
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  "label": "Railway Station"
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  "type": "Point"
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  "finallatLng": false
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    "name": "mm8bb",
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routeMap_1732191737036_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
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"distressValuePercentage": "70",
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"bookValue": "0",
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"outward": {
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  "number": "2309147",
  "dayCount": "18",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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},
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  "label": "Full Building Rcc",
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  "status": false
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  "label": "Internal Brick Work",
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  "status": false
},
"externalBrickWork": {
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  "status": false
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"internalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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"percentage": "0.00",
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"status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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}
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "888.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/67286a53cd31a73301179302/
externalImg_1731742803922_IMG20241116WA0114.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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externalImg_1731742803876_IMG20241116WA0111.jpg",
      "orientation": "portrait"
    },
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    "orientation": "portrait"
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externallmg_1731742803883_IMG20241116WA0112.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "path": "cases/67286a53cd31a73301179302/
externallmg_1731742803948_IMG20241116WA0115.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "externallmg_1731742803922_IMG20241116WA0114.jpg",
    "path": "cases/67286a53cd31a73301179302/
externallmg_1731742803922_IMG20241116WA0114.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "50000.00",
    "max": "59975.00"
  },
  "builtUpRateRange": {
    "min": "41667.00",
    "max": "49979.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
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"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
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"showcases": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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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",
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  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "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,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
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"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": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "740.00",
"empanelmentNo": [
  "MNZ :C&IC:VA: 19-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67286a53cd31a73301179302",
"ownerName": "Mrs. Seema Dipesh Janani",
"ownerPhoneNo": "9820847905",
"appAddress": "Flat no - 302, 3rd floor, Bldg - Juhu shital co operative housing society
Ltd, samarth Ramdas marg, jvpd, Juhu - vileparle West ",
"remark": "Today visit \nUrgent basis ",
"documents": [
  {
    "documentType": {
      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    },
    "inputs": {
      "documentDate": "29/03/2022",
      "from": {
        "value": "Donor",
        "label": "Donor"
      }
    }
  }
]
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    },
    "Donor": "Mr. Dipesh Hasmukh Janani",
    "to": {
      "value": "donee",
      "label": "donee"
    },
    "donee": "Mrs. Seema Dipesh Janani"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1732190282521_Agreement.pdf",
  "path": "cases/67286a53cd31a73301179302/
document_1732190282521_Agreement.pdf",
  "id": "789802",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Nov 21 2024 11:58:03 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "29/07/2019",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH / EE / (B.P) / GM / MHADA - 104 / 104 / 2019"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732190394762_875358.pdf",
  "path": "cases/67286a53cd31a73301179302/
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  "id": "736939",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu Nov 21 2024 11:59:54 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "08/12/2022",
    "remark": " issued by Vastukala Consultants Pvt. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "467738",
  "path": "cases/67286a53cd31a73301179302/
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  "fileName": "document_1732190494831_Previous_Report.pdf"
}
],
"caseNumber": "012167",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "776407",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 04 2024 06:31:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Seema Dipesh Janani",
    "phone": "9820847905",
    "ownershipShare": "",
    "email": "",
    "id": "770585"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "68.75",
  "totalAreaDocument": "740",
