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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63ae90ee191f7b344b005666"
    },
    "firstName": "Guruprasad",
    "type": "CREDITOFFICER",
    "_id": "668e1fb802fa372b423a007c",
    "email": "guruprasad.nadkarni@cosmosbank.in",
    "lastName": "Nadkarni",
    "mobileNo": "",
    "workMobileNo": "9869261322"
  },
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    "expectedFees": null,
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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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "DAHISAR (EAST) Glorias BRANCH",
  "branchCode": "",
  "mobileNo": "022-28975314",
  "alternateMobileNo": "",
  "email": "guruprasad.nadkarni@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, \nDahisar
(East), Mumbai - 400 068"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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    "type": "EMPLOYEE",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"lastName": "Patil",
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"type": "EMPLOYEE",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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    "PANNo": "AERPC9086P",
    "fatherName": "Baburao"
  }
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  "value": "BANK"
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  "visitedDate": [
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      "dateTime": "2024-11-05",
      "remark": "MANUAL_IN_TASK"
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    "key": "country",
    "value": "India",
    "label": false
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    "value": "Sopara",
    "label": true
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  "key": "buildingName",
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  "value": "",
  "label": false
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  "value": "E",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Nallasopara (West)",
  "label": false
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    "label": "R. C. C. Slab"
  }
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  "label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
  "value":
"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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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Middle Class"
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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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  "asPerActualAgreement": {
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"south": "Sai Apartment",
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    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
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},
"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
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    "status": true
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    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "As per Site Inspection, the composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + W.C. + Passage + Flowerbed Area.",
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    "dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
verified",
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    "empanelledOfApprovePlan": "N.A.",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "classOfSanitary": {
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        "label": "Ordinary"
    },
    "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
    "actualBuildingBoundaries": [],
    "documentsBuildingBoundaries": []
},
"apfDetails": {
    "buildings": [],
    "compositions": []
},
"compositeRate": {
    "remark": "As per Site Inspection, Actual Total Carpet Area is 378.00 Sq. Ft.
(Including Flowerbed Area) & as per Agreement for Sale, Built up Area is 501.00 Sq. Ft.
The loading factor is 32.5%. But as per market practice, the loading factor of Carpet to
Built up area is 20% & property of such specification are sold in the price range of `
6,800.00 to ` 8,000/-per sq. ft. rate on Built up area. Hence, lower rate i.e. 6,500.00 per
sq. ft. on built up area is considered for the purpose of valuation.",
    "depreciationPercentage": "10.5",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "6237.5",
    "depreciatedBuildingRate": "2237.5"
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"igrRate": {
    "propertyName": "Residential",
    "rate": "47300",
    "landRate": "12000",
    "igrImage": "cases/6718e230fd14bf9350aa89d2/igr_1730896270808_Image.png",
    "squareMeterGuideLineRate": "49665.00",
    "squareFeetGuideLineRate": "4614.00"
},
"igrFinalRate": {
    "floorRatePercentage": "5",
    "depreciationPercentage": "93",
    "rate": "4369.00",
    "squareMeterGuideLineRate": "47028.00",

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"squareFeetGuideLineRate": "4369.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"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"
  },
  "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",
  "label": "Yes"
},
"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
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"label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"ageOfBuilding": "7",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1730911228128_Image.png",
    "routeLat": "19.412917",
    "routeLng": "72.811472",
    "stationName": "Nallasopara",
    "routeDistance": "1.4 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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  "finallatLng": false
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    "id": "64858o",
    "name": "64858o",
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"valuation": {
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    "totalFairMarketValue": "3124987.50"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "3256500.00",
  "finalValue": "3256500.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValueDocument": null,
  "purchaseValueDocument": null,
  "bookValue": "0"
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"outward": {
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"rateVerify": {
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  "rccPlinth": {
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    "status": false
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  "fullBuildingRcc": {
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"status": false
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  "label": "Window",
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "501.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
  "frontPageImages": [
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    "path": "cases/6718e230fd14bf9350aa89d2/
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    "path": "cases/6718e230fd14bf9350aa89d2/
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    "orientation": "portrait"
  }
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"externalPhotos": [],
"parkingImages": [
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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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    "path": "cases/6718e230fd14bf9350aa89d2/
externallmg_1730879075183_WhatsApp_Image_20241106_at_125728_1.jpeg",
    "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "8202.00",
    "max": "9541.00"
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  "builtUpRateRange": {
    "min": "6835.00",
    "max": "7951.00"
  },
  "saleableRateRange": {
    "min": "6275.00",
    "max": "7218.00"
  }
