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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Reshma",
    "type": "CREDITOFFICER",
    "_id": "66488ee66f40574290c1d472",
    "lastName": "Kulkarni",
    "mobileNo": "",
    "workMobileNo": "8591096604",
    "email": "1thane@cosmosbank.in"
  },
  "fees": {
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    "quotedAmount": ""
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"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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  "branchCode": "000005",
  "type": "BRANCH",
  "name": "Naupada",
  "email": "thane@cosmosbank.in",
  "mobileNo": "022-25345923",
  "alternateMobileNo": "",
  "address": "Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India.\r\n",
  "ledgerName": "",
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  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land & Building / Immovable Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"staff": {
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  "_id": "627222afafd7d55eddeddd82",
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
  "mobileNo": "9821518537",
  "shortName": "PS",
  "workWithDocumentMaker": "60f915d3f3dd69653a592199",
  "profilePhoto": "users/627222afafd7d55eddeddd82/
profilePhoto_1668057073669_Pratibha_Photo.jpg"
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f9462345132d6a6bddb9d5",
  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
  "profilePhoto": "users/64cde526dc9f3034f3fefa49/
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"maker": {
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  {
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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    ]
  }
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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"location": {
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  "longitude": "72.79242138166614"
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      "remark": ""
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    {
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      "dateTime": "2024-07-23",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "value": "3BHK",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "key": "floorNo",
  "value": "3",
  "label": false
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  "label": true
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  "label": true
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  "value": "Walkeshwar",
  "label": false
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"label": true
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  "key": "buildingName",
  "value": "Sushant Building",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "value": "PIN Code - 400 006",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Italian Marble Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
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}
},
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": "Sea Crest Apartment",
    "west": "Bhagwanlal Indrajit Road",
    "south": "Ratneshwar Mahadev Temple",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
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      "south": "Details not available",
      "west": "Details not available"
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  },
}
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"isDisplay": false,
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_white",
  "label": "Superior White"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "Property has a sea view.",
  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "69212.5",
  "depreciatedBuildingRate": "1712.5"
},
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"igrRate": {
  "propertyName": " Residential Flat",
  "rate": "705320",
  "landRate": "336940",
  "igrImage": "cases/669b63e9e4681c3f5823bad2/igr_1721893600591_Image.png",
  "squareMeterGuideLineRate": "705320.00",
  "squareFeetGuideLineRate": "65526.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
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  "squareFeetGuideLineRate": "58339.00",
  "squareMeterGuideLineRate": "627960.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2003",
    "fullDate": "1/1/2003"
  },
  "planningArea": {
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    "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": {
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"value": "Good",
"label": "Good"
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"materialUsedList": {
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"buildingSpecification": {
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"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "Information_not_available",
"label": "Information not available"
},
"visibleDamageInBuilding": {
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"label": "Information not available"
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "1"
},
"finalPlinthArea": {
  "area": "1564.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Other"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1721969932871_Image.png",
    "routeLat": "18.948972",
    "routeLng": "72.792469",
    "stationName": "Mumbai Central Railway Station",
    "routeDistance": "4.4 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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"showLocation": {
  "latlng": false,
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  {
    "id": "627kqp",
    "name": "627kqp",
    "image": "cases/669b63e9e4681c3f5823bad2/
routeMap_1721969758107_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "31.499999999999996",
    "depreciatedCostOfConstruction": "1231650.00",
    "totalFairMarketValue": "108248350.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "status": false
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  "status": false
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  "status": false
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    }
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    },
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      "status": false,
      "_id": "66a08d34b178c60d94835fa8",
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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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    "orientation": "portrait"
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externallmg_1721797938461_1721797828714_image_3.jpeg",
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"compositionImages": []
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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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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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "669b63e9e4681c3f5823bad2",
"ownerName": "Mr. Tushar S. Shah",
"ownerPhoneNo": "9833402732",
"fullAddress": "Residential Flat No. 301, 3rd Floor, Sushant Building, Bhagwandas
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Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, India",

"remark": "",

"documents": [

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 "documentType": {  
 "value": "60af48bf2ffdf65bcd6585fa",  
 "label": "Agreement for sale"

