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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
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    "firstName": "Jang",
    "type": "CREDITOFFICER",
    "_id": "6516682fe393a05c24120e16",
    "lastName": "Bahadur",
    "mobileNo": "",
    "workMobileNo": "9972229952",
    "email": "vijthag@bankofbaroda.co.in"
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  "fees": {
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"discussWithPerson": "",
"expectedFees": null,
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  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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  "email": "vijthag@bankofbaroda.co.in",
  "fax": "",
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Maharashtra 400610"
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    "role": "FRONTDESK",
    "firstName": "Priyanka",
    "email": "thane@vastukala.org",
    "lastName": "Pawar",
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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",
    "shortName": "Vaibhav",
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    "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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"PANNo": "AEAPC7114Q",
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"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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"title": {
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    {
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      "dateTime": "2024-11-22",
      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Ovale",
    "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "label": false
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "key": "projectName",
  "value": "",
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "GUTNo",
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"value": "rcc_Slab"
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"flooring": {
"label": "Vitrified Tile Flooring",
"value": "VerifiedTileFlooring"
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"doors": {
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"value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
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"windows": {
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"value": "PowderCoatedAluminiumSliding"
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"fittings": {
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"value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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"finishing": {
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"label": "Cement Plastering with POP false Ceiling"
}
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"general": {
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"value": "Joint_Ownership",
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"populationGroupList": {
"label": "Urban",
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Puranik Hometown City Road",
  "west": "Garden Area",
  "south": "Mapel Apartment",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
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  "east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Flat No. 1001",
    "south": "Lift",
    "west": "Flat No. 1003 & 1004"
  },
  "asPerDocument": {
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    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "13410",
  "depreciatedBuildingRate": "2210"
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"igrRate": {
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  "rate": "82000",
  "landRate": "16200",
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  "squareMeterGuideLineRate": "86100.00",
  "squareFeetGuideLineRate": "7999.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "90",
  "rate": "7350.00",
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  "squareFeetGuideLineRate": "7350.00"
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"label": "Ordinary",
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"label": "Residential Purpose",
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"propertyOccupiedByList": {
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"label": "Vacant- Bank Possession"
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"monthlyRent": "N.A. ",
"assessmentNo": "Details not available",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"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"
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},
"carParking": "One Podium Pit Puzzle Car Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2014",
  "fullDate": "1/1/2014"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
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"label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
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"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "15",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "738.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672af7cf45571f5021706a4a/
routeMap_1732617144457_Image.png",
    "routeLat": "19.268471",
    "routeLng": "72.962524",
    "stationName": "Thane",
    "routeDistance": "10 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "diy0nn",
    "name": "diy0nn",
    "image": "cases/672af7cf45571f5021706a4a/
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  }
]
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"valuation": {
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  "totalkitchenArrangementsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "8247150.00",
  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "8247150.00"
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"outward": {
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"compositionImages": []
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    "max": "14616.00"
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  "isEditable": true
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  "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",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Beena Bipin Pitroda & Mr. Bipin Laxmidas Pitroda",
"ownerPhoneNo": "9890476988",
"fullAddress": "Residential Flat No. 1002, 10th Floor, Building No 2, Wing - B, Cedar Building, Mahavir Kalpvruksha Complex, Ghodbunder Road, Village - Ovale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India",
"remark": "NPA Case",
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  "from": {
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    "label": "Developers"
  },
  "Developers": "M/s. Damji Shamji Realty Pvt. Ltd.",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Beena Bipin Pitroda & Mr. Bipin Laxmidas Pitroda"
},
"isHardCopy": false,
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "V.P. No."
    },
    "V_P_No_": "2007 / 22 / TMC / TDD / 807"
  },
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  "displayStatus": true,
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  "path": "cases/672af7cf45571f5021706a4a/
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "V.P. No."
    },
    "V_P_No_": "2007 / 22 / TMC / TDD / 90 "
  },
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  "displayStatus": true,
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  "path": "cases/672af7cf45571f5021706a4a/
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  "uploadedBy": "627222afafd7d55eddeddd82",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 06 2024 04:59:59 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
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    "phone": "9890476988",
    "ownershipShare": "",
    "email": "",
    "id": "823859"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
    },
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      "label": "Owner",
      "value": "Owner"
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  }
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"composition": [
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  "width2": "0",
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  "images": [],
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  "extraAreas": []
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  "length": "11.00",
  "length1": "11",
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  "width1": "6",
  "width2": "00",
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  "finalArea": "66.00"
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    "value": "Square_Feet"
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  "length1": "3",
  "length2": "0",
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  "width1": "9",
  "width2": "0",
  "totalArea": "27.00",
  "images": [],
  "finalArea": "27.00",
  "extraAreas": []
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  "measurementType": {
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    "value": "Square_Feet"
  }
```



