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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Client",
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    "_id": "5fc732036229d08b9423111b",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-2224476018"
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  "fees": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "000011",
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  "name": "Dadar Branch ",
  "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": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Pratik",
  "email": "pratikjain2277@gmail.com",
  "lastName": "Jain",
  "mobileNo": "9619286285",
  "designation": "",
  "shortName": "Pratik",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdcf2"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "designation": "",
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    "lastName": "Khedekar",
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  "valuers": []
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    "dateTime": "22/07/2024 12:00 am"
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"visitedDate": [
  {
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": false
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  "value": "",
  "label": false
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  "value": "B ",
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "value": "308",
  "label": false
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  "value": "",
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  "label": true
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  "value": "",
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    "label": "R. C. C. Slab"
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    "label": "Marble Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
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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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  "label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "south": "Residential Building",
  "east": "Jay Bharati Apartment"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "south": "",
    "east": ""
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    "auto": {
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      "status": true
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      "status": true
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
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    "label": "Ordinary"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "36",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9592",
  "depreciatedBuildingRate": "1792"
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"igrRate": {
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  "rate": "54600.00",
  "landRate": "16000",
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  "squareFeetGuideLineRate": "5073.00"
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  "squareMeterGuideLineRate": "45336.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "6\"_Thk._Brick_Masonry",
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},
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"constructionWorkStatus": {
"value": "Completed",
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"label": "Plain Looking"
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"month": "1",
"year": "2000",
"fullDate": "1/1/2000"
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"label": "R.C.C. Framed"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
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    "label": "Approx."
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "36",
  "ageOfBuilding": "24",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "3",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "0.00"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6699f3a935f7d73f39344858/
routeMap_1721907720291_Image.png",
    "routeLat": "19.308167",
    "routeLng": "72.847667",
    "stationName": "Bhayandar",
    "routeDistance": "1.1 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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  "name": "wwe53a",
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},
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    "depreciatedCostOfConstruction": "479808.00",
    "totalFairMarketValue": "4565792.00"
  },
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  "kitchenArrangementsRate": "0",
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  "totalpotentialValueRate": "0",
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"bookValueDocument": null,
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"rateVerify": {
  "status": false
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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"percentage": "0.00",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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"reportImages": {
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    "orientation": "landscape"
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    "max": "12001.00"
  },
  "builtUpRateRange": {
    "min": "9027.00",
    "max": "10001.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
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    "isEditable": false
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    "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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"title": "Potential value, if any",
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"estimatedValue": "0.00",
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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"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",
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isExternalReport": false,
isSiteMeasurementAllowed": true,
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "6699f3a935f7d73f39344858",
"ownerName": "Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani",
"ownerPhoneNo": "8291537067",
"appAddress": "Residential Flat No. 308,3Floor,B-wing,J.P.Nagar E Premises CHS,
Bhayander West ",
"remark": "Mobile No. - 8291537067",
"documents": [
  {
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      "label": "Previous Valuation Report",
      "value": "60ae1248aa6d152c1801b2ee"
    },
    "inputs": {
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    },
    "isHardCopy": false,
    "displayStatus": false,
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    "path": "cases/6699f3a935f7d73f39344858/document_1721365415906_35677.pdf",
    "fileName": "document_1721365415906_35677.pdf"
  },
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "25/03/2022",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mrs. Kalpna Vasant Parmar Alias Kalpana Vasant Parmar & Mr. Vasant
Sankarlal Parmar",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    },
  },
]
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"purchaser": "Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani",
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  "label": "Document No"
},
"Document_No": "5422/2022"
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"displayStatus": true,
