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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Sarika Dudhane",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418b5",
    "email": "sarika@cosmosbank.in",
    "mobileNo": "9930733599",
    "workMobileNo": "9930733599",
    "lastName": " Dudhane"
  },
  "fees": {
    "type": "fixed",
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    "discussWithPerson": "Sarika Dudhane",
    "expectedFees": 2322.7325,
    "quotedAmount": ""
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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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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
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  "firstName": "Pratik",
  "email": "pratikjain2277@gmail.com",
  "lastName": "Jain",
  "mobileNo": "9619286285",
  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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        "number": "IBBI/RV/07/2018/10366"
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    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "72.85740542873596"
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],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2024-07-11",
    "remark": "MANUAL_IN_TASK"
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]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "India",
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  "village": {
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"value": "Khari ",
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  "value": "Thane ",
  "label": true
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  "value": "Thane",
  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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"wing": {
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"key": "wing",
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  "label": false
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  "label": true
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  "key": "CTSNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
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  "value": "",
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  "value": "",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Bhayandar (East)",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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  }
}
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Rural"
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Sai Baba Nagar Road ",
  "south": "Sai Building ",
  "east": "Sadguru CHSL "
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    "south": "Details not available ",
    "west": "Details not available "
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  "asPerDocument": {
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    "west": "Details not available "
  },
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"title": "Boundaries of The Flat"
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The External Building is normal.",
"dateOfIssusApprovePlan": "As Occupancy certificate is received, it may be assumed
that construction is as per sanction plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_colored",
  "label": "Superior Colored"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1. At the time of site inspection, We observed that 1 RK is converted in to
1 BHK. ",
  "depreciationPercentage": "49.50000000000001",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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  "depreciatedBuildingRate": "1262.4999999999998"
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"igrRate": {
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"propertyName": "Residential",
"rate": "81400",
"landRate": "26500",
"igrImage": "cases/668d2979a7ea882b0985bc03/igr_1720761883545_Image.png",
"squareMeterGuideLineRate": "69190.00",
"squareFeetGuideLineRate": "6428.00"
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"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "67",
  "rate": "5119.00",
  "squareFeetGuideLineRate": "5119.00",
  "squareMeterGuideLineRate": "55102.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "7,500/- Expected Rental per Month ",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MBMC Norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No "
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  "roof": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "No",
    "label": "No"
  },
  "carParking": "Open Parking ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1991",
    "fullDate": "1/1/1991"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
    "value": "Normal",
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"label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Information Not Available"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "27",
"ageOfBuilding": "33",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "400.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
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routeMap_1720867484833_Image.png",
    "routeLat": "19.310167",
    "routeLng": "72.859595",
    "stationName": "Bhayandar",
    "routeDistance": "1 Km"
  },
  "finalLatLng": {
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    null
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  "type": "Point"
},
"showLocation": {
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  "finallatlng": true
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  {
    "id": "zz4kce",
    "name": "zz4kce",
    "image": "cases/668d2979a7ea882b0985bc03/
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  }
]
},
"valuation": {
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    "depreciationPercentage": "49.50000000000001",
    "depreciatedCostOfConstruction": "495000.00",
    "totalFairMarketValue": "3505000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"bookValueDocument": null,
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"outward": {
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"underConstruction": {
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    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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"label": "External Painting",
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"status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
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  ],
  "externalPhotos": [
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      "path": "cases/668d2979a7ea882b0985bc03/
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/668d2979a7ea882b0985bc03/
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    "orientation": "landscape"
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    "orientation": "landscape"
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  {
    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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    "_id": "6690ac318ee7784be9f23232",
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "10500.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "isEditable": true
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  "status": true,
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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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