  "docBultupPercentage": "20",
  "docFinalBultUp": "888.00",
  "docFinalBultUpSquareMeter": "82.50",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "794440"
}
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "87.79",
      "expectedRate": "55555.56",
      "percentage": ""
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    "builtUpArea": {
      "area": "1134.00",
      "squareMeterArea": "105.35",
      "expectedRate": "46296.30",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "Flat",
    "area": "945",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "52500000",
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"expectedRate": "55555.56",
"builtUpExpectedRate": "46296.30",
"image": "cases/67286a53cd31a73301179302/
indicator_1732185422511_Image.png",
"squareMeter": "87.79",
"id": "558477"
},
{
"carpetArea": {
"area": "787.00",
"squareMeterArea": "73.11",
"expectedRate": "59974.59",
"percentage": ""
},
"builtUpArea": {
"area": "944.40",
"squareMeterArea": "87.74",
"expectedRate": "49978.82",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": "Flat",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "47200000",
"expectedRate": "59974.59",
"builtUpExpectedRate": "49978.82",
"image": "cases/67286a53cd31a73301179302/
indicator_1732185448448_Image.png",
"squareMeter": "73.11",
"id": "596914"
},
{
"carpetArea": {
```

```
    "area": "740.00",
    "squareMeterArea": "68.75",
    "expectedRate": "50000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "888.00",
    "squareMeterArea": "82.50",
    "expectedRate": "41666.67",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "673f0ee1572e264e52156067",
  "property": "Flat",
  "area": "740",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "37000000.00",
  "expectedRate": "50000.00",
  "builtUpExpectedRate": "41666.67",
  "image": "cases/67286a53cd31a73301179302/
indicator_1732185506171_Image.png",
  "squareMeter": "68.75",
  "id": "992040"
}
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"externallImages": [
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  "status": false,
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  "name": "externallmg_1731742803868_IMG20241116WA0110.jpg",
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  "orientation": "portrait"
},
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{
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  "status": false,
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externallmg_1731742803876_IMG20241116WA0111.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67384c54e077c54e5323c3ba",
  "name": "externallmg_1731742803883_IMG20241116WA0112.jpg",
  "path": "cases/67286a53cd31a73301179302/
externallmg_1731742803883_IMG20241116WA0112.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_1731742803915_IMG20241116WA0113.jpg",
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externallmg_1731742803915_IMG20241116WA0113.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
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  "name": "externallmg_1731742803922_IMG20241116WA0114.jpg",
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externallmg_1731742803922_IMG20241116WA0114.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_1731742803948_IMG20241116WA0115.jpg",
  "path": "cases/67286a53cd31a73301179302/
externallmg_1731742803948_IMG20241116WA0115.jpg",
  "orientation": "portrait"
},
{
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    "path": "cases/67286a53cd31a73301179302/
externalimg_1731742803952_IMG20241116WA0116.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67384c54e077c54e5323c3bf",
    "name": "externalimg_1731742803980_IMG20241116WA0117.jpg",
    "path": "cases/67286a53cd31a73301179302/
externalimg_1731742803980_IMG20241116WA0117.jpg",
    "orientation": "portrait"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "igr1.pdf",
    "filename": "1730781645279_igr1.pdf",
    "path": "cases/67286a53cd31a73301179302/
processingDocuments/1730781645279_igr1.pdf",
    "size": "166872",
    "createdAt": "Tue Nov 05 2024 04:40:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1730781645288_igr2.pdf",
    "path": "cases/67286a53cd31a73301179302/
processingDocuments/1730781645288_igr2.pdf",
    "size": "148638",
    "createdAt": "Tue Nov 05 2024 04:40:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1730781645293_igr3.pdf",
    "path": "cases/67286a53cd31a73301179302/
processingDocuments/1730781645293_igr3.pdf",
    "size": "157508",
    "createdAt": "Tue Nov 05 2024 04:40:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  }
]
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    },
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      "filename": "1730781645322_igr4.pdf",
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processingDocuments/1730781645322_igr4.pdf",
      "size": "164150",
      "createdAt": "Tue Nov 05 2024 04:40:45 GMT+0000 (Coordinated Universal Time)",
      "uploadedBy": "5fc78e26625ecd20ec1f88e9"
    },
    {
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    "lastName": "Sarmalkar",
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  },
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Op. Hsg. Soc. Ltd. , Samarth Ramdas Marg, JVPD Scheme, Near Juhu Shopping
Centre, Village - Juhu, Vile Parle (West), Taluka - Andheri, District - Mumbai Suburban ,
PIN - 400 049, State - Maharashtra, Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
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"email": "",
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Name	Length	Width	Total
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Other Composition :			