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"id": "873723",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Jul 25 2024 17:34:18 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "010003",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "574094",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jul 19 2024 10:33:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Tejas Rajesh Vajani & Mrs. Rajeshri Rajesh Vajani",
    "phone": "8291537067",
    "ownershipShare": "",
    "email": "",
    "id": "384021"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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      "label": "Square Feet"
    }
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"name": "Living Room",
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"width": "8.67",
"width1": "8",
"width2": "8",
"totalArea": "166.11",
"images": [],
"finalArea": "166.11",
"extraAreas": []
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "30.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.61"
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    "label": "Square Feet"
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  "length": "5.25",
  "length1": "5",
  "length2": "3",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "16.62",
  "images": [],
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"finalArea": "16.62"
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    "label": "Square Feet"
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  "name": "WC",
  "length": "3.25",
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  "length2": "3",
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  "width1": "3",
  "width2": "8",
  "totalArea": "11.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.92"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "16.17",
  "length1": "16",
  "length2": "2",
  "width": "8.17",
  "width1": "8",
  "width2": "2",
  "totalArea": "132.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "132.03"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "",
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"length1": "9",
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"width2": "5",
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"images": [],
"finalArea": "58.28",
"extraAreas": []
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "id": "846138",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "476",
  "squareMeterArea": "44.22",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
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    "squareMeterArea": "38.55",
    "expectedRate": "11084.34",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "498.00",
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"squareMeterArea": "46.27",
"expectedRate": "9236.95",
"percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"property": "Nalanda Building Shiv Sena Galli Bhayandar ",
"area": "415.00",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "4600000.00",
"expectedRate": "11084.34",
"builtUpExpectedRate": "9236.95",
"image": "cases/6699f3a935f7d73f39344858/
indicator_1721373703870_Image.png",
"squareMeter": "38.55",
"id": "799367"
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{
  "carpetArea": {
    "area": "209.00",
    "squareMeterArea": "19.42",
    "expectedRate": "11961.72",
    "percentage": ""
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  "builtUpArea": {
    "area": "251.00",
    "squareMeterArea": "23.32",
    "expectedRate": "9960.16",
    "percentage": ""
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  "saleableArea": {
    "area": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
  }
}
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},
"printlnReport": true,
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"property": "1 RK Flat In Manav Mandir Society For Sale In Mira Bhayandar",
"area": "251.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "2500000.00",
"expectedRate": "11961.72",
"builtUpExpectedRate": "2500000.00",
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indicator_1721373766286_Image.png",
"squareMeter": "23.32",
"id": "450019"
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{
"carpetArea": {
"area": "470.00",
"squareMeterArea": "43.66",
"expectedRate": "10851.06",
"percentage": ""
},
"builtUpArea": {
"area": "565.00",
"squareMeterArea": "52.49",
"expectedRate": "9026.55",
"percentage": ""
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": "1 BHK Flat In Suryalock Apprtment Bhayandar W",
"area": "565.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
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"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5100000.00",
"expectedRate": "10851.06",
"builtUpExpectedRate": "5100000.00",
"image": "cases/6699f3a935f7d73f39344858/
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"squareMeter": "52.49",
"id": "316164"
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{
"carpetArea": {
"area": "166.66",
"squareMeterArea": "15.48",
"expectedRate": "12000.48",
"percentage": ""
},
"builtUpArea": {
"area": "199.99",
"squareMeterArea": "18.58",
"expectedRate": "10000.50",
"percentage": ""
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "New Nirmal Nagar CHSL, Ambaji Street, Bhayannder West",
"area": "199.99",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "2000000.00",
"expectedRate": "12000.48",
"builtUpExpectedRate": "2000000.00",
"image": "cases/6699f3a935f7d73f39344858/
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    "orientation": "portrait"
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    "name":
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    "path": "cases/6699f3a935f7d73f39344858/
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    "path": "cases/6699f3a935f7d73f39344858/
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    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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externalImg_1721894372117_WhatsApp_Image_20240725_at_124835_2.jpeg",
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    "status": false,
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profilePhoto_1681212511436_IMG3094.jpg"
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"updatedAt": "2024-07-25T12:21:09.365Z",
"__v": 0,
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
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"finalBuiltUpPercentage": "0",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 476.00",
"flatRate": "10600",
"fullAddress": "Residential Flat No. 308, 3rd Floor, Wing - B , J. P. Nagar 'E' Co-op.
Hsg. Soc. Ltd., Ambaji Street , Janta Nagar Road, Village - Bhayandar, Bhayandar
(West), Taluka - Thane, District - Thane, PIN Code - 401 101, State - Maharashtra,
India",
"landOtherRate": "7800",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
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"finalSaleablePercentage": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Passage + Toilet + WC",
"carpetTotal": "415.57000000000005",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
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"finalCarpetArea": "415.57",
"finalSalableArea": "548.55",
"salablePercentage": "10",
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"siteVisitDate": "2024-07-25",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
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Name	Length	Width	Total
Composition :			
Living Room	19'2"	8'8"	166.11
Passage	9'8"	3'2"	30.61
Toilet	5'3"	3'2"	16.62
WC	3'3"	3'8"	11.92
Bedroom	16'2"	8'2"	132.03
Bedroom	9'1"	6'5"	58.28
Other Composition :			