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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"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856ba8e"
    },
    "firstName": "Pratibha BHatia",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312a9",
    "email": "0_default_pratibha.bhatia@cosmosbank.in",
    "mobileNo": "0_DEFAULT_022-26762671",
    "workMobileNo": "0_DEFAULT_91-9820701094"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5387059",
    "discussWithPerson": "Pratibha BHatia",
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    "quotedAmount": ""
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  "_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"
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"client": {
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  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856ba8e",
  "branchCode": "000021",
  "type": "BRANCH",
  "name": "Veera Desai Road Andheri (West) Branch ",
  "email": "pratibha.bhatia@cosmosbank.in",
  "mobileNo": "02226762671",
  "alternateMobileNo": "02226762672",
  "address": "Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road
Andheri (West) Mumbai 400053",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"staff": {
  "pickupPerson": {
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "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": "62691c48afd7d55eddecfda3",
  "role": "FRONTDESK",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62691c48afd7d55eddecfda3/
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  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
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"mobileNo": "9529385821",
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  "lastName": "Kuperkar",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ]
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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"title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "72.83657064695258"
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      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
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    "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Mumbai Suburban ",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "taluka",
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"label": true
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  "value": "Sarvodaya S.R.A Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "street1",
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  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "label": true
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  "key": "khataNo",
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "Jogeshwari (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
}
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Slum Area ",
    "south": "Slum Area ",
    "east": "Road "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
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      "west": "",
      "south": "",
      "east": ""
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  },
}
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"isDisplay": false,
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  "taxies": {
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  "auto": {
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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  "depreciatedBuildingRate": "2173.5"
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"igrRate": {
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"propertyName": "Residential",
"rate": "151280",
"landRate": "75170",
"igrImage": "cases/67932a84936736429e69c7c6/igr_1737979786804_Image.png",
"squareMeterGuideLineRate": "158844.00",
"squareFeetGuideLineRate": "14757.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "87",
  "rate": "13747.00",
  "squareFeetGuideLineRate": "13747.00",
  "squareMeterGuideLineRate": "147966.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "17,000/- Present rental income per month ",
  "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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
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  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
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  "label": "Good"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
}
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"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",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "322.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67932a84936736429e69c7c6/
routeMap_1738044152451_Image.png",
    "routeLat": "19.145028",
    "routeLng": "72.836583",
    "stationName": "Oshiwara ",
    "routeDistance": "400 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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0
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"type": "Point"
},
"showLocation": {
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  "finallatlng": false
},
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    "id": "uxs6rr",
    "name": "uxs6rr",
    "image": "cases/67932a84936736429e69c7c6/
routeMap_1738044058643_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "19.5",
    "depreciatedCostOfConstruction": "170059.50",
    "totalFairMarketValue": "4752640.50"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"outward": {
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"underConstruction": {
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67932a84936736429e69c7c6/
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    "orientation": "portrait"
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    "_id": "6797044d2aadad0ced1386db",
    "name": "externallmg_1737950281996_1737950214724_image_16.jpeg",
    "path": "cases/67932a84936736429e69c7c6/
externallmg_1737950281996_1737950214724_image_16.jpeg",
    "orientation": "portrait"
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"compositionImages": []
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  "max": "0.00"
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
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  "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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  "value": "LEAD"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67932a84936736429e69c7c6",
"ownerName": "Mrs. Parichita Vikas Singh ",
"ownerPhoneNo": "9136864117",
"appAddress": "Flat no 706 7th floor Sarvodya S.R.A Co-op HSG Soc Ltd Sarvodya
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "01/01/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Sunil Surendra Baluni & Mrs. Purnima Deepak Raturi ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Parichita Vikas Singh ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "31 / 2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "584196",
    "path": "cases/67932a84936736429e69c7c6/
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    "fileName":
"document_1737697507689_1737697504624_CB_Veera_Desai_Vikas_Singh.pdf"
  },
  {
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      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "11/04/2012",
      "nameOfApprovingAuthority": {
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        "label": "Slum Rehabilitation Authority (SRA)"
      },
      "number": {
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    "value": "No",
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}
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"caseNumber": "013885",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "940995",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 24 2025 05:52:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Parichita Vikas Singh ",
    "phone": "9136864117",
    "ownershipShare": "",
    "email": "",
    "id": "336097"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "439645",
    "name": "Living Room",
    "length": "8.50",
    "length1": "8",
    "length2": "6",
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  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "44.33"
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    "label": "Square Feet"
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  "length": "2.75",
  "length1": "2",
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  "width2": "11",
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  "finalArea": "19.02"
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  "width1": "14",
  "width2": "5",
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "4.42",
  "length1": "4",
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  "width": "4.50",
  "width1": "4",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "19.87"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "WC",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "4.50",
  "width1": "4",
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "611155",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "269",
  "squareMeterArea": "24.99",
  "docFinalBuiltUp": "322.8",
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  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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    "squareMeterArea": "32.52",
    "expectedRate": "18571.43",
    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "15476.19",
    "percentage": "20"
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  "saleableArea": {
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"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"property": "SRA Building, Oshiwara, Jogeshwari West",
"area": "350",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "1",
"source": "https://www.99acres.com/",
"expectedPrice": "6500000",
"expectedRate": "18571.43",
"builtUpExpectedRate": "15476.19",
"image": "cases/67932a84936736429e69c7c6/
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"expectedRate": "16393.44",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "34.00",
"expectedRate": "13661.20",
"percentage": "20"
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"saleableArea": {
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"percentage": ""
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"property": "Behram Baug, Oshiwara, Jogeshwari West",
"area": "305",
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"builtUpPercentage": "20",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "36.46",
    "expectedRate": "15290.52",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "327",
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  "areaType": "Carpet",
  "floor": "4",
  "source": "Index_no.2",
  "expectedPrice": "6000000",
  "expectedRate": "18348.62",
  "builtUpExpectedRate": "15290.52",
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"image": "cases/67932a84936736429e69c7c6/
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    "squareMeterArea": "24.99",
    "expectedRate": "17843.87",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "322.80",
    "squareMeterArea": "29.99",
    "expectedRate": "14869.89",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Oshiwara, SRA Property",
  "area": "269",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "12",
  "source": "Index_no.2",
  "expectedPrice": "4800000",
  "expectedRate": "17843.87",
  "builtUpExpectedRate": "14869.89",
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externallmg_1737950254671_1737950231660_image_1.jpeg",
    "orientation": "portrait"
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Ltd., Sarvodaya Nagar, Shah Compound, Village - Oshiwara, Jogeshwari (West),
Taluka - Andheri, District - Mumbai Suburban , PIN - 400 102, State - Maharashtra,
Country - India",
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"email": "",
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Universal Time)",  
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	8'6"	7'3"	61.62
Kitchen	7'00"	6'4"	44.33
Passage	2'9"	6'11"	19.02
Bedroom	8'7"	14'5"	123.74
Bathroom	4'5"	4'6"	19.87
WC	4'3"	4'6"	19.12
Other Composition :			