```
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  "width2": "00",
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  "taskId": "672af7d945571f5021706a9c",
  "createdAt": "2024-11-07T09:01:49.417Z"
},
{
  "createdBy": {
    "_id": "656aa949cebbe1714411d21b",
    "role": "FRONTDESK",
    "firstName": "Priyanka",
    "lastName": "Pawar",
    "profilePhoto": "users/656aa949cebbe1714411d21b/
profilePhoto_1731577004021_WhatsApp_Image_20241114_at_115419_AM.jpeg"
  },
  "workType": "CASE",
  "display": true,
  "status": true,
  "_id": "6735c976572e264e521214b0",
  "note": "banker is not available ",
  "taskId": "672af7d945571f5021706a98",
  "createdAt": "2024-11-14T09:57:10.452Z"
},
{
  "createdBy": {
    "_id": "656aa949cebbe1714411d21b",
    "role": "FRONTDESK",
    "firstName": "Priyanka",
    "lastName": "Pawar",
    "profilePhoto": "users/656aa949cebbe1714411d21b/
profilePhoto_1731643469657_WhatsApp_Image_20241115_at_93358_AM.jpeg"
  },
  "workType": "SITE_INSPECTION",
  "display": true,
  "status": true,
  "_id": "67417655e077c54e53279ffc",
  "note": "Visit Photo Not Attach (Task Reopen)",
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"taskId": "672af7d945571f5021706aa1",
"createdAt": "2024-11-23T06:29:41.699Z"
},
{
  "createdBy": {
    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "67419ffa572e264e521695ae",
  "note": "Bob Ashish Khade Kapur Mmer - +91 98904 76988 Required OC ",
  "taskId": "672af7d945571f5021706a9c",
  "createdAt": "2024-11-23T09:27:22.329Z"
},
{
  "createdBy": {
    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "6744202ad1078a4ea7f99b08",
  "note": "Bob Ashish Khade Kapur Mmer - +91 98904 76988 OC issued for Bldg. no.
1 & 2. Building number not mentioned in the agreement and site.",
  "taskId": "672af7d945571f5021706a9c",
  "createdAt": "2024-11-25T06:58:50.588Z"
}
],
"createdAt": "2024-11-06T04:59:59.595Z",
"updatedAt": "2024-11-26T12:03:12.327Z",
"__v": 0,
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Ashish Khade",
```



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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Bank Representative",
"rerald": "",
"siteVisitContactNo": "9890476988",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + 2
Balcony",
"carpetTotal": "657",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-11-22",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Article of Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 615.00",
"flatRate": "13800",
"landOtherRate": "11200",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"extendOfSiteRemark": "",
"finalBuiltupArea": "722.70",
"finalCarpetArea": "657.00",
"finalSalableArea": "794.97",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 614.00\nBalcony Area in Sq. Ft.
= 43.00\n\n",
"toBeAdded": "",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
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},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
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    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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},
"reportGeneratedDate": "Tue Nov 26 2024 10:05:51 GMT+0000 (Coordinated
Universal Time)",
"finalSaleablePercentage": "0"
}

```

Name	Length	Width	Total
Composition :			
Living Room	11'00"	17'00"	187.00
Bedroom	11'0"	10'0"	110.00
Bedroom	14'00"	11'00"	154.00
Kitchen	11'00"	6'00"	66.00
Toilet	3'0"	9'0"	27.00
Toilet	5'0"	6'0"	30.00
Passage	5'0"	8'0"	40.00
Balcony	19'00"	1'00"	19.00
Balcony	3'00"	8'00"	24.00
Other Composition :			