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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9fb"
    },
    "firstName": "Pooja",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418ed",
    "email": "Pooja@cosmosbank.in",
    "mobileNo": "9870363651",
    "workMobileNo": "9870363651",
    "lastName": "Madam"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 4727.3225,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9fb",
  "branchCode": "000015",
  "type": "BRANCH",
  "name": "Vile Parle (East) Branch",
  "email": "vileparle@cosmosbank.in",
  "mobileNo": "912226191096",
  "alternateMobileNo": "",
  "address": "Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile
Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "62723addafd7d55eddeddfe4",
  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62723addafd7d55eddeddfe4/
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f949ce45132d6a6bddbcc3",
  "role": "SITEENGINEER",
  "firstName": "Tushar ",
  "email": "tusharbhuwad90@gmail.com",
  "lastName": "Bhuwad",
  "mobileNo": "9082053889",
  "designation": "",
  "shortName": "TSB",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f949ce45132d6a6bddbcc3/
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},
"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
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  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
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"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
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"checker": {
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
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  "shortName": "VS",
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  "designation": ""
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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": [
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          "label": "IBBI"
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        "number": "IBBI/RV/07/2018/10366"
      }
    ],
  },

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  "title": {
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "value": "BANK"
},
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  "latitude": "19.11305422012237",
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19.11305422012237
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  "schedule": [
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      "dateTime": "29/07/2024 02:39 pm"
    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-07-31",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "3BHK",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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"floorNo": {
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  "key": "floorNo",
  "value": "3",
  "label": false
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  "name": "Building No",
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Mumbai Suburban ",
  "label": true
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"city": {
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  "value": "",
  "label": false
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  "key": "tahasilNo",
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"taluka": {
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  "key": "taluka",
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"label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Ten Square Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"wing": {
  "status": false,
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "100/1/2 & 100/1/3",
  "label": true
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  "value": "",
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"selectNo": {
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  "value": "301",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
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  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "status": false,
  "name": "Gut No.",
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    "label": true
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    "name": "Postal Code",
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    "value": "PIN - 400 053",
    "label": false
  },
  "suburb": {
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    "name": "Suburb",
    "key": "suburb",
    "value": "Andheri (East)",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
},

