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{
  "typeOfReport": {
    "value": "Single_Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Housing_Loan"
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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": {
    "branch": {
      "_id": "63ae90ee191f7b344b005666"
    },
    "firstName": "Guruprasad",
    "type": "CREDITOFFICER",
    "_id": "668e1fb802fa372b423a007c",
    "email": "guruprasad.nadkarni@cosmosbank.in",
    "lastName": "Nadkarni",
    "mobileNo": "",
    "workMobileNo": "9869261322"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "7500000",
    "discussWithPerson": "Guruprasad",
    "expectedFees": 3750,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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
},
"branch": {
  "_id": "63ae90ee191f7b344b005666",
  "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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"staff": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"email": "amitsalvi2909@gmail.com",
"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"_id": "63fc575ece84bf289ba9e82d",
"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
"shortName": "DJ",
"workWithDocumentMaker": ""
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"rateVerifier": {
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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"role": "MAKER",
"firstName": "Pradnya ",
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"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
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  },
  "checker": {
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    "_id": "60f915d3f3dd69653a592199",
    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
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    "workWithDocumentMaker": "",
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  },
  "valuers": []
},
"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
  "latitude": "19.231279",
  "longitude": " 72.825488"
},
"geo": {
  "type": "Point",
  "coordinates": [
    72.825488,
    19.231279
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
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    "value": "Country - India",
    "label": false
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    "key": "village",
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    "label": true
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    "key": "floorNo",
    "value": "Ground",
    "label": false
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    "key": "buildingNo",
    "value": "",
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"value": "Mumbai Suburban",
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  "value": "",
  "label": false
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  "status": false,
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
  "key": "taluka",
  "value": "Borivali ",
  "label": true
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  "key": "plotNo",
  "value": "C.D. - 221, R.S.C. 36",
  "label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd",
  "label": false
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"label": true
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  "key": "street1",
  "value": "Gorai Road",
  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
  "value": "R",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "key": "mouza",
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  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "label": false
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"value": "ACC_Sheet_Roofing",
"label": "ACC Sheet Roofing"
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"flooring": {
"value": "CeramicTileFlooring",
"label": "Ceramic Tile Flooring"
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"doors": {
"value": "Teak_Wood_Door_frame_with_Solid_flush_door_with_M.S_Safety_door",
"label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
},
"windows": {
"value": "Aluminium_Sliding_Windows_with_window_grills",
"label": "Aluminium Sliding Windows with window grills"
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"fittings": {
"value":
"Concealed_plumbing_with_C.P._fittings._Casing_Capping_Electrical_wiring",
"label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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"finishing": {
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"label": "Cement Plastering"
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"general": {
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"label": "Sole Ownership"
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"value": "MiddleClass",
"label": "Middle Class"
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"populationGroupList": {
"value": "Urban",
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},
"townplanApprovedByList": {
"value": "MHADA",
"label": "MHADA"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
}
},
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"asPerActualAgreement": {
  "north": "Internal Road ",
  "west": "Other Building ",
  "south": "Internal Road & Open Space ",
  "east": "RSC Road No. 36"
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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": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
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    "status": false
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  "auto": {
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    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "Ground Floor Consist Living Room + Kitchen + 2 Toilets + Passage & First Floor Consist 2 Bedrooms + W.C + Passage.",
  "dateOfIssusApprovePlan": "The property is constructed by MHADA, hence MHADA itself is an issuing authority",
  "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": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site inspection, Actual Total Carpet area is 553.00 Sq. Ft (included 1st Floor Area) is more than Built Up Area 323.00 Sq. Ft. mentioned in the documents. We have considered area mentioned in the documents for valuation.",
  "depreciationPercentage": "48",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16800",
  "depreciatedBuildingRate": "1300"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "131450",
  "landRate": "56220",
  "igrImage": "cases/672db64b52140a502a6a7ec6/igr_1731303507838_Image.png",
  "squareMeterGuideLineRate": "124878.00",
  "squareFeetGuideLineRate": "11602.00"
},
"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "68",
  "rate": "9560.00",
  "squareFeetGuideLineRate": "9560.00",
  "squareMeterGuideLineRate": "102907.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential 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 ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "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": {
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    "label": "Municipal Water Supply"
  }
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Open Car Parking Space",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1992",
  "fullDate": "1/1/1992"
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"planningArea": {
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  "label": "Residential"
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"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": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "MHADA_Allotment_Letter",
  "label": "MHADA Allotment Letter"
},
"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "31"
},
"finalPlinthArea": {
  "area": "323.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per MHADA Allotment Letter"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672db64b52140a502a6a7ec6/
routeMap_1731322946845_Image.png",
    "routeLat": "19.227694",
    "routeLng": "72.823972",
    "stationName": "Shimpoli",
    "routeDistance": "2.2 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "8sp4cd",
    "name": "8sp4cd",
    "image": "cases/672db64b52140a502a6a7ec6/
routeMap_1731318142313_Image.png"
