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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bae3"
    },
    "firstName": "Amit",
    "type": "CREDITOFFICER",
    "_id": "64e45230ae896715ef8152d1",
    "lastName": "Kale",
    "mobileNo": "",
    "workMobileNo": "8286849874",
    "email": "amit@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "8500000",
    "discussWithPerson": "Amit",
    "expectedFees": 4250,
    "quotedAmount": ""
  },
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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"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000024",
  "type": "BRANCH",
  "name": "Zaveri Bazar Branch",
  "email": "zaveri@cosmosbank.in",
  "mobileNo": "02222400297",
  "alternateMobileNo": "",
  "address": "19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "62727444afd7d55eddee092c",
"role": "PICKUPPERSON",
"firstName": "Shantilal",
"email": "shantilal@vastukala.org",
"lastName": "Patel",
"mobileNo": "9969039853",
"shortName": "SHP",
"workWithDocumentMaker": "",
"profilePhoto": "users/62727444afd7d55eddee092c/
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"siteEngineer": {
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"_id": "62720a36afd7d55eddedc4a7",
"role": "SITEENGINEER",
"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
"shortName": "AS",
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"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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},
"maker": {
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"firstName": "Pradnya ",
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"lastName": "Rasam",
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"shortName": "PR",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  }
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "72.8183079536795"
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"siteVisit": {
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      "dateTime": "2024-10-01",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "label": false
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  "key": "floorNo",
  "value": "2",
  "label": false
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  "value": "",
  "label": true
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  "value": "Palghar",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "value": "Leena Plaza Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "label": false
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"key": "wing",
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"label": true
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  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Vasai (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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  }
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"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
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  "label": "CIDCO"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Open Plot ",
  "west": "Open Plot ",
  "south": "Diamond Park Complex ",
  "east": "Internal Road "
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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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    "east": "Marginal Space ",
    "south": "Lobby",
    "west": "Lift"
  },
  "asPerDocument": {
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    "south": "Details not available ",
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"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "16.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11038",
  "depreciatedBuildingRate": "2338"
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"igrRate": {
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"rate": "69400",
"landRate": "18100",
"igrImage": "cases/66fb8dae3e2a52530bc9b8d5/igr_1727777684187_Image.png",
"squareMeterGuideLineRate": "69400.00",
"squareFeetGuideLineRate": "6447.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "89",
  "rate": "5923.00",
  "squareFeetGuideLineRate": "5923.00",
  "squareMeterGuideLineRate": "63757.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
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  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"roof": {
  "value": "rcc_Slab",
  "label": "R. C. C. Slab"
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2013",
  "fullDate": "1/1/2013"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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},
"materialUsedList": {
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
"area": "906.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66fb8dae3e2a52530bc9b8d5/
routeMap_1727783713049_Image.png",
"routeLat": "19.372056",
"routeLng": "72.818111",
"stationName": "Vasai Road ",
"routeDistance": "5.2 Km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
}
},
"finalLatLng": {
"coordinates": [
0,
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],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
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    "id": "db3dy",
    "name": "db3dy",
    "image": "cases/66fb8dae3e2a52530bc9b8d5/
routeMap_1727783594874_Image.png"
  }
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},
"valuation": {
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    "depreciationPercentage": "16.5",
    "depreciatedCostOfConstruction": "418572.00",
    "totalFairMarketValue": "8263928.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "potentialValueQty": "0",
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    "orientation": "portrait"
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  "compositionImages": []
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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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"isSiteMeasurementAllowed": true,
"finalValuationArea": "755.00",
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mr. Chetan G. Pandya & Mrs. Radha C. Pandya ",
"ownerPhoneNo": "9869149559",
"appAddress": "Room No 201\nLeena Plaza \nchulne\nVasai West \npin 400202",
"remark": "",
"documents": [
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    "label": "Article of Agreement"
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  "inputs": {
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    "from": {
      "value": "Builder",
      "label": "Builder"
    },
    "Builder": "M/s. Leena Associates ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Chetan G. Pandya & Mrs. Radha C. Pandya "
  },
  "isHardCopy": false,
  "displayStatus": true,
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    "label": "Commencement Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "CIDCO"
    },
    "number": {
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      "label": "No"
    },
    "No": "CIDCO / VVSR / CC / BP-4376 / W / 3492"
  },
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  },
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    "nameOfApprovingAuthority": {
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC / TP / OC / VP - 0467 / 97 / 2013 - 14"
  },
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document_1727782516295_567334.pdf",
  "fileName": "document_1727782516295_567334.pdf"
}
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"caseNumber": "011567",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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    "id": "352902",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 01 2024 11:20:38 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Chetan G. Pandya & Mrs. Radha C. Pandya ",
    "phone": "9869149559",
    "ownershipShare": "",
    "email": "",
    "id": "171805"
  }
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      "label": "Square Feet"
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  "length1": "11",
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  "length1": "3",
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  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "12.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.40"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Toilet",
  "length": "24.00",
  "length1": "24",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "71.00",
  "length1": "71",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "124.00",
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  "length2": "00",
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  "extraAreas": [],
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"otherComposition": [
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      "value": "Carpet"
    },
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      "label": "Flower Bed Area",
      "value": "Flower_Bed_Area"
    },
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    "value": "Carpet"
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    "value": "Dry_Balcony_Area"
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    "label": "Square Feet"
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  "width2": "00",
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  "finalArea": "16",
  "percentageBeforeTotal": "16.00",
  "percentage": "100"
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      "label": "Article of Agreement"
    },
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    "label": "Square Feet"
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  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	215'00"	1'00"	215.00
Dining	44'00"	1'00"	44.00
Bedroom	114'00"	1'00"	114.00
Toilet	3'9"	9'00"	33.75
Bedroom	11'00"	9'00"	99.00
Passage	3'2"	3'11"	12.40
Toilet	24'00"	1'00"	24.00
Kitchen	71'00"	1'00"	71.00
Bedroom	124'00"	1'00"	124.00

Other
Composition :

Flower Bed Area	114'00"	1'00"	114.00
Dry Balcony Area	16'00"	1'00"	16.00