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{
  "typeOfReport": {
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    "label": "Shop"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6448d572d11ef125ab268638"
    },
    "firstName": "Narendra ",
    "type": "CREDITOFFICER",
    "_id": "6448d6a9d11ef125ab268bd8",
    "lastName": "Joshi",
    "mobileNo": "",
    "workMobileNo": "9167900281",
    "email": "narendra.joshi@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6448d572d11ef125ab268638",
  "name": "Airoli Branch\t",
  "branchCode": "",
  "mobileNo": "02227698272\t",
  "alternateMobileNo": "",
  "email": "airoli@cosmosbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No -9, Yashashree Residency, plot no 6, Sector no 16, Airoli
Mulund Link road, Navi Mumbai 400708\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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  "email": "shilvanta_pratibha@yahoo.co.in",
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"checker": null,
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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      {
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          "label": "FIIV"
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        "number": "CAT-I-F-1763"
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      {
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          "value": "Chartered_Engineer",
          "label": "Chartered Engineer"
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        "_id": "60af80072ffdf65bcd658653",
        "number": "AM161706-3"
      }
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  }
]
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "label": "BANK"
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"location": {
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"siteVisit": {
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  "schedule": [],
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-08-11",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Sarsole",
    "label": true
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    "label": true
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  "value": "Navi Mumbai",
  "label": false
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  "label": true
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  "label": true
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  "value": "200 & 201",
  "label": true
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  "key": "buildingName",
  "value": "",
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"label": true
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  "name": "Street 2",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": false,
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "4",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "label": false
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"flatSpecifications": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
},
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"doors": {
"value": "MS_Rolling_Shutter",
"label": "MS Rolling Shutter"
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"windows": {
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"value": "Concealed_Electrification",
"label": "Concealed Electrification"
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"finishing": {
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"label": "Cement Plastering + POP Finish"
}
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"general": {
"ownership": {
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"value": "MiddleClass",
"label": "Middle Class"
},
"populationGroupList": {
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"townplanApprovedByList": {
"value": "NMMC",
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"value": "No",
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"asPerActualAgreement": {
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"north": "Sujata Apartment",
"west": "Internal Road",
"south": "Balaji Apartment",
"east": "Internal Road"
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"asPerDocumentAgreement": {
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  "west": "Plot No. 208",
  "south": "Plot No. 202",
  "east": "6.00 Mtrs. Road"
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"unitBoundaries": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "",
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"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
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  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "21400",
  "depreciatedBuildingRate": "2200"
},
"igrRate": {
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  "rate": "162300",
  "landRate": "56700",
  "igrImage": "cases/66b5b741da840b1214c42432/igr_1723616364523_Image.png",
  "squareMeterGuideLineRate": "162300.00",
  "squareFeetGuideLineRate": "15078.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "92",
  "rate": "14293.00",
  "squareFeetGuideLineRate": "14293.00",
  "squareMeterGuideLineRate": "153852.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
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"label": "Commercial use"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "N.A.",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "AS per NMMC 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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    "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": "Open Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"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",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "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"
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},
"walls": {
  "value": "1",
  "label": "Yes"
},
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
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"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "0.00"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66b5b741da840b1214c42432/
routeMap_1723809217838_Image.png",
"routeLat": "19.041119",
"routeLng": "73.010176",
"stationName": "Nerul",
"routeDistance": "1.4 Km",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
},
"finalLatLng": {
"coordinates": [
0,
0
],
"type": "Point"
},
"showLocation": {
"latLng": false,
"finallatLng": false
},
"locationMapImg": [
{
"id": "bo4bu",
"name": "bo4bu",
"image": "cases/66b5b741da840b1214c42432/
routeMap_1723809090424_Image.png"
}
]
},
"valuation": {
"fairMarketValue": {
"costOfConstruction": "277500.00",
"depreciationPercentage": "12",
"depreciatedCostOfConstruction": "33300.00",
"totalFairMarketValue": "2375400.00"
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},
}
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"wardrobesRate": "0",
"totalwardrobesRate": "0",
"wardrobesQty": "0",
