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{
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Enforcement Of Security Interest Act, 2002",
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  },
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "676667461f06b62faf37ad7a"
    },
    "firstName": "Manoj",
    "type": "CREDITOFFICER",
    "_id": "67666765fe1fd12ff214feb8",
    "email": "Mahalxmi.Mumbaisouth@bankofindia.co.in",
    "lastName": "Kushwaha",
    "mobileNo": "",
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  },
  "fees": {
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    "propertyValue": "8500000",
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"discussWithPerson": "Manoj",
"expectedFees": 4250,
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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"
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"client": {
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  "type": "BANK",
  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "name": "Mahalaxmi Branch",
  "branchCode": "",
  "mobileNo": "2223511599",
  "alternateMobileNo": "",
  "email": "Mahalaxmi.Mumbaisouth@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground Floor, Sambhav Tirth CHSL, 2-A, Bhulabhai Desai Road, Haji Ali,
Mumbai 400026"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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    "email": "shantilal@vastukala.org",
    "lastName": "Patel",
    "mobileNo": "9969039853",
    "shortName": "SHP",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Vaibhav",
    "email": "vaib1234b@gmail.com",
    "lastName": "Bhagat",
    "mobileNo": "8779534609",
    "designation": "Bachlore Of Engireeing",
    "shortName": "Vaibhav",
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  "rateVerifier": {
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    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
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    "shortName": "BS",
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  },
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
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  "value": "BANK"
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19.210228543906158
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      "dateTime": "2025-02-18",
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    "name": "Carpet",
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"finalMeasurementType": "Sq. Ft.",
"underConstruction": false
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    "label": true
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Parsik",
    "label": true
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    "label": false
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  "value": "",
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  "label": true
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"value": "Parsik Nagar, Kharegaon",
"label": false
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"street2": {
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "Opp. Maitri Vatika ",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B",
  "label": true
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "107, 108",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "",
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "103",
  "label": false
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  "key": "khataNo",
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"value": "",
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "400 601",
  "label": false
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  "key": "suburb",
  "value": "Kalwa (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "value": "Internal_Visit_not_allowed",
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"label": "Internal Visit not allowed"
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"doors": {
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  "label": "Internal Visit not allowed"
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  "label": "Internal Visit not allowed"
},
"fittings": {
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  "label": "Internal Visit not allowed"
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"finishing": {
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  "label": "Internal Visit not allowed"
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Road",
    "west": "Wing - A1",
    "south": "Siddheshwar Park CHSL",
    "east": "90 Ft. Road"
  },
}
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it is assumed that
the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
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"buildings": [],
"compositions": []
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11362.5",
  "depreciatedBuildingRate": "1862.5"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "77000",
  "landRate": "20600",
  "igrImage": "cases/67b2e94fc594f0b7b655a0ab/igr_1740199764582_Image.png",
  "squareMeterGuideLineRate": "77000.00",
  "squareFeetGuideLineRate": "7154.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "83",
  "rate": "6263.00",
  "squareFeetGuideLineRate": "6263.00",
  "squareMeterGuideLineRate": "67412.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Internal_visit_not_allowed",
    "label": "Internal visit not allowed"
  },
  "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",
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"floorSpaceIndex": "Information not available",
"tenantName": "",
"maintenanceOfFlat": "Internal Visit not allowed"
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"marketability": {
  "marketabilityList": {
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    "label": "Average"
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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": "MuncipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt & Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2008",
    "fullDate": "1/1/2008"
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  "planningArea": {
    "label": "Residential",
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"value": "Residential"
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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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"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1050.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Previous Valuation Report"
},
"routeMap": {
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routeMap_1740997474631_Image.png",
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"routeLat": "19.209508",
"routeLng": "73.009476",
"stationName": "Kalwa",
"routeDistance": "2.4 Km",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
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  "finalLatLng": false
},
"locationMapImg": [
  {
    "id": "uvxyuf",
    "name": "uvxyuf",
    "image": "cases/67b2e94fc594f0b7b655a0ab/
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  }
],
"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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"outward": {
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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"percentage": "0.00",
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"status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
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  "isHideFloor": false,
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},
"externalPainting": {
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  "status": false
},
"liftInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
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  "status": true
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},
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  "selectedBuildUpValue": "1050.00",
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externallmg_1740138134267_image.jpeg",
      "orientation": "portrait"
    }
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}
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  "compositionImages": []
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    "min": "12546.00",
    "max": "14635.00"
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  "builtUpRateRange": {
    "min": "10455.00",
    "max": "12196.00"
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  "saleableRateRange": {
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    "max": "10163.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "status": true,
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"title": "Wardrobes",
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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},
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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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": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
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  "RATE_VERIFY": false,
  "MAKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "1050.00",
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"ownerName": "Mr. Kunal Kumar Prajapati",
"ownerPhoneNo": "8600877979",
"appAddress": "Flat no 103\nchavandarai \nB co operative Housing society \nMaitri
vatika \nkalwa w\nThane 400605",
"remark": "NPA Ac",
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      "value": "60ae1245aa6d152c1801b2e3"
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      "fromPage": 1,
      "toPage": 36
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    "attachInReport": true,
    "inputs": {
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"from": {
  "value": "Vendor",
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"Vendor": "Mrs. Shaila Ishwar Bubera",
"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Kunal Kumar Prajapati",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "17301"
},
"isHardCopy": false,
"displayStatus": true,
"id": "985930",
"path": "cases/67b2e94fc594f0b7b655a0ab/
document_1741153317647_Prajapati_boi_Maha_Laxmi.pdf",
"fileName": "document_1741153317647_Prajapati_boi_Maha_Laxmi.pdf"
},
{
  "documentType": {
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    "value": "60ae1288aa6d152c1801b417"
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  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1741165222272_Deed_of_Rectification.pdf",
  "path": "cases/67b2e94fc594f0b7b655a0ab/
document_1741165222272_Deed_of_Rectification.pdf",
  "id": "734030",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Wed Mar 05 2025 09:00:22 GMT+0000 (Coordinated Universal Time)"
},
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  "documentType": {
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"value": "60ae1247aa6d152c1801b2ea"
},
"attachConfig": {
  "fromPage": 0,
  "toPage": 0
},
"attachInReport": false,
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  "nameOfApprovingAuthority": {
    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "V. P. No. 2003 / 173 / TMC / TDD / 121"
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"isHardCopy": false,
"displayStatus": true,
"id": "790934",
"path": "cases/67b2e94fc594f0b7b655a0ab/
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"fileName": "document_1741165446736_Commencement_Certificate.pdf"
},
{
  "documentType": {
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    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
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    "toPage": 0
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
}
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  },
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  "fileName": "document_1741165515387_Occupancy_Certificate.pdf"
},
{
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    "value": "60ae1248aa6d152c1801b2ee"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "445349",
  "path": "cases/67b2e94fc594f0b7b655a0ab/
document_1741166600001_Previous_Valuation_Report_Kunal_Kumar_Prajapati.pdf",
  "fileName":
"document_1741166600001_Previous_Valuation_Report_Kunal_Kumar_Prajapati.pdf"
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],
"caseNumber": "014369",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "108811",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 17 2025 07:46:23 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kunal Kumar Prajapati",
    "phone": "8600877979",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "601270"
}
],
"proposePurchasers": [],
"siteInspection": [
{
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"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "67b865e83505277c1ed56192",
"area": "1",
"providedByName": "Mr Kunal Kumar Prajapati ",
"providedByContactNo": "8600877979"
}
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
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"value": "60ae1245aa6d152c1801b2e3"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "765834",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "1050",
"squareMeterArea": "97.55",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBultupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"indicatorArr": [
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      "expectedRate": "14208.09",
      "percentage": ""
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    "builtUpArea": {
      "area": "625.00",
      "squareMeterArea": "58.06",
      "expectedRate": "11840.00",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "750.00",
      "squareMeterArea": "69.68",
      "expectedRate": "9866.67",
      "percentage": "20"
    },
    "printlnReport": true,
    "_id": "67b957809abe929c64fd29b4",
    "property": "Residential Flat",
    "area": "625",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "",
    "source": "Nobroker.com",
    "expectedPrice": "7400000",
    "expectedRate": "14208.09",
    "builtUpExpectedRate": "7400000",
    "image": "cases/67b2e94fc594f0b7b655a0ab/
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    "squareMeter": "58.06",
    "id": "334592"
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      "squareMeterArea": "47.61",
      "expectedRate": "14634.15",
      "percentage": ""
    },
  },

