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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Pooja ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418f1",
    "email": "pooja.mithbhavkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9820568493",
    "lastName": "Mithbhavkar"
  },
  "fees": {
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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"
},
"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": "Malad (East) Branch",
  "branchCode": "",
  "mobileNo": " 022 2881 0731",
  "alternateMobileNo": "",
  "email": "swapnil.deshmukh@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry
Road, Malad East, Mumbai 400097"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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"fatherName": "Baburao"
}
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "value": "Vasai",
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  "value": "B",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "31",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "selectNo",
  "value": "401",
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  "key": "khataNo",
  "value": "",
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  "key": "mouza",
  "value": "",
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  "value": "",
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 401 303",
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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  "doors": {
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    "label": "External site visit only"
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    "label": "Powder Coated Aluminium Sliding"
  }
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Semi_Urban",
    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road",
    "south": "Open Land",
    "east": "Open Land"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
  },
  "unitBoundaries": {
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"east": "Marginal Space",
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"west": "Lobby / Flat No. 404"
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"asPerDocument": {
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
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"isDisplay": false,
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},
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  "buses": {
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    "status": true
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  "taxies": {
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    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living + Kitchen + Bedroom + WC + Bath + passage (i.e. 1 BHK)",
"dateOfIssusApprovePlan": "Approved Building Plan No. CIDCO/VVSR/CC/BP-4402/E/3974 dated 13.02.2009 issued by CIDCO.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_white",
  "label": "Superior White"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
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"buildings": [],
"compositions": []
},
"compositeRate": {
  "remark": "1. Flat is closed since last 1 year. Water supply by tanker in the building.
<br />\n2. Water logging problem in the vicinity. Access road is kaccha.<br />\n3. As per
site information building is illegal. Occupancy Certificate is not available.",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "2875",
  "depreciatedBuildingRate": "1975"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "37900",
  "landRate": "2680",
  "igrImage": "cases/67d80525df28417602ba1dcf/igr_1742555898848_Image.png",
  "squareMeterGuideLineRate": "30320.00",
  "squareFeetGuideLineRate": "2817.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "86",
  "rate": "2457.00",
  "squareFeetGuideLineRate": "2457.00",
  "squareMeterGuideLineRate": "26450.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per VVCMC norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "No",
    "label": "No"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2011",
    "fullDate": "1/1/2011"
  },
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "0",
  "label": "No"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"label": "Normal"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "0",
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "505.00",
  "areaType": "Saleable",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
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"routeMapImg": "cases/67d80525df28417602ba1dcf/
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"routeLng": "72.827102",
"stationName": "Virar",
"routeDistance": "3.4 km. ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "lux9ge",
    "name": "lux9ge",
    "image": "cases/67d80525df28417602ba1dcf/
routeMap_1742450808607_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "21",
    "depreciatedCostOfConstruction": "265125.00",
    "totalFairMarketValue": "1451875.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalkitchenArrangementsRate": "0",
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"bookValueDocument": null,
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"outward": {
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  "datetime": "2025-03-21T12:36:55.293Z",
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  "number": "2311191",
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": true
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
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  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
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  "percentage": "0.00",
  "isHideFloor": false,
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},
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  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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"floorsCompleted": "",
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},
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  "label": "Window",
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  "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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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpValue": "505.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "path": "cases/67d80525df28417602ba1dcf/
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "67d9265801f1c07601e4a208",
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    "orientation": "portrait"
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    "path": "cases/67d80525df28417602ba1dcf/
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    "orientation": "portrait"
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    "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284376115_IMG20250318WA0126.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284375969_IMG20250318WA0130.jpg",
    "orientation": "portrait"
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"compositionImages": []
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    "min": "4458.00",
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"builtUpRateRange": {
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  "max": "4110.00"
},
"saleableRateRange": {
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  "max": "3425.00"
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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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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  },
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "quantity": "0.00",
