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{
  "typeOfReport": {
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    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "66764d544c08775ede6fbd9c"
    },
    "firstName": "Rahul",
    "type": "CREDITOFFICER",
    "_id": "67a30369c6108fdeef48c5ee",
    "email": "rahul.chadawar@cosmosbank.in",
    "lastName": "Chadawar",
    "mobileNo": "",
    "workMobileNo": "9021602725"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "3171125",
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    "expectedFees": 1585.5625,
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"organization": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Andheri M V Road",
  "branchCode": "",
  "mobileNo": "02248253384",
  "alternateMobileNo": "",
  "email": "Vaishali.gujar@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mathoshri CHSL, 196, Sir M V Road, Andheri East Mumbai 400069"
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"assetsClass": {
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  "value": "Residential"
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"zone": {
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"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
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"designation": "",
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"rateVerifier": {
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"lastName": "Surve",
"mobileNo": "9820652818",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
        "title": {
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        "_id": "60af80072ffdf65bcd658651",
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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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    "dateTime": "2025-03-18",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2025-03-18",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "label": true
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    "key": "country",
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  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "key": "CTSNo",
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  "key": "SRO",
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  "label": false
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  "value": "",
  "label": false
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  "status": false,
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    "key": "suburb",
    "value": "",
    "label": false
  }
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    "label": "Ceramic Tile Flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Omex Chamber",
    "south": "Bombay High Court Guest House",
    "east": "Building No. 1"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
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      "east": "Lobby",
      "south": "Lift",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "south": "Information not available",
      "west": "Information not available"
    }
  }
}
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  "whichTheLocalityIsServed": {
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    "taxies": {
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      "status": true
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    "auto": {
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      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "(i.e. 1 RK)",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
    "value": "superior_white",
    "label": "Superior White"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "buildingServicesDepreciatedRate": "840",
  "depreciatedCostOfConstruction": "20660.00",
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"depreciatedBuildingRate": "1960"
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"igrRate": {
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  "rate": "139700",
  "landRate": "69650",
  "igrImage": "cases/67d54b9701f1c07601e2f32f/igr_1742284882065_Image.png",
  "squareMeterGuideLineRate": "139700.00",
  "squareFeetGuideLineRate": "12979.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "80",
  "rate": "11677.00",
  "squareFeetGuideLineRate": "11677.00",
  "squareMeterGuideLineRate": "125690.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "Mr. Bhavna Bhavesh Waghela from last 2024",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2005",
    "fullDate": "1/1/2005"
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  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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},
"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"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": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"value": "0",
"label": "No"
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"provisionOfFirefighting": {
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"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "40",
"ageOfBuilding": "20",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "20"
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"finalPlinthArea": {
"area": "270.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
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routeMap_1742297379496_Image.png",
"routeLat": "19.116063",
"routeLng": "72.850849",
"stationName": "Andheri",
"routeDistance": "400m ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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},
"locationMapImg": [
  {
    "id": "ywtrub",
    "name": "ywtrub",
    "image": "cases/67d54b9701f1c07601e2f32f/
routeMap_1742297251990_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "30",
    "depreciatedCostOfConstruction": "226800.00",
    "totalFairMarketValue": "4610700.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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"bookValueDocument": null,
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"outward": {
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  "number": "2311084",
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  "generatedBy": "60f9147bf3dd69653a591e8c"
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"rateVerify": {
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    "isHideFloor": false,
    "status": true
  },
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    "status": false
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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"percentage": "0.00",
"isHideFloor": true,
"status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"frontPageImages": [
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"path": "cases/67d54b9701f1c07601e2f32f/
externalImg_1742281535706_IMG20250318WA0026.jpg",
"orientation": "portrait"
}
],
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"path": "cases/67d54b9701f1c07601e2f32f/
externalImg_1742281520497_IMG20250318WA0006.jpg",
"orientation": "portrait"
}
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"externalPhotos": [
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"orientation": "portrait"
}
]
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      "orientation": "portrait"
    }
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  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
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externallmg_1742281520594_IMG20250318WA0009.jpg",
      "orientation": "portrait"
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      "name": "Living Room",
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      "name": "Living Room",
