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  "purposeOfValuation": {
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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": "Abhimanyu",
    "type": "CREDITOFFICER",
    "_id": "64ec3372eb1f822256d7a6c2",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8763993948",
    "email": "bmmsro2197@centralbank.com"
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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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  "remark": "Temp",
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bmmsro2197@centralbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Nirala House. Pt. Dayal Upadhyay Chowk, 36. Jawahar Nahar, Goregaon
West, Mumbai - 400 104"
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    "mobileNo": "7499830659",
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    "email": "ajayrewale503@gmail.com",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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      "dateTime": "2025-03-19",
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Glass door with MS Rolling Shutter"
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    "label": "Concealed Electrical Wiring"
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    "label": "Cement Plastering + POP Finish"
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"whetherCoveredUnderAnyState": {
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  "east": "S. V. Road"
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  "south": "30' Wide D. P. Road",
  "east": "S. V. Road"
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    "east": "Shop No. 85",
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    "west": "Shop No. 82"
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"auto": {
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"privateCars": {
  "title": "Private Cars"
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},
"extraDetailOfProperty": "As per site inspection, Shop Nos. 83 & 84 are
amalgamated with single entrance. The composition of amalgamated shop is single unit
with wooden loft in vacant condition.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "1)\tAs per Site Inspection, Commercial Shop No. 83 & 84 are internally
amalgamated with separate entrances. Entrance given from Shop No. 84 only. Two
shops are internally amalgamated to form a single shop .<br/>\n2)\tFor the purpose of
valuation, we have considered area as per documents of Shop No. 84 only. \n",
  "depreciationPercentage": "42",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "54124",
  "depreciatedBuildingRate": "1624"
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"igrRate": {
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  "rate": "218300",
  "landRate": "76820",
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  "squareMeterGuideLineRate": "218300.00",
  "squareFeetGuideLineRate": "20281.00"
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"igrFinalRate": {
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"squareMeterGuideLineRate": "178686.00"
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"outgoingDetail": {
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    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "30,000/- Expected rental income per month.",
  "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": "Vacant shop in normal condition"
},
"marketability": {
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    "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"
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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": {
  "value": "Yes",
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"carParking": "Open Parking Space",
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  "label": "Completed"
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1997",
  "fullDate": "1/1/1997"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "0",
  "label": "No"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "100"
},
"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1742628301397_Image.png",
    "routeLat": "19.162368",
    "routeLng": "72.845743",
    "stationName": "Goregaon",
    "routeDistance": "650m",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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"showLocation": {
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  "interiorDecorationsQty": "0",
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  "interiorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "extraCollapsibleGatesRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueQty": "0",
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  "potentialValueRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersQty": "0",
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  "othersRate": "0",
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  "finaltotal": "4005176.00",
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  "distressValuePercentage": "70",
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  "realizableValuePercentage": "85",
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  "bookValue": "0",
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  "finalValue": "4005176.00"
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"outward": {
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"status": false,
"remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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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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"externalPainting": {
  "label": "External Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
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"liftInstallation": {
"label": "Lift Installation",
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"status": false
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"label": "External Development & Final Finishing",
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"status": false
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"guidelineDetails": {
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    "path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489506720_1742489389359_image_6.jpeg",
    "orientation": "portrait"
  }
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    "path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489455904_1742489326098_image_10.jpeg",
    "orientation": "portrait"
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": [
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    "status": false,
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    "orientation": "portrait"
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    "name": "Shop",
    "path": "cases/67d9194fdf28417602ba9d2b/
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    "orientation": "landscape"
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    "name": "Shop",
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    "orientation": "portrait"
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    "name": "Shop",
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    "orientation": "portrait"
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    "name": "Shop",
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  {
    "status": false,
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    "name": "Shop",
    "path": "cases/67d9194fdf28417602ba9d2b/
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    "orientation": "portrait"
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  "orientation": "portrait"
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  "status": false,
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  "name": "Shop",
  "path": "cases/67d9194fdf28417602ba9d2b/
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "67dc47e9eeda08cd80b5c22c",
  "name": "Shop",
  "path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489531681_1742489326098_image_16.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67dc47e9eeda08cd80b5c22f",
  "name": "Shop",
  "path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489566658_1742489326098_image_19.jpeg",
  "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "32109.00",
    "max": "62500.00"
  },
  "builtUpRateRange": {
    "min": "26758.00",
    "max": "52084.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "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",
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    "status": true,
    "isEditable": true
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  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
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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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"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": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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},
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"factorFavoringValue": {
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  "lessValueDetails": [],
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "74.00",
"empanelmentNo": [
  "SMRO/CREDIT/2017-18/13111"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Ashok Wankhede",
"ownerPhoneNo": "9920944251",
"appAddress": "SHOP NO 84 GROUND FLOOR CITI CENTRE PREMISES CHS LTD
S V ROAD GOREGAON WEST MUMBAI 400062\n",
"remark": "",
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    "documentType": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "24/05/1996",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Citi Con (Regd.)",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Ashok Wankhede",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "1492/1996"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "127211",
    "path": "cases/67d9194fdf28417602ba9d2b/
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    "fileName":
"document_1742281013528_1742281007908_Ashok_wankhede_shop_agreement.pdf"
  }
],
"caseNumber": "014979",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "885484",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 18 2025 06:57:19 GMT+0000 (Coordinated Universal Time)"
  }
]
```