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  "status": true,
  "isEditable": true
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"totalValues": {
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"status": true,
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  "additionValueDetails": [],
  "lessValueDetails": []
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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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"finalValuationArea": "505.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d80525df28417602ba1dcf",
"ownerName": "Mr. Rajendra Narayan Walke & Mr. Sanjay Narayan Walke",
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"ownerPhoneNo": "9167108088",
"appAddress": "Flat no B/401 4 th floor B-wing Ram leela Apartment bldg no 2 Village
Kopri Virar East 401303",
"remark": "Site visit key ley Bank letter deya hey Shardha madam mob no hey Contact
Presan mey No call please direct visit ",
"documents": [
{
  "documentType": {
    "label": "Approved Building Plan",
    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "13/02/2009",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CIDCO/VVSR/CC/BP-4402/E/3974"
},
{
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  "displayStatus": true,
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document_1742210138420_1742210136446_Rajendra_Walker_Plan_copy.pdf",
  "fileName":
"document_1742210138420_1742210136446_Rajendra_Walker_Plan_copy.pdf"
},
{
  "documentType": {
    "label": " Agreement",
    "value": "652d16a0316e1359cebd3c15"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
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"inputs": {
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    "label": "Builder"
  },
  "Builder": "M/s. Om Sai Enterprises, a partnership firm",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Rajendra Narayan Walke & Mr. Sanjay Narayan Walke",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 3222/2015"
},
"isHardCopy": false,
"displayStatus": true,
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document_1742558541170_Sale_Deed.pdf",
"fileName": "document_1742558541170_Sale_Deed.pdf"
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    "value": "60ae1247aa6d152c1801b2ea"
  },
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    "toPage": 0
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  "inputs": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
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      "label": "No"
    },
    "No": " CIDCO/VVSR/CC/BP-4402/E/3974"
  }
}
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    "fileName": "document_1742558671105_CC.pdf"
  }
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"caseNumber": "014957",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "110928",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 17 2025 11:19:00 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajendra Narayan Walke & Mr. Sanjay Narayan Walke",
    "phone": "9167108088",
    "ownershipShare": "",
    "email": "",
    "id": "612093"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "327778",
    "selectAreaTypeDocument": "Saleable",
    "totalAreaDocument": "505",
    "squareMeterArea": "46.92",
  }
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"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
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"images": [],
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"area": "291.67",
"squareMeterArea": "27.10",
"expectedRate": "4457.09",
"percentage": ""
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"builtUpArea": {
"area": "350.00",
"squareMeterArea": "32.52",
"expectedRate": "3714.29",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Flat",
"area": "350",
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"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "1300000.00",
"expectedRate": "4457.09",
"builtUpExpectedRate": "1300000.00",
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"id": "652868"
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    "squareMeterArea": "28.26",
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  "builtUpArea": {
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    "squareMeterArea": "33.91",
    "expectedRate": "4109.59",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "40.69",
    "expectedRate": "3424.66",
    "percentage": "20"
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "1500000",
  "expectedRate": "4931.45",
  "builtUpExpectedRate": "1500000",
  "image": "cases/67d80525df28417602ba1dcf/
indicator_1742555753635_Image.png",
  "squareMeter": "33.91",
  "id": "363088"
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{
  "carpetArea": {
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    "squareMeterArea": "25.16",
    "expectedRate": "4800.06",
    "percentage": ""
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  "builtUpArea": {
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    "area": "325.00",
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    "expectedRate": "4000.00",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "36.23",
    "expectedRate": "3333.33",
    "percentage": "20"
  },
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "1300000",
  "expectedRate": "4800.06",
  "builtUpExpectedRate": "1300000",
  "image": "cases/67d80525df28417602ba1dcf/
indicator_1742555783166_Image.png",
  "squareMeter": "30.19",
  "id": "857391"
}
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    "path": "cases/67d80525df28417602ba1dcf/
externalImg_1742284375855_IMG20250318WA0132.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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"orientation": "portrait"
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  "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284375950_IMG20250318WA0134.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67d9265801f1c07601e4a206",
  "name": "externallmg_1742284375969_IMG20250318WA0130.jpg",
  "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284375969_IMG20250318WA0130.jpg",
  "orientation": "portrait"
},
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  "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284376015_IMG20250318WA0131.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_1742284376037_IMG20250318WA0127.jpg",
  "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284376037_IMG20250318WA0127.jpg",
  "orientation": "portrait"
},
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  "path": "cases/67d80525df28417602ba1dcf/
externallmg_1742284376047_IMG20250318WA0128.jpg",
  "orientation": "portrait"
}
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},
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externallmg_1742284376077_IMG20250318WA0129.jpg",
  "orientation": "portrait"
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externallmg_1742284376115_IMG20250318WA0126.jpg",
  "orientation": "portrait"
},
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externallmg_1742284376133_IMG20250318WA0125.jpg",
  "orientation": "portrait"
},
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  "_id": "67d9265801f1c07601e4a20d",
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    "size": "133116",
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Apartment, Next to New Satyam Catholic School, Village - Kopri, Taluka - Vasai, District
- Palghar, Virar (East), PIN - 401 303, State - Maharashtra, India",
"updatedAtBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Rajendra Narayan Walke ",
"email": "",
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Composition :			
Other Composition :			