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}
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "387600.00",
    "totalFairMarketValue": "5426400.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5814000.00",
  "finalValue": "5814000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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  "purchaseValueDocument": null,
  "bookValue": "0"
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"outward": {
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"status": false,
"remark": "SYSTEM_GENERATED"
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"rateVerify": {
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    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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"isHideFloor": false,
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  "label": "Flooring, Tilling, Kitchen Platform",
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"status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "24000.00"
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  "builtUpRateRange": {
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    "max": "20000.00"
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    "min": "0.00",
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    "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
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  "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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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "323.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"_id": "672db64b52140a502a6a7ec6",
"ownerName": "Mr. Arun Jagannath Borkar ",
"ownerPhoneNo": "8425861666",
"appAddress": "221/c-1 gorai 2 audumber chs ltd gorai 2 borivali west near pragati
school, shivneri bus stop Gorai borivali west mumbai",
"remark": "Visit allotted krishna engineer",
"documents": [
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    "documentType": {
      "value": "60ae1258aa6d152c1801b339",
      "label": "Possession Letter"
    }
  },
  {
    "inputs": {
      "remark": " in the name of Mr. Arun Jagannath Borkar issued by MHADA"
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  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "118166",
  "path": "cases/672db64b52140a502a6a7ec6/
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  "fileName": "document_1731314915993_162720.pdf"
},
{
  "documentType": {
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    "label": "MHADA Allotment Letter"
  },
  "inputs": {
    "documentDate": "21/05/1992",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mr. Arun Jagannath Borkar ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "-"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "154235",
  "path": "cases/672db64b52140a502a6a7ec6/
document_1731315036752_200189.pdf",
  "fileName": "document_1731315036752_200189.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
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    "remark": " issued by Gorai (II) Audumber Co-Op. Hsg. Soc. Ltd",
    "to": {
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    "label": "Allottee"
  },
  "Allottee": "Mr. Arun Jagannath Borkar ",
  "number": {
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    "label": "No"
  },
  "No": "1"
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"fileName": "document_1731315138631_171247.pdf"
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"caseNumber": "012242",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "490726",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 08 2024 06:57:15 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Arun Jagannath Borkar ",
    "phone": "8425861666",
    "ownershipShare": "",
    "email": "",
    "id": "937378"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    }
  },
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"width1": "30",
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"totalArea": "274.01",
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"extraAreas": [],
"finalArea": "274.01"
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    "label": "Square Feet"
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  "length": "9.25",
  "length1": "9",
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  "width": "30.17",
  "width1": "30",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "279.04"
}
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"otherComposition": [],
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    "typeOfDocument": {
      "label": "MHADA Allotment Letter",
      "value": "60ae1267aa6d152c1801b37e"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "squareMeterArea": "30.01",
    "totalAreaDocument": "323.00",
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"id": "884137"
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"expectedRate": "21666.67",
"percentage": ""
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"builtUpArea": {
"area": "360.00",
"squareMeterArea": "33.45",
"expectedRate": "18055.56",
"percentage": "20"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"area": "300",
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"areaType": "Carpet",
"floor": "Ground",
"source": "magic_bricks",
"expectedPrice": "6500000",
"expectedRate": "21666.67",
"builtUpExpectedRate": "18055.56",
"image": "cases/672db64b52140a502a6a7ec6/
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    "expectedRate": "20000.00",
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    "expectedRate": "0.00",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Ground",
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  "expectedPrice": "6000000",
  "expectedRate": "24000.00",
  "builtUpExpectedRate": "20000.00",
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  "squareMeter": "23.23",
  "id": "416946"
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    "area": "224.17",
    "squareMeterArea": "20.83",
    "expectedRate": "18735.78",
    "percentage": ""
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  },
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  "expectedRate": "15613.38",
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "269",
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"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "Ground",
"source": "Index_no.2",
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"expectedRate": "18735.78",
"builtUpExpectedRate": "4200000",
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"squareMeter": "24.99",
"id": "751340"
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    "squareMeterArea": "33.37",
    "expectedRate": "20881.48",
    "percentage": ""
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  "builtUpArea": {
    "area": "431.00",
    "squareMeterArea": "40.04",
    "expectedRate": "17401.39",
    "percentage": "20"
  },
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    "squareMeterArea": "0.00",
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  "floor": "Ground",
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  "builtUpExpectedRate": "7500000",
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  "id": "350968"
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    "orientation": "portrait"
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    "path": "cases/672db64b52140a502a6a7ec6/
externalImg_1731300838017_WhatsApp_Image_20241111_at_94931_AM.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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externallmg_1731300838024_WhatsApp_Image_20241111_at_94932_AM_1.jpeg",
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    "path": "cases/672db64b52140a502a6a7ec6/
externallmg_1731300838045_WhatsApp_Image_20241111_at_94932_AM_2.jpeg",
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Borivali (West), Taluka - Borivali , District - Mumbai Suburban, PIN - 400 091, State -
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Name	Length	Width	Total
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Bedroom	9'1"	30'2"	274.01
Bedroom	9'3"	30'2"	279.04
Other Composition :			