      "path": "cases/67d54b9701f1c07601e2f32f/
externallmg_1742281520661_IMG20250318WA0011.jpg",
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}
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67d54b9701f1c07601e2f32f/
externallmg_1742281535546_IMG20250318WA0021.jpg",
    "orientation": "portrait"
  }
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"indicatorRange": {
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    "min": "19556.00",
    "max": "21778.00"
  },
  "builtUpRateRange": {
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    "max": "18149.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "225.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Brijesh Kumar S. Pandey & Jyoti Patel",
"ownerPhoneNo": "7007186256",
"appAddress": "Flat no 210 2nd floor Bldg 2 A Apnaghar CHS Ltd Teli Galli Sai Wadi
Andheri East Mumbai 400069",
"remark": "",
"documents": [
  {
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      "value": "60ae1245aa6d152c1801b2e3"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "18/01/2025",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Mr. Hiren Bipin Bhatt",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      }
    }
  }
]
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    },
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      "label": "Registration No"
    },
    "Registration_No": " 1102/2025"
  },
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  "displayStatus": true,
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  "path": "cases/67d54b9701f1c07601e2f32f/document_1742031666082_174203166
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  "fileName": "document_1742031666082_1742031662685_CB_MV_Andheri_East_B
rijesh_Pandey_210.pdf"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " SRA/ENG/1123/KE/GL.ML.PL/AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "459594",
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  "fileName": "document_1742299427875_OC.pdf"
},
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  "documentType": {
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    "label": "Share Certificate ",
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  },
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    "toPage": 0
  },
  "attachInReport": false,
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 16"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "240355",
  "path": "cases/67d54b9701f1c07601e2f32f/
document_1742299613695_Share_Certificate.pdf",
  "fileName": "document_1742299613695_Share_Certificate.pdf"
}
],
"caseNumber": "014934",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "599869",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 15 2025 09:42:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Brijesh Kumar S. Pandey & Jyoti Patel",
    "phone": "7007186256",
    "ownershipShare": "",
    "email": "",
    "id": "815550"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "131473",
  "name": "Living Room",
  "length": "13.92",
  "length1": "13",
  "length2": "11",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "120.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "120.61"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.17",
  "length1": "8",
  "length2": "2",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "83.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "83.03"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
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"width2": "7",
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"extraAreas": [],
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "12.88"
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"otherComposition": [],
"externalReport": [],
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      "value": "60ae1245aa6d152c1801b2e3"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "291252",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "225",
    "squareMeterArea": "20.9",
    "docFinalBuiltUp": "270",
    "docFinalBuiltUpSquareMeter": "25.08",
    "docBuiltupPercentage": "20",
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"docFinalSaleableSquareMeter": "0"
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"carpetArea": {
"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "20000.00",
"percentage": ""
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"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "16666.67",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "4500000",
"expectedRate": "20000.00",
"builtUpExpectedRate": "16666.67",
"image": "cases/67d54b9701f1c07601e2f32f/
indicator_1742284101970_Image.png",
"squareMeter": "20.90",
"id": "465323"
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{
"carpetArea": {
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"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "21777.78",
"percentage": ""
},
"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "18148.15",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67d92912700ebc688493ff49",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "4900000",
"expectedRate": "21777.78",
"builtUpExpectedRate": "18148.15",
"image": "cases/67d54b9701f1c07601e2f32f/
indicator_1742284147949_Image.png",
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"id": "940522"
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"area": "250.00",
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"expectedRate": "21200.00",
"percentage": ""
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"area": "300.00",
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    "expectedRate": "0.00",
    "percentage": ""
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "5300000",
  "expectedRate": "21200.00",
  "builtUpExpectedRate": "17666.67",
  "image": "cases/67d54b9701f1c07601e2f32f/
indicator_1742284263193_Image.png",
  "squareMeter": "23.23",
  "id": "848994"
},
{
  "carpetArea": {
    "area": "225.00",
    "squareMeterArea": "20.90",
    "expectedRate": "20000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "270.00",
    "squareMeterArea": "25.08",
    "expectedRate": "16666.67",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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"_id": "67d92912700ebc688493ff4b",
"property": "Flat",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4500000",
"expectedRate": "20000.00",
"builtUpExpectedRate": "16666.67",
"image": "cases/67d54b9701f1c07601e2f32f/
indicator_1742284557523_Image.png",
"squareMeter": "20.90",
"id": "923240"
},
{
  "carpetArea": {
    "area": "225.00",
    "squareMeterArea": "20.90",
    "expectedRate": "19555.56",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "25.08",
    "expectedRate": "16296.30",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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      "firstName": "Vinita",
      "lastName": "Surve",
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    },
    "workType": "RATE_VERIFY",
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"fullAddress": "Residential Flat No. 210, 2nd Floor, Building No 2A, Apnaghar Co-op.
Hsg. Soc. Ltd., Near Saibaba Mandir, Saiwadi, Telli Galli, Village - Gundvali,
```

Municipality Ward No. K/E, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 069, State - Maharashtra, India",

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"updatedBy": "60f9147bf3dd69653a591e8c",
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"landOtherRate": "18700",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'11"	8'8"	120.61
Kitchen	8'2"	10'2"	83.03
Toilet	3'7"	2'7"	9.26
Bathroom	4'5"	2'11"	12.88
Other Composition :			