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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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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "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
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"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "501.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"paymentIds": [],
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"ownerName": "Mr. Raju Maji",
"ownerPhoneNo": "9869261322",
"appAddress": "FLAT NO 504 E WING 5TH FLOOR JAY HERITAGE SOPARA
VILLAGE NALLASOPARA WEST PALGHAR",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "14/02/2020",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Jay Builders & Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Raju Maji",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "2362/2020"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "231553",
    "path": "cases/6718e230fd14bf9350aa89d2/
document_1729684008836_1729684006092_Raju_Maji.pdf",
    "fileName": "document_1729684008836_1729684006092_Raju_Maji.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "28/03/2014",
      "nameOfApprovingAuthority": {
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    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "VVCMC / TP / CC / VP - 3128 / 0367 / 2013 - 14"
},
"isHardCopy": false,
"displayStatus": true,
"id": "413831",
"path": "cases/6718e230fd14bf9350aa89d2/
document_1730789095809_1730789093529_Raju_Maji_agreement.pdf",
"fileName":
"document_1730789095809_1730789093529_Raju_Maji_agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "22/01/2021"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "900370",
  "path": "cases/6718e230fd14bf9350aa89d2/
document_1730789111400_1730789110271_Raju_Maji_old_valuation_report.pdf",
  "fileName":
"document_1730789111400_1730789110271_Raju_Maji_old_valuation_report.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "19/01/2017",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    }
  },
  "number": {
    "value": "Document_No",
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    "label": "Document No"
  },
  "Document_No": "VVCMC / TP / OC / VP - 5849 / 1496 / 2017 - 18"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6718e230fd14bf9350aa89d2/
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"id": "448824",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Nov 06 2024 17:07:59 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1253aa6d152c1801b324",
    "label": "Builder NOC Letter"
  },
  "inputs": {
    "documentDate": "15/06/2021",
    "remark": " issued by Jay Builders & Developers",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "-"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6718e230fd14bf9350aa89d2/document_1730912963618_52413.pdf",
"id": "476104",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Nov 06 2024 17:09:24 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012035",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "956013",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 23 2024 11:46:56 GMT+0000 (Coordinated Universal Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Raju Maji",
    "phone": "9869261322",
    "ownershipShare": "",
    "email": "",
    "id": "662029"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "46.54",
    "totalAreaDocument": "501",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "203560"
  }
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"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "435.00",
      "squareMeterArea": "40.41",
      "expectedRate": "9540.23",
      "percentage": ""
    },
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"area": "522.00",
"squareMeterArea": "48.50",
"expectedRate": "7950.19",
"percentage": "20"
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"saleableArea": {
"area": "575",
"squareMeterArea": "53.42",
"expectedRate": "7217.39",
"percentage": ""
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"printlnReport": true,
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"property": "Dev Ashray CHSL., Chedda Nagar, Nallasopara West",
"area": "435",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "4150000",
"expectedRate": "9540.23",
"builtUpExpectedRate": "7950.19",
"image": "cases/6718e230fd14bf9350aa89d2/
indicator_1730895445708_Image.png",
"squareMeter": "40.41",
"id": "257353"
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{
"carpetArea": {
"area": "311.67",
"squareMeterArea": "28.96",
"expectedRate": "8342.16",
"percentage": ""
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"builtUpArea": {
"area": "374.00",
"squareMeterArea": "34.75",
"expectedRate": "6951.87",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
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    "percentage": ""
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  "printlnReport": true,
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  "property": "Jay Apartment, Nallasopara West",
  "area": "374",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "2600000",
  "expectedRate": "8342.16",
  "builtUpExpectedRate": "2600000",
  "image": "cases/6718e230fd14bf9350aa89d2/
indicator_1730895537385_Image.png",
  "squareMeter": "34.75",
  "id": "998186"
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  "carpetArea": {
    "area": "386.00",
    "squareMeterArea": "35.86",
    "expectedRate": "8290.16",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "43.03",
    "expectedRate": "6908.46",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "510",
    "squareMeterArea": "47.38",
    "expectedRate": "6274.51",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Vini Heights, Nallasopara West",
  "area": "386",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "square_yards",
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"expectedRate": "8290.16",
"builtUpExpectedRate": "6908.46",
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"squareMeter": "35.86",
"id": "694016"
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  "carpetArea": {
    "area": "381.00",
    "squareMeterArea": "35.40",
    "expectedRate": "8792.65",
    "percentage": ""
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  "builtUpArea": {
    "area": "457.20",
    "squareMeterArea": "42.48",
    "expectedRate": "7327.21",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "503",
    "squareMeterArea": "46.73",
    "expectedRate": "6660.04",
    "percentage": ""
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  "area": "381",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "3",
  "source": "Index_no.2",
  "expectedPrice": "3350000",
  "expectedRate": "8792.65",
  "builtUpExpectedRate": "7327.21",
  "image": "cases/6718e230fd14bf9350aa89d2/
indicator_1730895801773_Image.png",
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"id": "147299"
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    "squareMeterArea": "32.28",
    "expectedRate": "8201.44",
    "percentage": ""
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  "builtUpArea": {
    "area": "417.00",
    "squareMeterArea": "38.74",
    "expectedRate": "6834.53",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
  "_id": "672b61970fd723b55b7c913e",
  "property": "Vini Heights, Nallasopara West",
  "area": "417",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "2",
  "source": "Index_no.2",
  "expectedPrice": "2850000",
  "expectedRate": "8201.44",
  "builtUpExpectedRate": "2850000",
  "image": "cases/6718e230fd14bf9350aa89d2/
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  "squareMeter": "38.74",
  "id": "188408"
}
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"externallImages": [
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