},
createCase": "false",
type": "CASE",
leadType": {
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  "value": "LEAD"
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siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "400.00",
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isAdvanceInvoice": false,
status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
"_id": "668d2979a7ea882b0985bc03",
"ownerName": "Mr. Siddhesh Ramesh Mirgal And Mr. Ramesh Babya Mirgal",
"ownerPhoneNo": "9819717551",
"appAddress": "flat no - 305, 3rd floor, B Wing, NAV parichay co op hsg Ltd, saibaba
nagar, navghar road, BHAYANDAR east ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "The_Transferor",
        "label": "The Transferor"
      },
      "The_Transferor": "Mr. Bilas Bimal Pora ",
      "to": {
        "value": "The_Transferee",
        "label": "The Transferee"
      },
      "The_Transferee": "Mr. Siddhesh Ramesh Mirgal & Mr. Ramesh Babya Mirgal ",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "2078 / 2023"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "130994",
    "path": "cases/668d2979a7ea882b0985bc03/document_1720527185949_17205270
64905_Siddhesh_mirgal__CB_Dadar__Sarika.pdf",
    "fileName": "document_1720527185949_1720527064905_Siddhesh_mirgal__CB_D
adar__Sarika.pdf"
  },
  {
    "documentType": {
      "value": "60ae1257aa6d152c1801b335",
      "label": "Society Registration Certificate"
    },
  },
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"inputs": {
  "documentDate": "25/01/1993",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "TNA (TNA) / HSG / (T.C.) / 5586 / 92 - 93"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/668d2979a7ea882b0985bc03/
document_1720863263102_48994.pdf",
"id": "401280",
"uploadedBy": "657157794999312746cdc402",
"createdAt": "Sat Jul 13 2024 15:04:23 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "Javak No. 30830 / 90 - 91"
  },
  "isHardCopy": false,
  "displayStatus": true,
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05_Siddhesh_mirgal__CB_Dadar__Sarika.pdf",
  "path": "cases/668d2979a7ea882b0985bc03/document_1720864228342_document
_1720527185949_1720527064905_Siddhesh_mirgal__CB_Dadar__Sarika.pdf",
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  "uploadedBy": "657157794999312746cdc402",
  "createdAt": "Sat Jul 13 2024 15:20:35 GMT+0530 (India Standard Time)"
}
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 09 2024 17:43:45 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Siddhesh Ramesh Mirgal And Mr. Ramesh Babya Mirgal",
    "phone": "9819717551",
    "ownershipShare": "",
    "email": "",
    "id": "841934"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "356362",
    "name": "Living Room",
    "length": "21.08",
    "length1": "21",
    "length2": "1",
    "width": "8.08",
    "width1": "8",
    "width2": "1",
    "totalArea": "170.42",
    "images": [],
    "extraAreas": [],
    "finalArea": "170.42"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "1",
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"length": "3.83",
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"images": [],
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
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  "width1": "9",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "89.42"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "5.58",
  "length1": "5",
  "length2": "7",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
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  "images": [],
  "extraAreas": [],
  "finalArea": "33.50"
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  "measurementType": {
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  "id": "4",
  "name": "Bathroom",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "11.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.10"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "3.00",
  "width1": "3",
  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },

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"docMeasurementType": {
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  "label": "Square Feet"
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"id": "457141",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "400",
"squareMeterArea": "37.16",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "25",
"docFinalSaleable": "500.00",
"docFinalSaleableSquareMeter": "46.45"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
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    "squareMeterArea": "35.61",
    "expectedRate": "11739.23",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "460.00",
    "squareMeterArea": "42.74",
    "expectedRate": "9782.61",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
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  "property": "RK Aparment, Navghar Road, Bhayander East",
  "area": "460",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "1",
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"source": "https://www.99acres.com/",
"expectedPrice": "4500000",
"expectedRate": "11739.23",
"builtUpExpectedRate": "4500000",
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indicator_1720761576276_Image.png",
"squareMeter": "42.74",
"id": "319163"
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{
"carpetArea": {
"area": "583.33",
"squareMeterArea": "54.19",
"expectedRate": "11142.92",
"percentage": ""
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"builtUpArea": {
"area": "700.00",
"squareMeterArea": "65.03",
"expectedRate": "9285.71",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Nav Parichay Apartment, Bhayander East",
"area": "700",
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"saleablePercentage": "0",
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"source": "square_yards",
"expectedPrice": "6500000",
"expectedRate": "11142.92",
"builtUpExpectedRate": "6500000",
"image": "cases/668d2979a7ea882b0985bc03/
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"squareMeter": "65.03",
"id": "324062"
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  "builtUpArea": {
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    "squareMeterArea": "37.16",
    "expectedRate": "10500.00",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "_id": "6690be220f434e4ba85518cf",
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "4200000",
  "expectedRate": "12600.13",
  "builtUpExpectedRate": "4200000",
  "image": "cases/668d2979a7ea882b0985bc03/
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  "squareMeter": "37.16",
  "id": "414700"
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],
"externalImages": [
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    "status": false,
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    "name":
"externalImg_1720757296920_WhatsApp_Image_20240711_at_200422_1.jpeg",
    "path": "cases/668d2979a7ea882b0985bc03/
externalImg_1720757296920_WhatsApp_Image_20240711_at_200422_1.jpeg",
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    "orientation": "portrait"
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Name	Length	Width	Total
Composition :			
Living Room	21'1"	8'1"	170.42
Kitchen	3'10"	8'5"	32.26
Bedroom	9'8"	9'3"	89.42
Passage	5'7"	6'0"	33.50
Bathroom	3'5"	3'3"	11.10
WC	4'0"	3'0"	12.00
Other Composition :			