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  "leadFrom": {
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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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  },
  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Harshad",
    "type": "CREDITOFFICER",
    "_id": "63fc96f6ce84bf289baa5782",
    "lastName": "Algotar",
    "mobileNo": "",
    "workMobileNo": "9833554226",
    "email": "harshad.algotar@sbi.co.in"
  },
  "fees": {
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"expectedFees": null,
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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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "SARB Branch Wagle Industrial Estate",
  "email": "sarc.thane@sbi.co.in",
  "mobileNo": "02225806810/61/66",
  "alternateMobileNo": "",
  "address": "1st Floor, Kerom Building, Plot No. A-112, Road No. 22 Circle, Wagle
Industrial Estate, Thane (West), State - Maharashtra, Country - India.",
  "ledgerName": "State Bank of India SARB WAGLE ESTATE",
  "fax": null,
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  "label": "Land & Building / Immovable Property"
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    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
  },
  "siteEngineer": {
    "type": "EMPLOYEE",
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    "role": "SITEENGINEER+MAKAR+CHECKER",
    "firstName": "AJAY",
    "email": "ajayrewale503@gmail.com",
    "lastName": "REWALE",
    "mobileNo": "9766640171",
    "designation": "",
    "shortName": "AJAY",
    "workWithDocumentMaker": ""
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  "rateVerifier": {
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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    19.199429377595177
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  "key": "city",
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  "value": "",
  "label": true
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  "value": "Borivali",
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"name": "Plot No.",
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  "value": "Riviera Tower Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "value": "",
  "label": false
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  "value": "A",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "east": "Riviera CHSL"
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  "south": "Information not available",
  "east": "Information not available"
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    "south": "Marginal Space",
    "west": "Flat No. 602"
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  "asPerDocument": {
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    "south": "Marginal Space",
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"taxies": {
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"privateCars": {
  "title": "Private Cars"
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AR Dated 10.09.2001 issued by Municipal Corporation\nof Greater Mumbai.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
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"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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separate entrances. As per Bank Request, The said valuation done only for Flat No.
601. For the purpose of valuation, we have considered Area as per documents. ",
  "depreciationPercentage": "36",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "25028",
  "depreciatedBuildingRate": "1728"
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  "rate": "154860",
  "landRate": "72870",
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  "squareFeetGuideLineRate": "15106.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
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"depreciationPercentage": "76",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
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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": {
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"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2001",
  "fullDate": "1/1/2001"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
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  "label": "Yes"
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "estimatedAge": "36",
  "ageOfBuilding": "24",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "20",
  "flatFloorNo": "6",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "406.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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routeMap_1739360040780_Image.png",
    "routeLat": "19.199329",
    "routeLng": "72.874033",
    "stationName": "Akurli",
    "routeDistance": "2.4 km.",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
},
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  "finallatLng": false
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"locationMapImg": [
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  "name": "iq0cxw",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "superfineFinishRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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"bookValueDocument": null,
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  "datetime": "2025-02-13T09:22:23.018Z",
  "date": "Thu Feb 13 2025 09:22:23 GMT+0000 (Coordinated Universal Time)",
  "number": "2310535",
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  "monthCount": "185",
  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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"status": false
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "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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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
}
},
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"guidelineDetails": {
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
    }
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      "_id": "67ac8591d716769af0d5c541",
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    }
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      "name": "Living Room",
      "path": "cases/67909335a2c3df47c9260bfd/externallmg_1739359644943_externallmg_1737688181852_1737688151947_image_11.jpeg",
      "orientation": "portrait"
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      "status": false,
      "_id": "67ac859d19ca979ae9480a57",
      "name": "Living Room",
      "path": "cases/67909335a2c3df47c9260bfd/externallmg_1739359644957_externallmg_1737688182682_1737688151947_image_12.jpeg",
      "orientation": "portrait"
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    {
      "status": false,
      "_id": "67ac859d19ca979ae9480a58",
      "name": "Living Room",
      "path": "cases/67909335a2c3df47c9260bfd/externallmg_1739359644960_externallmg_1737688184463_1737688151947_image_13.jpeg",
      "orientation": "portrait"
    }
  ]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "24000.00",
    "max": "26643.00"
  },
  "builtUpRateRange": {
    "min": "20000.00",
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```
"max": "22202.00"
},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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"isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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    "status": true,
    "isEditable": false
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"factorFavoringValue": {
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  "lessValueDetails": []
},
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "339.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67909335a2c3df47c9260bfd",
"ownerName": "Mr. Umesh Kumar Srivastava",
"ownerPhoneNo": "7977679141",
"appAddress": "Flat no 601,6Floor, Riviera Tower 3-A,Sector-II, Plot no
C,Lokhandwala Township ,Akruli Road Kandivali East ",
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"remark": "7977679141",
"documents": [
  {
    "documentType": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "inputs": {
      "documentDate": "08/05/1999",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Mohammad Zubair Nazir Ahmed Shaikh",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Umesh Kumar Srivastava",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "-"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "152565",
    "path": "cases/67909335a2c3df47c9260bfd/
document_1737528092744_1737528029503_SARB_Wagle_Umesh_Srivastava.pdf",
    "fileName":
"document_1737528092744_1737528029503_SARB_Wagle_Umesh_Srivastava.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "10/09/2001",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
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```
    "label": "No"
  },
  "No": "CHE/8844/BP(WS)/AR"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67909335a2c3df47c9260bfd/document_1739363455081_OC.pdf",
"id": "813939",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Feb 12 2025 12:30:55 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 91 to 95 having 5 Shares of Rs. 50/- each dated
11/02/2004 in the name of Umesh Kuamr Srivasgtava issued by Riviera Tower Co-op.
Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 019"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1739364045021_Share_Certificate.pdf",
  "path": "cases/67909335a2c3df47c9260bfd/
document_1739364045021_Share_Certificate.pdf",
  "id": "372316",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Wed Feb 12 2025 12:40:45 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013825",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "597195",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 22 2025 06:41:57 GMT+0000 (Coordinated Universal Time)"
  }
]
```

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],
"owners": [
  {
    "name": "Mr. Umesh Kumar Srivastava",
    "phone": "7977679141",
    "ownershipShare": "",
    "email": "",
    "id": "161154"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "750386",
    "name": "Living Room",
    "length": "18.33",
    "length1": "18",
    "length2": "4",
    "width": "10.50",
    "width1": "10",
    "width2": "6",
    "totalArea": "192.50",
    "images": [],
    "extraAreas": [],
    "finalArea": "192.50"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "12.67",
    "length1": "12",
    "length2": "8",
    "width": "10.33",
    "width1": "10",
    "width2": "4",
    "totalArea": "130.89",
    "images": [],
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"extraAreas": [],
"finalArea": "130.89"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Passage",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
  "totalArea": "24.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.92"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "31.52",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.52"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Passage",
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"length": "3.08",
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"length2": "1",
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"width1": "3",
"width2": "4",
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"extraAreas": [],
"finalArea": "10.28"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": " Agreement",
    "value": "652d16a0316e1359cebd3c15"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "401583",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "339",
  "squareMeterArea": "31.49",
  "docFinalBuiltUp": "406.8",
  "docFinalBuiltUpSquareMeter": "37.788",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "750.00",
    "squareMeterArea": "69.68",
    "expectedRate": "24000.00",
    "percentage": ""
  },
  "builtUpArea": {
```

```
"area": "900.00",
"squareMeterArea": "83.61",
"expectedRate": "20000.00",
"percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "6794a15ece6c20e10648066d",
"property": "Riviera Tower, Kandivali East",
"area": "750",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "20",
"source": "https://www.99acres.com/",
"expectedPrice": "18000000",
"expectedRate": "24000.00",
"builtUpExpectedRate": "20000.00",
"image": "cases/67909335a2c3df47c9260bfd/
indicator_1737793365065_Image.png",
"squareMeter": "69.68",
"id": "849581"
},
{
  "carpetArea": {
    "area": "700.00",
    "squareMeterArea": "65.03",
    "expectedRate": "25571.43",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "840.00",
    "squareMeterArea": "78.04",
    "expectedRate": "21309.52",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
```



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    "percentage": ""
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  "printlnReport": true,
  "_id": "6794a15ece6c20e10648066e",
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "23",
  "source": "magic_bricks",
  "expectedPrice": "17900000",
  "expectedRate": "25571.43",
  "builtUpExpectedRate": "21309.52",
  "image": "cases/67909335a2c3df47c9260bfd/
indicator_1737793407041_Image.png",
  "squareMeter": "65.03",
  "id": "502715"
},
{
  "carpetArea": {
    "area": "297.50",
    "squareMeterArea": "27.64",
    "expectedRate": "26642.02",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "357.00",
    "squareMeterArea": "33.17",
    "expectedRate": "22201.68",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Riviera Tower, Kandivali East",
  "area": "357",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
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"areaType": "Built_Up",
"floor": "16",
"source": "Index_no.2",
"expectedPrice": "7926000",
"expectedRate": "26642.02",
"builtUpExpectedRate": "7926000",
"image": "cases/67909335a2c3df47c9260bfd/
indicator_1739350535324_Image.png",
"squareMeter": "33.17",
"id": "915647"
},
{
  "carpetArea": {
    "area": "390.00",
    "squareMeterArea": "36.23",
    "expectedRate": "26307.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "468.00",
    "squareMeterArea": "43.48",
    "expectedRate": "21923.08",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67ac62ea19ca979ae947d0d6",
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  "area": "390",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "16",
  "source": "Index_no.2",
  "expectedPrice": "10260000",
  "expectedRate": "26307.69",
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77_image_4.jpeg",
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      "lastName": "Kuperkar",
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    },
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    "note": "Rate verification done, pending for confirmation",
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"updatedAt": "2025-02-13T09:32:47.377Z",
"__v": 0,
"assignmentType": {
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"fullAddress": "Residential Flat No. 601, 6th Floor, Building No 3, Wing - A, Riviera
Tower Co-op. Hsg. Soc. Ltd., Plot No. C, Sector II, Akurli Road, Lokhandwala Township,
Village - Akurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East), Mumbai,
PIN - 400 101, State - Maharashtra, India",
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"buildingServicesRate": "2700",
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"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"flatRate": "26000",
"landOtherRate": "23300",
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  "roadFacing": false,
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"reportGeneratedDate": "Thu Feb 13 2025 00:00:00 GMT+0000 (Coordinated
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"siteVisitDate": "2025-01-23",
"briefDescOfProperty": "1 Bedroom + Living Room + 2 Passage + Toilet",
"carpetTotal": "390.11",
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"builtupPercentage": "20",
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"finalCarpetArea": "390.11",
"finalSalableArea": "468.13",
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"toBeAdded": "",
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	18'4"	10'6"	192.50
Bedroom	12'8"	10'4"	130.89
Passage	8'1"	3'1"	24.92
Toilet	7'5"	4'3"	31.52
Passage	3'1"	3'4"	10.28
Other Composition :			