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{
  "typeOfReport": {
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "63ae8d68191f7b344b0055e3"
    },
    "firstName": "NUTESH BHOIR",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b29",
    "email": "nutesh.bhoir@cosmosbank.in",
    "mobileNo": "9923159828",
    "workMobileNo": "9923159828",
    "lastName": "BHOIR"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 3750,
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  "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": "VASAI (WEST) BRANCH",
  "branchCode": "",
  "mobileNo": "020-67086708",
  "alternateMobileNo": "",
  "email": "nutesh.bhoir@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Morya Shopping Centre, S.No. 16, H.No. 10 & 11, NAVGHAR, \nAmbadi
Road, Vasai (West), Palghar - 401 202."
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"assetsClass": {
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  "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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"_id": "659ccce98f39506e83489828",
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"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
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"designation": "",
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"lastName": "Jadhav",
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"firstName": "Jayaraja",
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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      "number": "IBBI/RV/07/2018/10366"
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        "value": "FIIV",
        "label": "FIIV"
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      "number": "CAT-I-F-1763"
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        "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.82051214487502"
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"geo": {
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  "label": true
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"key": "taluka",
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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"value": "",
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  "label": false
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  "value": "",
  "label": false
}
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    "label": "R.C.C. slab"
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  "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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  "populationGroupList": {
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    "label": "Urban"
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  "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": "C Wing of Casa Terraza",
    "south": "Internal Road & Open Plot",
    "east": "A' Wing of Casa Terraza"
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  "asPerDocumentAgreement": {
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    "south": "Information not available",
    "east": "Information not available"
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    "asPerActual": {
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      "east": "Lobby / Flat No. 503",
      "south": "Flat No. 501",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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    "west": "Information not available"
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    "status": true
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  "taxies": {
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    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "+ Balcony + Dry Balcony + Flowerbed Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"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": []
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"compositeRate": {
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  "buildingServicesDepreciatedRate": "300",
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"depreciatedBuildingRate": "2200"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "59300",
  "landRate": "15500",
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  "squareMeterGuideLineRate": "62265.00",
  "squareFeetGuideLineRate": "5785.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "92",
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  "squareFeetGuideLineRate": "5437.00",
  "squareMeterGuideLineRate": "58524.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "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 VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car Parking Space No. 19",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "418.80",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67d950d401f1c07601e4ef15/
routeMap_1742383792669_Image.png",
"routeLat": "19.382438",
"routeLng": "72.821046",
"stationName": "Vasai Road",
"routeDistance": "1.9 km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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  "finallatLng": false
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  {
    "id": "lysud",
    "name": "lysud",
    "image": "cases/67d950d401f1c07601e4ef15/
routeMap_1742383640929_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "12",
    "depreciatedCostOfConstruction": "125700.00",
    "totalFairMarketValue": "5318700.00"
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"outward": {
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},
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"underConstruction": {
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    "isHideFloor": false,
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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"window": {
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
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  "isHideFloor": false,
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"externalPainting": {
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "status": false
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      "orientation": "portrait"
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      "path": "cases/67d950d401f1c07601e4ef15/externallmg_1742391504518_1.jpg",
      "orientation": "portrait"
    }
  ],
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67d950d401f1c07601e4ef15/
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    "orientation": "portrait"
  },
}
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  "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "17095.00"
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  "builtUpRateRange": {
    "min": "11889.00",
    "max": "14246.00"
  },
  "saleableRateRange": {
    "min": "11033.00",
    "max": "11033.00"
  }
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    "quantity": "0.00",
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    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
taskStatus": {
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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",
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leadType": {
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  "value": "LEAD"
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siteVisitType": "FULL",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d950d401f1c07601e4ef15",