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"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
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"finalValue": "2408700.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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  "rccFootingFoundation": {
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    "floorsCompleted": ""
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"percentage": "0.00",
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"status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"door": {
  "label": "Door",
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"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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"internalPainting": {
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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    "orientation": "portrait"  
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  "compositionImages": []  
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      "max": "33000.00"  
    },  
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      "max": "27500.00"  
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    }  
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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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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"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "111.00",
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Dr. Sandesh H. Manwadkar & Mrs. Ujwala S. Manwadkar",
"ownerPhoneNo": "8097060012",
"fullAddress": "Commercial Shop No. 4, Ground Floor, Plot No. 200 & 201, Sector 6,
Village - Sarsole, Nerul, Taluka - Thane, District - Thane, Navi Mumbai, PIN – 400 706,
State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "02/04/2013",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. N. B. P. Developers ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Dr. Sandesh H. Manwadkar & Mrs. Ujwala S. Manwadkar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2930/2013"
    },
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    "displayStatus": true,
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    "path": "cases/66b5b741da840b1214c42432/
document_1723184934230_Adobe_Scan_07_Aug_2024.pdf",
    "id": "175083",
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"uploadedBy": "656aa949cebbe1714411d21b",
"createdAt": "Fri Aug 09 2024 11:59:21 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/09/2004",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "not visible"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "296124",
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document_1723184945721_NERUL_CC_200.pdf",
  "fileName": "document_1723184945721_NERUL_CC_200.pdf"
}
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  "label": "Commercial"
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"caseNumber": "010497",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Aug 09 2024 11:59:21 GMT+0530 (India Standard Time)"
  }
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"owners": [
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    "phone": "8097060012",
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"ownershipShare": "",
"email": "",
"id": "9711111"
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"label": "Square Feet"
},
"id": "541661",
"name": "Shop",
"length": "9.00",
"length1": "9",
"length2": "00",
"width": "9.00",
"width1": "9",
"width2": "00",
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"images": [],
"extraAreas": [],
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"measurementType": {
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"length2": "00",
"width": "6.00",
"width1": "6",
"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "30.00"
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"otherComposition": [],
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "10.31",
    "totalAreaDocument": "111",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "0",
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "10.22",
      "expectedRate": "31818.18",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "132.00",
      "squareMeterArea": "12.26",
      "expectedRate": "26515.15",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  },
  "printInReport": true,
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"property": "Shop",
"area": "110",
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"source": "magic_bricks",
"expectedPrice": "3500000",
"expectedRate": "31818.18",
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"squareMeter": "10.22",
"id": "101319"
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"carpetArea": {
"area": "166.67",
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"expectedRate": "32999.34",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "18.58",
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"percentage": "20"
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"saleableArea": {
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"expectedRate": "0.00",
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    "id": "886353"
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    "builtUpArea": {
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      "expectedRate": "16304.35",
      "percentage": "20"
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      "squareMeterArea": "0.00",
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      "percentage": ""
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    "expectedRate": "19565.22",
    "builtUpExpectedRate": "16304.35",
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  "orientation": "portrait"
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    "orientation": "portrait"
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}
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"externalDocuments": [],
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  "path": "cases/66b5b741da840b1214c42432/
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  "size": "1850307",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"landOtherRate": "19200",
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  }
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"roadFacing": false,
"mall": false
},
"briefDescOfProperty": "Shop + Mezzanine Floor",
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"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "111.00",
"finalSalableArea": "134.31",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
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"finalSaleablePercentage": "",
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    "value": "Free_Hold"
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"siteVisitDate": "2024-08-11"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Shop	9'00"	9'00"	81.00
Mezzanine Floor	5'00"	6'00"	30.00
Other Composition :			