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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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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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    },
    "firstName": "Sonali",
    "type": "CREDITOFFICER",
    "_id": "64e31653ae896715ef7f8b9b",
    "lastName": "Keni",
    "mobileNo": "",
    "workMobileNo": "9870198131",
    "email": "sonalikenic@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
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"organization": {
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  "name": "Mumbai",
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  "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": "000003",
  "type": "BRANCH",
  "name": "Kandivali (West) Branch",
  "email": "kandivali@cosmosbank.in",
  "mobileNo": "022-28073762 ",
  "alternateMobileNo": "28051426",
  "address": "Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road,
Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "COSMOS BANK- KANDIVALI(WEST)",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Sunil",
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"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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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
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  "designation": "",
  "shortName": "SH",
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  "firstName": "Jayaraja",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "longitude": "72.83082836676512"
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  "label": true
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  "value": "Vasai (West)",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "Umelman Vasai Road",
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  "value": "",
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  "value": "",
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  "label": true
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  "value": "",
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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  }
}
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  "ownership": {
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Vasai Virar City Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Residential House",
  "south": "Madhya Aali",
  "east": "Internal Road"
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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    "east": "Staircase",
    "south": "Marginal Space",
    "west": "Flat No. 202"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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    "status": true
  },
  "privateCars": {
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    "status": true
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"extraDetailOfProperty": "+ Flowerbed & Dry Balcony Area (i.e. 1 BHK).",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_white",
  "label": "Superior White"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6162.5",
  "depreciatedBuildingRate": "2162.5"
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"igrRate": {
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  "rate": "43100",
  "landRate": "8110",
  "igrImage": "cases/6708d66dc691adb224f947c4/igr_1728910174139_Image.png",
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"squareMeterGuideLineRate": "43100.00",
"squareFeetGuideLineRate": "4004.00"
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  "rate": "3712.00",
  "squareFeetGuideLineRate": "3712.00",
  "squareMeterGuideLineRate": "39951.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "Rs. 8,000/- Expected rental income per month.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  }
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2015",
  "fullDate": "1/1/2015"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
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"label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"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": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "610.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Other"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1728909887663_Image.png",
    "routeLat": "19.369945",
    "routeLng": "72.830886",
    "stationName": "Vasai Road",
    "routeDistance": "2 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
},
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  "finallatlng": false
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    "name": "eplgyjk",
    "image": "cases/6708d66dc691adb224f947c4/
routeMap_1728909726397_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "13.5",
    "depreciatedCostOfConstruction": "205875.00",
    "totalFairMarketValue": "3759125.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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    "status": false
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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mage_20241011_at_153805.jpeg",
      "path": "cases/6708d66dc691adb224f947c4/externallmg_1728905920824_external
lmg_1728645024009_WhatsApp_Image_20241011_at_153805.jpeg",
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mage_20241011_at_153755_1.jpeg",
      "path": "cases/6708d66dc691adb224f947c4/externallmg_1728905907902_external
lmg_1728645014115_WhatsApp_Image_20241011_at_153755_1.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
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      "name": "externallmg_1728905920831_externallmg_1728645024043_WhatsApp_I
mage_20241011_at_153755.jpeg",
      "path": "cases/6708d66dc691adb224f947c4/externallmg_1728905920831_external
lmg_1728645024043_WhatsApp_Image_20241011_at_153755.jpeg",
      "orientation": "portrait"
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  ]
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    "path": "cases/6708d66dc691adb224f947c4/externalImg_1728905907908_external
Img_1728645023999_WhatsApp_Image_20241011_at_153801.jpeg",
    "orientation": "portrait"
  }
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    "orientation": "portrait"
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    "path": "cases/6708d66dc691adb224f947c4/externalImg_1728905920818_external
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    "name": "Living Room",
    "path": "cases/6708d66dc691adb224f947c4/externalImg_1728905920821_external
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "670d02c149769b23b856ce70",
    "name": "Living Room",
    "path": "cases/6708d66dc691adb224f947c4/externalImg_1728905920823_external
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  }
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    "max": "9177.00"
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  "ratePerUnit": "0.00",
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"ratePerUnit": "0.00",
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"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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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
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siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "610.00",
empanelmentNo": [
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"HO/CREDIT/67/ 2019-20"
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"paymentStatus": "PENDING",
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"ownerName": "Suman Ramesh Tayade (After marriage Name: Mrs. Suman Ganesh Khandare) & Mr. Ganesh Niwrutti Khandare",
"ownerPhoneNo": "9607768567",
"appAddress": "Flat no 201 Bldg Shree Vinayak CHSL Block sector Hanuman Nagar 401202 road Umelman Vasai road Village Umelman Dist Palghar ",
"remark": "suman Tayade contact person hey (visit time recived documents Engg )",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "06/10/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Miss. Sneha Vijay Rane",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Suman Ramesh Tayade (After marriage Name: Mrs. Suman Ganesh Khandare) & Mr. Ganesh Niwrutti Khandare",
      "number": {
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        "label": "Registration No"
      },
      "Registration_No": " 3790/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/6708d66dc691adb224f947c4/document_1728644423231_New.pdf",
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  },
],
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "12/10/2024",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/OC/VP-0551/135/2015-16"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6708d66dc691adb224f947c4/
document_1728644984783_117201.pdf",
  "fileName": "document_1728644984783_117201.pdf"
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{
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    "label": "Share Certificate "
  },
  "inputs": {
    "remark": "bearing Nos. 121 to 130 having 5 Shares of Rs. 50/- each dated
15.03.2019 in the name of Miss. Sneha Vijay Rane issued by Shree Vinayak Co-op.
Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 013"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "699705",
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  "fileName": "document_1728912127253_OC.pdf"
},
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  "label": "Revised Development Permission"
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"inputs": {
  "documentDate": "23/04/2012",
  "nameOfApprovingAuthority": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": " VVCMC/TP/RDP/VP-0551/015/2012"
},
"isHardCopy": false,
"displayStatus": true,
"id": "347107",
"path": "cases/6708d66dc691adb224f947c4/
document_1728912359954_Development_Permission.pdf",
"fileName": "document_1728912359954_Development_Permission.pdf"
}
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"caseNumber": "011748",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "428506",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 11 2024 13:10:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Suman Ramesh Tayade (After marriage Name: Mrs. Suman Ganesh
Khandare) & Mr. Ganesh Niwritti Khandare",
    "phone": "9607768567",
    "ownershipShare": "",
    "email": "",
    "id": "149980"
  }
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"proposePurchasers": [],
"siteInspection": [],
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    },  
    "id": "645139",  
    "name": "Living Room",  
    "length": "9.25",  
    "length1": "9",  
    "length2": "3",  
    "width": "14.83",  
    "width1": "14",  
    "width2": "10",  
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    "images": [],  
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    "finalArea": "137.21"  
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      "label": "Square Feet"  
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    "width1": "11",  
    "width2": "8",  
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    "finalArea": "80.69"  
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      "label": "Square Feet"  
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    "name": "Passage",  
    "length": "3.25",  
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"length2": "3",
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"finalArea": "10.29"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "7.67",
  "length1": "7",
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  "width1": "2",
  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "20.44"
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    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
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  "width2": "10",
  "totalArea": "22.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.68"
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  "label": "Square Feet"
},
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"length": "2.83",
"length1": "2",
"length2": "10",
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"width1": "4",
"width2": "2",
"totalArea": "11.81",
"images": [],
"extraAreas": [],
"finalArea": "11.81"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
  "width": "11.75",
  "width1": "11",
  "width2": "9",
  "totalArea": "109.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "109.67"
}
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    }
  },
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    }
  }
]
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  "label": "Square Feet"
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"width2": "2",
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"images": [],
"extraAreas": [],
"finalArea": "22.92",
"percentageBeforeTotal": "22.92",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length1": "2",
  "length2": "2",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "20.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.04",
  "percentageBeforeTotal": "20.04",
  "percentage": "100"
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"toBeAdded": {
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  "value": "Carpet"
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"name": {
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  "value": "Dry_Balcony_Area"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
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"length": "2.08",
"length1": "2",
"length2": "1",
"width": "6.75",
"width1": "6",
"width2": "9",
"totalArea": "14.06",
"images": [],
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"finalArea": "14.06",
"percentageBeforeTotal": "14.06",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "962958",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "610",
  "squareMeterArea": "56.67",
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  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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"profilePhoto": "users/60f915d3f3dd69653a592199/
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Ltd., Hanuman Nagar, Umelman Vasai Road, Village - Umelman, Taluka - Vasai,
District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	9'3"	14'10"	137.21
Kitchen	6'11"	11'8"	80.69
Passage	3'3"	3'2"	10.29
Passage	7'8"	2'8"	20.44
Bathroom	5'11"	3'10"	22.68
WC	2'10"	4'2"	11.81
Bedroom	9'4"	11'9"	109.67
Other Composition :			
Flowered Area	2'6"	9'2"	22.92

Flowered Area	2'2"	9'3"	20.04
Dry Balcony Area	2'1"	6'9"	14.06