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"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Internal Road ",
    "west": "Jiva Mahale Road ",
    "south": "Jumbo Darshan Society ",
    "east": "Western Express Highway"
  },
  "asPerDocumentAgreement": {
    "north": "Details not available ",
    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Flat No. 302",
      "east": "Marginal Space ",
      "south": "Marginal Space ",
      "west": "Marginal Space "
    },
    "asPerDocument": {
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
    }
  },
}
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"isDisplay": true,
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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": "As Part Occupancy Certificate is received may be
assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Agreement Carpet area is 1,066.00 Sq. Ft. and Carpet area as per
measurement is 970.00 Sq. Ft. For the purpose of valuation we have considered least
area i.e. measured Carpet area.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
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"rate": "215850",
"landRate": "108770",
"igrImage": "cases/66a750822282636f80b26034/igr_1722496452224_Image.png",
"squareMeterGuideLineRate": "215850.00",
"squareFeetGuideLineRate": "20053.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "19556.00",
  "squareFeetGuideLineRate": "19556.00",
  "squareMeterGuideLineRate": "210496.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Bill No. KE0604190880007 ",
  "taxPaidHolderName": "Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni
\n",
  "taxAmount": "Rs. 44002/-",
  "electricityServiceConnectionNo": "Consumer No. 9000 0104 3083",
  "meterCardHolderName": "Mr. Ashish Vidyadhar Kulkarni ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
  },
  "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"
  },
  "qualityOfConstruction": {
    "value": "Good",
    "label": "Good"
  },
  "materialUsedList": {
    "value": "Good",
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"label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1067.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66a750822282636f80b26034/
routeMap_1722508473685_Image.png",
    "routeLat": "19.111889",
    "routeLng": "72.853444",
    "stationName": "Gundavali",
    "routeDistance": "600 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
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"latlng": false,
"finallatlng": false
},
"locationMapImg": [
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    "id": "gniuxq",
    "name": "gniuxq",
    "image": "cases/66a750822282636f80b26034/
routeMap_1722508169458_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "2987600.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "30070000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
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      "orientation": "portrait"
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      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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  "isEditable": true
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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
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  "value": "LEAD"
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni",
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"ownerPhoneNo": "9833872802",
"appAddress": "flat no - 301, 3rd floor, 10; square, jivamahale road, kol dongri,
vileparle East ",
"remark": "",
"documents": [
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    "from": {
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      "label": "Promoter"
    },
    "Promoter": "M/s. Vijay Chhotalal Kamdar ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni",
    "number": {
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      "label": "No"
    },
    "No": "8197 / 2015"
  },
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    "label": "Part Occupancy Certificate"
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      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
}
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  "inputs": {
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    "remark": " issued by Ten Square Co-Op. Hsg. Soc. Ltd",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "7"
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  "id": "847865",
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  "fileName": "document_1722504264222_Agreement.pdf"
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    "label": "Property Tax Bill"
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}
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"inputs": {
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  "to": {
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  "number": {
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    "label": "No"
  },
  "No": "KE0604190880007"
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    "label": "Society Maintenance Bill"
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  "inputs": {
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    "remark": " in the name of Mr. Ashish Vidyadhar Kulkarni issued by issued by Ten
Square Co-Op. Hsg. Soc. Ltd",
    "number": {
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      "label": "No"
    },
    "No": "32/2024-25"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "479261",
  "path": "cases/66a750822282636f80b26034/
document_1722504448590_Agreement.pdf",
  "fileName": "document_1722504448590_Agreement.pdf"
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    "label": "Electricity Bill"
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      "label": "CA No"
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    "CA_No": "9000 0104 3083 dated 12.07.2024 in the name of Mr. Ashish Vidyadhar Kulkarni issued by Tata Power"
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  "displayStatus": true,
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  "fileName": "document_1722504540299_Agreement.pdf"
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / WS / 0133 / K / 337 (New)"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "593617",
  "path": "cases/66a750822282636f80b26034/document_1722505922892_Agreement.pdf",
  "fileName": "document_1722505922892_Agreement.pdf"
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"caseNumber": "010227",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
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"id": "769085",
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"description": "Create Lead",
"datetime": "Mon Jul 29 2024 13:49:14 GMT+0530 (India Standard Time)"
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],
"owners": [
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"name": "Mr. Ashish Vidyadhar Kulkarni & Mrs. Deepali Ashish Kulkarni",
"phone": "9833872802",
"ownershipShare": "",
"email": "",
"id": "574803"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"length1": "41",
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  "extraAreas": [],
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  "width1": "1",
  "width2": "00",
  "totalArea": "101.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.00"
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  "length1": "51",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
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      "name": "Extra ",
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      "length": "15.00",
      "length1": "15",
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      "width": "1.00",
      "width1": "1",
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"finalArea": "66"
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{
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  "length1": "36",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "36.00",
  "images": [],
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  "totalArea": "114.00",
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  "extraAreas": [],
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      "label": "Agreement for sale"
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    "selectAreaTypeDocument": "Carpet",
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"percentage": ""
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"area": "756.00",
"squareMeterArea": "70.23",
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"percentage": "20"
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"area": "",
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    "expectedRate": "30765.12",
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    "orientation": "portrait"
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    "path": "cases/66a750822282636f80b26034/
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    "orientation": "portrait"
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      "orientation": "portrait"
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    "path": "cases/66a750822282636f80b26034/
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    "size": "202477",
    "createdAt": "Thu Aug 01 2024 12:46:00 GMT+0530 (India Standard Time)",
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      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
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Jiva Mahale Marg, Near EFF Jumbo Darshan Society, Village - Vile Parle , Andheri
(East), Taluka - Andheri, District - Mumbai Suburban , PIN - 400 053, State -
Maharashtra, Country - India",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"buildingServicesRate": "2800",
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"builtupPercentage": "10",
"carpetTotal": "929.00",
"extendOfSiteRemark": "All the above areas are 9% of the Agreement for Sale Area.
The above calculations and detail measurements taken by us prove that the Agreement
for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for
Sale area",
"finalBuiltupArea": "1067.00",
"finalCarpetArea": "970.00",
"finalSalableArea": "1173.70",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + Dining +
Passage",
"finalSaleablePercentage": "10",
"reportGeneratedDate": "Thu Aug 01 2024 14:07:16 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-07-31",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
```

```

    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}

```

Name	Length	Width	Total
Composition :			
Bedroom	57'00"	1'00"	57.00
Toilet	41'00"	1'00"	41.00
Living Room	329'00"	1'00"	329.00
Dining	34'00"	1'00"	34.00
Kitchen	101'00"	1'00"	101.00
Passage	51'00"	1'00"	51.00
Toilet	36'00"	1'00"	36.00
Bedroom	114'00"	1'00"	114.00
Bedroom	158'00"	1'00"	158.00
Toilet	34'00"	1'00"	34.00
Other Composition :			