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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb1b"
    },
    "firstName": "Vidita",
    "type": "CREDITOFFICER",
    "_id": "6526967c703d7c40db9b3f63",
    "lastName": "Vange",
    "mobileNo": "",
    "workMobileNo": "7977425956",
    "email": "goregaon@cosmosbank.in"
  },
  "fees": {
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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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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Goregaon (East) Branch",
  "email": "goregaon@cosmosbank.in",
  "mobileNo": "02226856763 ",
  "alternateMobileNo": "",
  "address": "D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd
No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063, State - Maharashtra,
Country - India ",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"staff": {
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"pickupPerson": {
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  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af6ae22ffdf65bcd65861d\\
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"siteEngineer": {
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  "_id": "66891578194f4629de0af6da",
  "role": "SITEENGINEER",
  "firstName": "Govind",
  "email": "govindpande23@gmail.com",
  "lastName": "Pande",
  "mobileNo": "9096192041",
  "designation": "Site Engg",
  "shortName": "Deepak",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
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"mobileNo": "9769797568",
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  "lastName": "Kuperkar",
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  "designation": "",
  "shortName": "SH",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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  }
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
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    }
  ],
  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-10-25",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "Valnai",
  "label": true
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  "value": "Mumbai Suburban District",
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  "key": "city",
  "value": "Mumbai",
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  "key": "plotNo",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "key": "newSurveyNumber",
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "307/120",
  "label": true
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  "label": false
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  "key": "khataNo",
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  "label": false
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  "key": "mouza",
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  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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"value": "",
"label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Malad (West)",
  "label": false
}
},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Wooden Flooring"
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  "doors": {
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    "label": "Teak Wood Door Framed with Glass Door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Sai Alpa CHSL",
    "south": "Rajendra Vihar Building",
    "east": "Bungalow"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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"asPerDocument": {
  "north": "",
  "west": "",
  "south": "",
  "east": ""
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"isDisplay": false,
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "As per site inspection, residential flat is used as commercial office. It consists of Reception Area + Conference Room + 3 Cabins + Working Area + 2 Toilets + Passage.",
"dateOfIssusApprovePlan": "Copy of Full Occupancy Certificate Document No. CHE / WSII / 0032 / P / 337 (NEW) dated 30.06.2017 issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\'' High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
}

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},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24185",
  "depreciatedBuildingRate": "2685"
},
"igrRate": {
  "propertyName": "Residential ",
  "rate": "165880",
  "landRate": "76250",
  "igrImage": "cases/66c028cada840b1214c8387c/igr_1723892967776_Image.png",
  "squareMeterGuideLineRate": "165880.00",
  "squareFeetGuideLineRate": "15411.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "93",
  "rate": "14828.00",
  "squareFeetGuideLineRate": "14828.00",
  "squareMeterGuideLineRate": "159606.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details 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"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with 1 (One) Mechanical Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"label": "Good"
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"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "1"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.191722",
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"routeLng": "72.832861",
"stationName": "Valnai - Meeth Chowky",
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  "label": "Metro Station"
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},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "yf0d9n",
    "name": "yf0d9n",
    "image": "cases/66c028cada840b1214c8387c/
routeMap_1730089830578_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "3168000.00",
    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "332640.00",
    "totalFairMarketValue": "21227360.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "superfineFinishQty": "0",
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"outward": {
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>window": {
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  "saleableRateRange": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna
Kumar S. Gupta",
"ownerPhoneNo": "9819953160",
"appAddress": "Flat no 101 1 St floor Kotecha Heights Sai baba park Evershine nager
Malad West Mumbai 400064",
"remark": "",
"documents": [
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    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Kotecha Brothers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna
Kumar S. Gupta",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "12389/2017"
    }
  },

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_1723869340689_1723869337828_Valuation_Report_Shym_Sundar_Gupta.pdf",
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      "label": "Municipal Corporation of Greater Mumbai"
    },
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      "label": "Document No"
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      "label": "Municipal Corporation of Greater Mumbai"
    }
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  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Sat Aug 17 2024 10:06:26 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar
S. Gupta",
  "phone": "9819953160",
  "ownershipShare": "",
  "email": "",
  "id": "406959"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "label": "Previous Valuation Report"
  }
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"selectAreaTypeDocument": "Carpet",
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"docFinalBuiltUpSquareMeter": "98.1",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
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"floor": "",
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"id": "162333"
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    "builtUpArea": {
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      "squareMeterArea": "63.90",
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    "area": "687.81",
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    "areaType": "Built_Up",
    "floor": "",
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    "expectedRate": "24475.52",
    "builtUpExpectedRate": "14000000.00",
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    "id": "809050"
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Malad (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code
- 400 064, State - Maharashtra, India",
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```

Name	Length	Width	Total
Composition :			
Other			
Composition :			