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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
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  },
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  "creditOfficer": {
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    },
    "firstName": "Amit",
    "type": "CREDITOFFICER",
    "_id": "652f69657e32132d40934fc3",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "8556961397",
    "email": "amitkumar.singh1@sbi.co.in"
  },
  "fees": {
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"discussWithPerson": "Amit",
"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"
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  "type": "BRANCH",
  "name": "Stressed Assets Management Branch 1 (Colaba)",
  "email": "sanjay.gawhale@sbi.co.in",
  "mobileNo": "022-22160916 / 951",
  "alternateMobileNo": "",
  "address": "\\\"The Arcade\\\" 2nd Floor, World Trade Centre, Cuffe Parade, Colaba,
Mumbai - 400 005, State - Maharashtra, Country - India.\r\n",
  "ledgerName": " STATE BANK OF INDIA-CUFFE PARADE",
  "fax": "022-22154227",
  "sendStructuralCertificate": "0"
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    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
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    "email": "tusharbhuwad90@gmail.com",
    "lastName": "Bhuwad",
    "mobileNo": "9082053889",
    "designation": "",
    "shortName": "TSB",
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"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"designation": "Back Office Team Leader",
"shortName": "BS",
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},
"maker": {
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"valuers": [
{
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{
"value": "[N]C.C.I.T/I -14/52/2008-09",
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  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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        "value": "Wealth_Tax",
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  "workWithDocumentMaker": "",
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  "label": false
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  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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    "label": "Aluminium Sliding Windows with window grills"
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      "label": "Cement Plastering + POP Finish"
    }
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      "label": "company ownership"
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      "label": "Middle Class"
    },
    "populationGroupList": {
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      "label": "Urban"
    },
    "townplanApprovedByList": {
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      "label": "Municipal Corporation of Greater Mumbai (MCGM)"
    },
    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "south": "Swadeshi Mill Road",
      "east": "Cloud First Technology Mumbai"
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    "asPerDocumentAgreement": {
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      "east": "Details not available "
    },
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      "asPerActual": {

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    "east": ""
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    "south": "",
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site inspection, Unit Nos. 3 to 10 are internally amalgamated with Two Separate Entrances. The composition of Amalgamated Unit is 2 Reception Areas + 12 Cabins + Working Area + Pantry Area + 1 Toilet + Terrace Area + Balcony Area. ",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],