},

"inputs": {  
 "documentDate": "14/08/1993",  
 "from": {  
 "value": "The\_Owner",  
 "label": "The Owner"

},

"The\_Owner": "Shri. Ratneshwar Temple and Smt. Kesharbai Jamnadas Majithia Hindu Santorium Trust",

"to": {  
 "value": "The\_Tenant",  
 "label": "The Tenant"

},

"The\_Tenant": "Mr. Tushar S. Shah",

"number": {  
 "value": "No",  
 "label": "No"

},

"No": "8698 / 2022"

},

"isHardCopy": false,  
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"fileName": "document\_1721908552822\_Cosmos\_NaupadaTushar\_Shah\_1.pdf"

},

{  
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 "label": "Previous Valuation Report"

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 "value": "Document\_No",  
 "label": "Document No"

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  },
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Jul 25 2024 17:31:50 GMT+0530 (India Standard Time)"
},
{
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    "label": "No Objection Certificate "
  },
  "inputs": {
    "documentDate": "20/03/2019",
    "remark": "issued by Shri. Ratneshwar Temple & Smt. Kesarbai Jamnadas Majithia
Hindu Sanatorium Trust"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/669b63e9e4681c3f5823bad2/
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  "id": "486234",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Jul 25 2024 17:34:39 GMT+0530 (India Standard Time)"
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],
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  "label": "Retail"
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    "id": "243209",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jul 20 2024 12:44:49 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Tushar S. Shah",
    "phone": "9833402732",
    "ownershipShare": "",
    "email": "",
    "id": "264123"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "images": [],
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    "extraAreas": []
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      "label": "Square Feet"
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    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "100.00",
    "images": [],
    "extraAreas": [],
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]
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"finalArea": "100.00"
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  "length": "20.00",
  "length1": "20",
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  "width1": "10",
  "width2": "0",
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  "name": "Bedroom",
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "5",
  "name": "Store Room",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "25.00",
  "images": [],
  "finalArea": "25.00",
  "extraAreas": []
},
}
```



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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
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  "width1": "3",
  "width2": "00",
  "totalArea": "51.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "51.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "19.00",
  "length1": "19",
  "length2": "0",
  "width": "2.00",
  "width1": "2",
  "width2": "0",
  "totalArea": "38.00",
  "images": [],
  "finalArea": "38.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
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"width": "6.00",
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
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  "totalAreaDocument": "1564",
  "squareMeterArea": "145.3",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltpPercentage": "",
  "docSaleablePercentage": "20",
  "docFinalSaleable": "1876.8",
  "docFinalSaleableSquareMeter": "174.36"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
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    "squareMeterArea": "290.97",
    "expectedRate": "92592.59",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "3758.40",
    "squareMeterArea": "349.17",
    "expectedRate": "77160.49",
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    "percentage": "20"
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    "percentage": ""
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  "floor": "",
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  "expectedPrice": "290000000",
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  "floor": "",
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    "filename": "1721893670545_Calculation_Sheet_NEW_COSMOS.xlsx",
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"updatedAt": "2024-07-26T07:10:46.196Z",
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"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Jagdish ( House Maid ) - Person met on site / Mr. Tushar
S. Shah",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self ",
"siteVisitContactNo": "9833402732",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Other",
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"finalCarpetConvertToBuiltUpPer": "0",
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"finalValuationAreaString": "Built Up Area in Sq. Ft. = 1564.00",
"flatRate": "70000",
"landOtherRate": "67500",
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  "roadFacing": false,
  "mall": false
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"briefDescOfProperty": "3 Bedroom + Living Room + Dining + Store Room + 4 Toilet",
"carpetTotal": "1313",
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"builtupPercentage": "10",
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"finalCarpetArea": "1313.00",
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"toBeAdded": "",
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"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	25'0"	15'0"	375.00
Dining	10'00"	10'00"	100.00
Bedroom	20'0"	10'0"	200.00
Bedroom	20'0"	10'0"	200.00
Bedroom	16'0"	17'0"	272.00
Store Room	4'00"	4'00"	16.00
Toilet	5'0"	5'0"	25.00
Toilet	17'00"	3'00"	51.00
Toilet	19'0"	2'0"	38.00
Toilet	6'00"	6'00"	36.00
Other Composition :			