"ownerName": "Mr. Shubham Maurya & Mrs. Shila Devi",
"ownerPhoneNo": "8953649965",
"appAddress": "FLAT NO 502 B WING CASA TERRAZA BLDG DIWANMAN VASAI
WEST PALGHAR ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "12/03/2005",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Megha Shailesh Bansode & Mr. Shailesh Sampat Bansode",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Shubham Maurya & Mrs. Shila Devi",
      "number": {
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        "label": "Registration No"
      },
      "Registration_No": " 3859/2025"
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    "displayStatus": true,
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    "fileName":
"document_1742295134469_1742294936802_Shubham_maurya_agreement.pdf"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
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    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Vasai_Virar_City_Municipal_Corporation",
        "label": "Vasai Virar City Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": " VVCMC/TP/POC/VP-4651/19/2017-18"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "229297",
  "path": "cases/67d950d401f1c07601e4ef15/document_1742385542837_OC.pdf",
  "fileName": "document_1742385542837_OC.pdf"
},
{
  "documentType": {
    "label": "Revised Development Permission",
    "value": "60ae1268aa6d152c1801b383"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  }
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"attachInReport": false,
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Vasai Virar City Municipal Corporation"
},
"isHardCopy": false,
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"path": "cases/67d950d401f1c07601e4ef15/
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"fileName": "document_1742385767882_Revised_CC.pdf"
}
],
"caseNumber": "014989",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "582714",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 18 2025 10:54:12 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shubham Maurya & Mrs. Shila Devi",
    "phone": "8953649965",
    "ownershipShare": "",
    "email": "",
    "id": "738457"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "540990",
    "name": "Living Room",
    "length": "9.25",
    "length1": "9",
    "length2": "3",
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"width1": "13",
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"images": [],
"extraAreas": [],
"finalArea": "126.42"
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "19.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.69"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "5.92",
  "length1": "5",
  "length2": "11",
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  "width1": "6",
  "width2": "8",
  "totalArea": "39.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.44"
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{
  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.42",
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  "length2": "5",
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  "width1": "3",
  "width2": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "24.60"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "89.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "89.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Cupboard",
  "length": "1.92",
  "length1": "1",
  "length2": "11",
  "width": "5.42",
  "width1": "5",
  "width2": "5",
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"totalArea": "10.38",
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"extraAreas": [],
"finalArea": "10.38"
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "22.80",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.80"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "4.17",
    "length1": "4",
    "length2": "2",
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    "width1": "9",
    "width2": "5",
    "totalArea": "39.24",
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"images": [],
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"finalArea": "39.24",
"percentageBeforeTotal": "39.24",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "2.08",
  "length1": "2",
  "length2": "1",
  "width": "5.75",
  "width1": "5",
  "width2": "9",
  "totalArea": "11.98",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.98",
  "percentageBeforeTotal": "11.98",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
```

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"id": "3",
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"finalArea": "12.08",
"percentageBeforeTotal": "12.08",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement for sale",
    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "956914",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "349",
  "squareMeterArea": "32.42",
  "docFinalBuiltUp": "418.8",
  "docFinalBuiltUpSquareMeter": "38.904",
  "docBultupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "585.00",
    "squareMeterArea": "54.35",
    "expectedRate": "17094.02",
    "percentage": ""
  }
}
```

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},
"builtUpArea": {
  "area": "702.00",
  "squareMeterArea": "65.22",
  "expectedRate": "14245.01",
  "percentage": "20"
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"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "67dac5c62a6e19cd7a52df25",
"property": "Residential Flat ",
"area": "585",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "10000000",
"expectedRate": "17094.02",
"builtUpExpectedRate": "14245.01",
"image": "cases/67d950d401f1c07601e4ef15/
indicator_1742390330291_Image.png",
"squareMeter": "54.35",
"id": "764530"
},
{
  "carpetArea": {
    "area": "296",
    "squareMeterArea": "27.50",
    "expectedRate": "15878.38",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "355",
    "squareMeterArea": "32.98",
    "expectedRate": "13239.44",
    "percentage": ""
  },
  "saleableArea": {
    "area": "426.00",
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"squareMeterArea": "39.58",
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"percentage": ""
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"property": "Residential Flat ",
"area": "426",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "4700000",
"expectedRate": "11032.863849765257",
"builtUpExpectedRate": "13239.44",
"image": "cases/67d950d401f1c07601e4ef15/
indicator_1742390381238_Image.png",
"squareMeter": "39.58",
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Road, Near St. Francis High School, Village - Diwanman, Taluka - Vasai, District -
Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India",
"updatedBy": "60f91b6f344e052188ffd1fc",
"addressForMap": "",
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"contactPersonName": "Mr. Suresh Manker",
"email": "",
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"otherCompositionCarpetTotal": "63.30",
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"toBeAdded": "",
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```

Name	Length	Width	Total
Composition :			
Living Room	9'3"	13'8"	126.42
Passage	6'9"	2'11"	19.69
Kitchen	5'11"	6'8"	39.44
Toilet	6'5"	3'10"	24.60
Bedroom	9'4"	9'7"	89.44
Cupboard	1'11"	5'5"	10.38
Toilet	4'1"	5'7"	22.80
Other Composition :			
Balcony Area	4'2"	9'5"	39.24
Dry Balcony Area	2'1"	5'9"	11.98
Flowerbed	1'3"	9'8"	12.08