```
}
],
"owners": [
  {
    "name": "Mr. Ashok Wankhede",
    "phone": "9920944251",
    "ownershipShare": "",
    "email": "",
    "id": "724699"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "727352",
    "name": "Shop",
    "length": "9.58",
    "length1": "9",
    "length2": "7",
    "width": "16.75",
    "width1": "16",
    "width2": "9",
    "totalArea": "160.52",
    "images": [],
    "extraAreas": [],
    "finalArea": "160.52"
  }
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Loft",
      "value": "Loft"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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    "percentage": "100"
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      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "325584",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "74",
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    "docFinalBuiltUp": "88.80",
    "docFinalBuiltUpSquareMeter": "8.25",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "200.00",
      "squareMeterArea": "18.58",
      "expectedRate": "62500.00",
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"percentage": ""
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"builtUpArea": {
  "area": "240.00",
  "squareMeterArea": "22.30",
  "expectedRate": "52083.33",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Shop",
"area": "200",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "12500000",
"expectedRate": "62500.00",
"builtUpExpectedRate": "52083.33",
"image": "cases/67d9194fdf28417602ba9d2b/
indicator_1742624527407_Image.png",
"squareMeter": "18.58",
"id": "736548"
},
{
  "carpetArea": {
    "area": "275.83",
    "squareMeterArea": "25.63",
    "expectedRate": "42765.47",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "30.75",
    "expectedRate": "35637.46",
    "percentage": "20"
  },
  "saleableArea": {
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"area": "0.00",
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"expectedRate": "0.00",
"percentage": ""
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"property": "Shop",
"area": "331",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "11796000.00",
"expectedRate": "42765.47",
"builtUpExpectedRate": "11796000.00",
"image": "cases/67d9194fdf28417602ba9d2b/
indicator_1742624706268_Image.png",
"squareMeter": "30.75",
"id": "996004"
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{
"carpetArea": {
"area": "87.50",
"squareMeterArea": "8.13",
"expectedRate": "32108.57",
"percentage": ""
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"builtUpArea": {
"area": "105.00",
"squareMeterArea": "9.75",
"expectedRate": "26757.14",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67de58dc15f529cfaa12d7d7",
"property": "Shop",
"area": "105",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Built_Up",
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"expectedPrice": "2809500.00",
"expectedRate": "32108.57",
"builtUpExpectedRate": "2809500.00",
"image": "cases/67d9194fdf28417602ba9d2b/
indicator_1742624744216_Image.png",
"squareMeter": "9.75",
"id": "478768"
}
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"name": "externallmg_1742489403265_1742489389359_image_0.jpeg",
"path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489403265_1742489389359_image_0.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67dc48051c2f4c2c6b7bf3bb",
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"path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489436224_1742489389359_image_1.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67dc48051c2f4c2c6b7bf3bc",
"name": "externallmg_1742489456704_1742489389359_image_2.jpeg",
"path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489456704_1742489389359_image_2.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
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    "_id": "67dc48051c2f4c2c6b7bf3bd",
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externallmg_1742489468790_1742489389359_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67dc48051c2f4c2c6b7bf3be",
    "name": "externallmg_1742489479860_1742489389359_image_4.jpeg",
    "path": "cases/67d9194fdf28417602ba9d2b/
externallmg_1742489479860_1742489389359_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
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  {
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    "filename": "1742631528917_Google_Locaiton.jpeg",
    "path": "cases/67d9194fdf28417602ba9d2b/
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    "size": "304289",
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    "uploadedBy": "60f91b6f344e052188ffd1fc"
  },
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    "filename": "1742631528957_Sale_Deed__1996__Shop_No_84.pdf",
    "path": "cases/67d9194fdf28417602ba9d2b/
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    "size": "5702674",
    "createdAt": "Sat Mar 22 2025 08:18:49 GMT+0000 (Coordinated Universal Time)",
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  "uploadedBy": "60f91b6f344e052188ffd1fc"
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      "lastName": "Sarmalkar",
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    "workType": "RATE_VERIFY",
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    "taskId": "67d924bb01f1c07601e49e99",
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  }
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  "label": "Retail"
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"fullAddress": "Commercial Shop No. 84, Ground Floor, Citi-Centre Premises Co-op.
Society Limited, New/Current Survey No. 8/1B, 7/1, CTS No. 288, 341, 341/1 to 32, 342
& 342/1 to 342/23, S. V. Road, Village - Pahadi, Taluka - Borivali, District - Mumbai
Suburban, Goregaon (West), Mumbai, PIN - 400 104, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Ashok Wankhede",
"email": "",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "9920944251",
"siteVisitDate": "2025-03-20",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 74.00",
"flatRate": "55300",
"landOtherRate": "52500",
"shopDetails": {
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  "roadFacing": false,
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"builtupPercentage": "20",
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"finalCarpetArea": "315.11",
"finalSalableArea": "378.13",
"salablePercentage": "0",
"toBeAdded": "",
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```

Sq. Ft. = 154.59
 "finalSaleablePercentage": "0",
 "otherCompositionBuiltUpTotal": "0.00",
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 "value": "Free_Hold"
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 "leaseDetails": {
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 "leasePremium": "",
 "leaseRent": "",
 "leasePeriod": 0,
 "leaseFrom": "",
 "leaseTo": "",
 "remainingLeasePeriod": 0,
 "leaseDate": ""
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}

Name	Length	Width	Total
Composition :			
Shop	9'7"	16'9"	160.52
Other Composition :			
Loft	9'5"	16'5"	154.59