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{
  "typeOfReport": {
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Enforcement Of Security Interest Act, 2002",
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  },
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Enforcement_Of_Security_Interest_Act,_2002"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Siddharth",
    "type": "CREDITOFFICER",
    "_id": "65eedbbc857bdc098a99772e",
    "lastName": "Nadkarni",
    "mobileNo": "",
    "workMobileNo": "9820393749",
    "email": "nadkarnisr@svcbank.com"
  },
  "fees": {
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"discussWithPerson": "Siddharth",
"expectedFees": 4742.3225,
"quotedAmount": ""
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "65eedbbc857bdc098a99772c",
  "name": "Vakola Branch",
  "branchCode": "",
  "mobileNo": "0226699936",
  "alternateMobileNo": "",
  "email": "nadkarnisr@svcbank.com",
  "fax": "",
  "ledgerName": "",
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  "address": "SVC Tower, J Nehru Road, Vakola, Santacruz East Mumbai 400055"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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    "email": "rampatakar1991@gmail.com",
    "lastName": "Patkar",
    "mobileNo": "7045746060",
    "shortName": "RP",
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    "_id": "67776d60a5477d50e7dbc213",
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    "firstName": "AJAY",
    "email": "ajayrewale503@gmail.com",
    "lastName": "REWALE",
    "mobileNo": "9766640171",
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    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
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  },
  "maker": {
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  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
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      "title": {
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\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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  "value": "BANK"
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  "longitude": "72.86220730137234"
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    19.210543305831596
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  "schedule": [],
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      "dateTime": "2025-01-16",
      "remark": "MANUAL_IN_TASK"
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    "label": false
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  "label": true
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  "label": false
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  "label": false
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  "value": "Western Express Highway",
  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B",
  "label": true
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "value": "8",
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
  "label": false
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"label": "R.C.C. slab"
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"doors": {
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"label": "MS Rolling Shutter"
},
"windows": {
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"label": "N.A."
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"fittings": {
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"label": "Concealed Electrification"
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"finishing": {
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"label": "Cement Plastering"
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"populationGroupList": {
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
"value": "No",
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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    "east": "Road",
    "south": "Shop No. 7",
    "west": "Flat"
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "The Composition of Commercial Shop is used as Electric & Hardware shop with Otlā area in front for the shop.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
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  "depreciationPercentage": "51",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "48572",
  "depreciatedBuildingRate": "1372"
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"igrRate": {
  "propertyName": "Shop",
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  "landRate": "76380",
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  "squareMeterGuideLineRate": "225500.00",
  "squareFeetGuideLineRate": "20950.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "66",
  "rate": "16239.00",
  "squareMeterGuideLineRate": "174799.00",
  "squareFeetGuideLineRate": "16239.00"
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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"taxPaidHolderName": "Information not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "6\" Thk. Brick Masonery"
  },
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    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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"month": "1",
"year": "1991",
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "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"
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "34",
"totalLifeBuilding": "60",
"estimatedAge": "26",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "12"
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"finalPlinthArea": {
  "area": "174.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1737200968925_Image.png",
    "routeLat": "19.210246",
    "routeLng": "72.862935",
    "stationName": "Poisar",
    "routeDistance": "950m",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "212ynw",
      "name": "212ynw",
      "image": "cases/6789ef01290edae64f190083/
routeMap_1737200719657_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
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      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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    "wardrobesRate": "0",
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"showcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7042940.00",
"finalValue": "7042940.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
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  "date": "Sat Jan 18 2025 13:02:46 GMT+0000 (Coordinated Universal Time)",
  "number": "2310116",
  "dayCount": "19",
  "monthCount": "235",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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},
"underConstruction": {
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  "status": false
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  "status": false