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"compositions": []
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"compositeRate": {
  "remark": "i) As per site inspection, Unit Nos. 3 to 10 are internally amalgamated with  
Two Separate Entrances. <br />\nii) As per site inspection, Actual Total Carpet area  
10,858.00 Sq. Ft. (Including Balcony & Terrace area) is more than Carpet area 5253.00  
Sq. Ft. & mentioned in the documents provided to us. We have considered area  
mentioned in the documents. Hence, to give proper weightage to the value of the  
property, higher rate i.e. 24,500/- per Sq. Ft. on Built up is considered<br />\niii) Terrace  
area not mentioned in the agreement hence we have not considered the same.",
  "depreciationPercentage": "36",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "23208",
  "depreciatedBuildingRate": "1408"
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"igrRate": {
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  "rate": "177750",
  "landRate": "96480",
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  "squareMeterGuideLineRate": "177750.00",
  "squareFeetGuideLineRate": "16514.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "76",
  "rate": "14701.00",
  "squareMeterGuideLineRate": "158245.00",
  "squareFeetGuideLineRate": "14701.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
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  "monthlyRent": "N.A",
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"taxAmount": "Details not available ",
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"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
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"year": "2000",
"fullDate": "1/1/2000"
},
"planningArea": {
  "value": "Industrial",
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Normal",
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"maintenanceOfTheBuilding": {
  "value": "Normal",
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},
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "9"
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"routeMap": {
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routeMap_1734416199525_Image.png",
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    "routeLng": "72.869321",
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    "routeDistance": "2.6 Km. ",
    "routeStation": {
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      "label": "Railway Station"
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  ]
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"outward": {
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  "number": "2309644",
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  "status": false
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "path": "cases/6757fb89befd7f3db90906df/
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    "orientation": "portrait"
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    "path": "cases/6757fb89befd7f3db90906df/
externallmg_r_1734061421885_TimePhoto_20241212_114622.jpg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/6757fb89befd7f3db90906df/
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    "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
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    "max": "24406.00"
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  "builtUpRateRange": {
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    "max": "20339.00"
  },
  "saleableRateRange": {
    "min": "16270.00",
    "max": "16270.00"
  }
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    "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "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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"quantity": "0.00",
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"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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  "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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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
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  "PRINT": false,
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"DELIVERY": false,
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  "value": "LEAD"
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"finalValuationArea": "5253.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "M/s. Logistics Services (India) Pvt. Ltd. ",
"ownerPhoneNo": "9820129494",
"appAddress": "Unit no Unit no. 3 to 10, on the second floor of the building known as Swastik Industrial Estate in Goodwill Premises Co-operative Society Ltd. bearing Survey No. 178, Hissa No. 1,3,9 to 14 (pt), 17(pt), 21(pt) CTS No. 7012,7012/1 to 17 situated at Village Kolekalyan, Taluka Andheri, Kalina, Santacruz East",
"remark": "Pravin G upta (Director) 9820129494",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
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    },
    "Transferor": "Smt. Lala Ratan Bhatia ",
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"to": {
  "value": "Transferee",
  "label": "Transferee"
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"Transferee": "M/s. Logistics Services (India) Pvt. Ltd. ",
"number": {
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  "label": "No"
},
"No": "3505 / 2005"
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document_1734435137289_Agreement.pdf",
"id": "390619",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Dec 17 2024 11:32:17 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Title Search Report"
  },
  "inputs": {
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    "remark": " issued by Anup Khaitan & Co."
  },
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}
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"caseNumber": "012974",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "942163",
    "title": "Create Lead",
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"datetime": "Tue Dec 10 2024 08:27:53 GMT+0000 (Coordinated Universal Time)"
}
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"owners": [
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"name": "M/s. Logistics Services (India) Pvt. Ltd. ",
"phone": "9820129494",
"ownershipShare": "",
"email": "",
"id": "771351"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Working Area",
"length": "13.92",
"length1": "13",
"length2": "11",
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"width2": "10",
"totalArea": "178.60",
"images": [],
"finalArea": "10858.03",
"extraAreas": []
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "913537",
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"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "875.00",
"squareMeterArea": "81.29",
"expectedRate": "23428.57",
"percentage": ""
},
"builtUpArea": {
"area": "1050.00",
"squareMeterArea": "97.55",
"expectedRate": "19523.81",
"percentage": "20"
},
"saleableArea": {
"area": "1260.00",
"squareMeterArea": "117.06",
"expectedRate": "16269.84",
"percentage": "20"
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"printlnReport": true,
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"property": "Unit",
"area": "1050",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "20500000",
"expectedRate": "23428.57",
"builtUpExpectedRate": "20500000",
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"image": "cases/6757fb89befd7f3db90906df/indicator_1734352004960_Image.png",
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"id": "553254"
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    "squareMeterArea": "81.29",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "97.55",
    "expectedRate": "19523.81",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "1050",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "20500000",
  "expectedRate": "23428.57",
  "builtUpExpectedRate": "20500000",
  "image": "cases/6757fb89befd7f3db90906df/indicator_1734352048625_Image.png",
  "squareMeter": "97.55",
  "id": "516385"
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{
  "carpetArea": {
    "area": "1593.06",
    "squareMeterArea": "148.00",
    "expectedRate": "24405.86",
    "percentage": ""
  }
}
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    },
    "builtUpArea": {
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      "squareMeterArea": "177.60",
      "expectedRate": "20338.24",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printInReport": true,
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    "property": "Flat",
    "area": "1911.67",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Built_Up",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "38880000",
    "expectedRate": "24405.86",
    "builtUpExpectedRate": "38880000",
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    "squareMeter": "177.60",
    "id": "333937"
  }
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  "label": "Commercial"
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Ltd. , New/Current Survey No. 178, CTS No. 7012, Swastik Industrial Estate, CST
Road, Kalina, Village - Kole Kalyan, Santacruz (East), Taluka - Andheri, District -
Mumbai Suburban , PIN - 400 098, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Satyam Kamble ",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
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"buildingServicesRate": "2200",
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"finalMeasurementType": "Sq. Ft.",
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"flatRate": "24000",
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"shopDetails": {
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    "value": "Independent_Building"
  },
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  "mall": false
},
"reportGeneratedDate": "Sat Dec 14 2024 05:53:29 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-12",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
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"builtupPercentage": "10",
 "carpetTotal": "10858.03",
 "extendOfSiteRemark": "",
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 "finalSalableArea": "13138.22",
 "otherCarpetTotal": "0.00",
 "salablePercentage": "10",
 "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 5057.00\nBalcony Area in Sq. Ft.
 = 276.00\nTerrace Area in Sq. Ft. = 5526.00\n\n",
 "toBeAdded": "",
 "briefDescOfProperty": "Working Area",
 "finalSaleablePercentage": "0"

}

Name	Length	Width	Total
Composition :			
Working Area	13'11"	12'10"	178.60
Other Composition :			