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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "6768e2951f06b62faf381dca"
    },
    "firstName": "Ashok",
    "type": "CREDITOFFICER",
    "_id": "6768e5b531b0132fc5843c1b",
    "email": "ashok.jadav@cosmosbank.in",
    "lastName": "Jadav",
    "mobileNo": "",
    "workMobileNo": "9594206317"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "4106505",
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    "expectedFees": 2053.2525,
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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": {
  "_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": "Pump House Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "ashok.jadav@cosmosbank.in",
  "ledgerName": "",
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MUmbai,400093"
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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",
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"shortName": "SM",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af6ae22ffdf65bcd65861d\
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"siteEngineer": {
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"role": "SITEENGINEER",
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"email": "barkathodekar68@gmail.com",
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"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
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"rateVerifier": {
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"_id": "64cde526dc9f3034f3fefa49",
"role": "FRONTDESK",
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"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
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"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"number": "CAT-I-F-1763"
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"title": {
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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      "remark": ""
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  "schedule": [],
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "value": "Country - India",
    "label": false
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  "value": "Mumbai Suburban",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "street2",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "11A(Part), 11-A/191 to 402 & others ",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "value": "",
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"key": "suburb",
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"label": false
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"label": "Ceramic Tile Flooring"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
"value": "Aluminium_Sliding_Windows_with_window_grills",
"label": "Aluminium Sliding Windows with window grills"
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},
"general": {
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"label": "Urban"
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"townplanApprovedByList": {
"value": "Slum_Rehabilitation_Authority",
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"label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "north": "Internal Road ",
  "west": "Building No. F/22",
  "south": "Internal Road ",
  "east": "Sadguru Apartment "
},
"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": "Marginal Space ",
    "west": "Flat No. 405"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "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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  },
  "auto": {
    "title": "Auto",
    "status": true
  },
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"privateCars": {
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  "status": true
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"extraDetailOfProperty": "",
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the construction is as per Sanction 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."
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "588",
  "depreciatedCostOfConstruction": "14412.00",
  "depreciatedBuildingRate": "2212"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "174560",
  "landRate": "83820",
  "igrImage": "cases/6768f03f1f06b62faf382f7b/igr_1735039027393_Image.png",
  "squareMeterGuideLineRate": "174560.00",
  "squareFeetGuideLineRate": "16217.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "86",
  "rate": "15037.00",
  "squareFeetGuideLineRate": "15037.00",
  "squareMeterGuideLineRate": "161856.00"
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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",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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"value": "Yes",
"label": "Yes"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2010",
  "fullDate": "1/1/2010"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "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": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6768f03f1f06b62faf382f7b/
routeMap_1735041994350_Image.png",
    "routeLat": "19.103639",
    "routeLng": "72.901861",
    "stationName": "Asalpha ",
    "routeDistance": "2.2 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
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  {
    "id": "68qfv",
    "name": "68qfv",
    "image": "cases/6768f03f1f06b62faf382f7b/routeMap_1735041820254_Image.png"
  }
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]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "756000.00",
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    "totalFairMarketValue": "3216240.00"
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "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": "3375000.00",
  "finalValue": "3375000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValueDocument": null,
  "purchaseValueDocument": null,
  "bookValue": "0"
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"outward": {
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"remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"underConstruction": {
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  "label": "External Plastering",
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  "isHideFloor": false,
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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    "orientation": "portrait"
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  {
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "min": "12445.00",
    "max": "17778.00"
  },
  "builtUpRateRange": {
    "min": "10371.00",
    "max": "14815.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
"quantity": "0.00",
"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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"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",
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siteVisitType": "PARTIAL",
isExternalReport": false,
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"invoiceIds": [],
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"ownerName": "Mrs. Pranali Pramod Narkar ",
"ownerPhoneNo": "9820361822",
"appAddress": "Room no 406 G - Wing 4 th floor Bldg no 22 Gokul Nagari 22 G SRA
CHSL Chandivali Farm Road Andheri East Mumbai 400072",
"remark": "",
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      "label": "Sale Deed"
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Suresh Pandurang Parbalkar ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Pranali Pramod Narkar ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "9362 / 2023"
    },
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    "displayStatus": true,
    "id": "920146",
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08_Pump_house_Andheri_East_CB_MrsPranali_Narkar.pdf",
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ast_CB_MrsPranali_Narkar.pdf"
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "01/07/2010",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / DDTP / 185 / L / PL / AP / OCC"
},
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"fileName": "document_1735039793583_253766.pdf"
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "10/07/2003",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / DDTP / 185 / L / PL / AP"
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"path": "cases/6768f03f1f06b62faf382f7b/document_1735039867163_document_17
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34930394246_1734930391408_Pump_house_Andheri_East_CB_MrsPranali_Narkar.p
df",
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08_Pump_house_Andheri_East_CB_MrsPranali_Narkar.pdf"
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  "documentType": {
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    "label": "Society Share Certificate"
  },
  "inputs": {
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mrs. Pranali Pramod Narkar ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "29 transferred dated 31.12.2023 issued by Gokulnagari 22/G SRA Co-Op.
Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "636234",
  "path": "cases/6768f03f1f06b62faf382f7b/document_1735040407977_178617.pdf",
  "fileName": "document_1735040407977_178617.pdf"
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  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "CA_No",
      "label": "CA No"
    },
    "CA_No": "153499520 dated 10.09.2024 in the name of Pramod Narkar"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "765938",
  "path": "cases/6768f03f1f06b62faf382f7b/document_1735040552551_136442.pdf",
  "fileName": "document_1735040552551_136442.pdf"
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],
"caseNumber": "013270",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 23 2024 05:08:15 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Pranali Pramod Narkar ",
    "phone": "9820361822",
    "ownershipShare": "",
    "email": "",
    "id": "553038"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "879179",
    "name": "Living Room",
    "length": "13.33",
    "length1": "13",
    "length2": "4",
    "width": "9.25",
    "width1": "9",
    "width2": "3",
    "totalArea": "123.33",
    "images": [],
    "extraAreas": [],
    "finalArea": "123.33"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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  "name": "Kitchen",
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  "length1": "8",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "72.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "72.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "33.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.00"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "sale deed",
      "value": "654b442f637db60f88b5f715"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
  "selectAreaTypeDocument": "Carpet",
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"squareMeterArea": "20.90",
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"docBuiltupPercentage": "20",
"docFinalBuiltUp": "270.00",
"docFinalBuiltUpSquareMeter": "25.08",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "914147"
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"images": [],
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"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "15555.56",
"percentage": ""
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"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "12962.96",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "225",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "3500000",
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"builtUpExpectedRate": "12962.96",
"image": "cases/6768f03f1f06b62faf382f7b/indicator_1735038718129_Image.png",
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    "percentage": ""
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  "builtUpArea": {
    "area": "270.00",
    "squareMeterArea": "25.08",
    "expectedRate": "14814.81",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "saleablePercentage": "0",
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  "floor": "",
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  "expectedPrice": "4000000",
  "expectedRate": "17777.78",
  "builtUpExpectedRate": "14814.81",
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  "id": "542399"
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    "expectedRate": "12444.44",
    "percentage": ""
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  "squareMeterArea": "25.08",
  "expectedRate": "10370.37",
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"saleableArea": {
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  "expectedRate": "0.00",
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"area": "225",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "12444.44",
"builtUpExpectedRate": "10370.37",
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"squareMeter": "20.90",
"id": "506115"
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    "squareMeterArea": "20.90",
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  "builtUpArea": {
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    "squareMeterArea": "25.08",
    "expectedRate": "10925.93",
    "percentage": "20"
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    "squareMeterArea": "0.00",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "2950000",
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  "id": "179419"
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    "path": "cases/6768f03f1f06b62faf382f7b/
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  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1735012599350_1735012596303_image_1.jpeg",
    "path": "cases/6768f03f1f06b62faf382f7b/
externallmg_1735012599350_1735012596303_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "676a30fc31b0132fc5852bd7",
    "name": "externallmg_1735012599660_1735012596303_image_2.jpeg",
    "path": "cases/6768f03f1f06b62faf382f7b/
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Aman_Rajesh_Vishwakarma__Mrs_Shashilata_Rajesh_Vishwakarma.pdf",
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SRA Co-Op. Hsg. Soc. Ltd. , Sangharsh Nagar, Chandivali Farm Road, Village -
Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072,
State - Maharashtra, Country - India",
"updatedAt": "62fe044a48a26047e6552796",
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"email": "",
"isExternal": "false",
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Name	Length	Width	Total
Composition :			
Living Room	13'4"	9'3"	123.33
Kitchen	8'00"	9'00"	72.00
Toilet	4'00"	8'3"	33.00
Other Composition :			