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"builtUpArea": {
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  "squareMeterArea": "57.14",
  "expectedRate": "12195.12",
  "percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "68.56",
  "expectedRate": "10162.60",
  "percentage": "20"
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"id": "674161"
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    "squareMeterArea": "42.58",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "51.10",
    "expectedRate": "10454.55",
    "percentage": "20"
  },
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    "area": "660.00",
    "squareMeterArea": "61.32",
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    "expectedRate": "8712.12",
    "percentage": "20"
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  "saleablePercentage": "20",
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  "floor": "",
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  "expectedRate": "12545.55",
  "builtUpExpectedRate": "5750000",
  "image": "cases/67b2e94fc594f0b7b655a0ab/
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  "id": "462233"
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    "squareMeterArea": "48.39",
    "expectedRate": "13440.09",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "58.06",
    "expectedRate": "11200.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "750.00",
    "squareMeterArea": "69.68",
    "expectedRate": "9333.33",
    "percentage": "20"
  },
  "printlnReport": true,
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  "area": "625",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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"rateType": "sale_Instance",
"areaType": "Built_Up",
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"builtUpExpectedRate": "7000000",
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"squareMeter": "58.06",
"id": "365128"
}
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externalImg_1740138129134_image.jpeg",
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},
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Kalwa (West), Taluka - Thane, District - Thane, 400 601, State - Maharashtra, India",
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Universal Time)"

}

Name

Length

Width

Total

Composition :

Other

Composition :