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  "status": true
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    "orientation": "portrait"
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    "name": "Shop",
    "path": "cases/6789ef01290edae64f190083/externalImg_1737200603274_externalImg_1737129566811_1737129457819_image_5.jpeg",
    "orientation": "portrait"
  }
]
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      "path": "cases/6789ef01290edae64f190083/externalImg_1737200603353_external
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      "orientation": "portrait"
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  },
  "builtUpRateRange": {
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    "max": "48310.00"
  },
  "saleableRateRange": {
    "min": "33063.00",
    "max": "40258.00"
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"isEditable": true
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"status": true,
"isEditable": false
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"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"isAdvanceInvoice": false,
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"paymentStatus": "NA",
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"ownerName": "Mr. Sushilkumar M. Jangid",
"ownerPhoneNo": "9930326821",
"appAddress": "shop no - 8, Ground floor, Gokul galaxy 1,2,3,4 chs Ltd, Thakur
complex, kandivali East, Mumbai - 400101",
"remark": "NPA CASE \nTomorrow soft copy ",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Dinesh Lalchand Agrawal",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Sushilkumar M. Jangid & Mr. Hariom M. Jangid",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "11965/2017"
    }
  }
]
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    },
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  }
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"caseNumber": "013720",
"createdBy": "62723addafd7d55eddeddfe4",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 17 2025 05:47:45 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sushilkumar M. Jangid",
    "phone": "9930326821",
    "ownershipShare": "",
    "email": "",
    "id": "985482"
  },
  {
    "name": "Mr. Hariom M. Jangid",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "740717"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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      "label": "Square Feet"
    },
    "id": "360899",
    "name": "Shop",
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"otherComposition": [
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    "value": "Loft"
  },
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    "label": "Square Feet"
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    "value": "Carpet"
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    "label": "Square Feet"
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  "width2": "0",
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  "images": [],
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  "finalArea": "54.17",
  "percentageBeforeTotal": "54.17",
  "percentage": "100"
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "674063",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "145",
    "squareMeterArea": "13.47",
    "docFinalBuiltUp": "174",
    "docFinalBuiltUpSquareMeter": "16.164",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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    "percentage": ""
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    "squareMeterArea": "16.72",
    "expectedRate": "47222.22",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "20.07",
    "expectedRate": "39351.85",
    "percentage": "20"
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  "expectedPrice": "8500000",
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  "builtUpExpectedRate": "47222.22",
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    "percentage": ""
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  "builtUpArea": {
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"squareMeterArea": "15.38",
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  "percentage": "20"
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"id": "386351"
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    "squareMeterArea": "6.97",
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  "builtUpArea": {
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    "squareMeterArea": "8.36",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "10.03",
    "expectedRate": "33170.66",
    "percentage": "20"
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  "builtUpArea": {
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    "squareMeterArea": "9.29",
    "expectedRate": "39675.00",
    "percentage": "20"
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  "saleableArea": {
    "area": "120.00",
    "squareMeterArea": "11.15",
    "expectedRate": "33062.50",
    "percentage": "20"
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  "property": "Shop",
  "area": "100.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
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externallmg_1737129428263_1737129424637_image_0.jpeg",
"orientation": "landscape"
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"path": "cases/6789ef01290edae64f190083/
externallmg_1737129439961_1737129424637_image_1.jpeg",
"orientation": "landscape"
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"type": "MEASUREMENT_IMAGE",
"status": false,
"_id": "678a7e2f5a336ce64e557673",
"name": "externallmg_1737129475261_1737129424637_image_4.jpeg",
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externallmg_1737129475261_1737129424637_image_4.jpeg",
"orientation": "portrait"
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"type": "EXTERNAL_IMAGES",
"status": false,
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mg_1737129453385_1737129424637_image_2.jpeg",
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  "path": "cases/6789ef01290edae64f190083/externallmg_1737200580724_externall
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  "path": "cases/6789ef01290edae64f190083/externallmg_1737200580752_externall
mg_1737129477736_1737129424637_image_5.jpeg",
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mg_1737129495521_1737129424637_image_8.jpeg",
    "orientation": "portrait"
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4 Co-op. Hsg. Soc. Ltd., CTS No. 581/8, Thakur Complex , Western Express Highway,
Village - Poisar, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East),
Mumbai , PIN - 400 101, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Shop	15'00"	10'00"	150.00
Other Composition :			
Loft	5'00"	10'00"	50.00
Mezzanine	5'5"	10'0"	54.17