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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b8dc"
    },
    "firstName": "Amit",
    "type": "CREDITOFFICER",
    "_id": "6646d7ab6f40574290c0f8aa",
    "lastName": "Chirmule",
    "mobileNo": "",
    "workMobileNo": "7588898471",
    "email": "thane@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "4000"
  },
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  "name": "Mumbai",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
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  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
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  "designation": "",
  "shortName": "SK",
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{
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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",
"registrationNo": [
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.96507822767502"
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      "dateTime": "2024-08-20T18:36:01.278Z",
      "remark": ""
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      "dateTime": "2024-08-20",
      "remark": "MANUAL_IN_TASK"
    }
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    "value": "Carpet"
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    "key": "country",
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    "label": false
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    "value": "Naupada",
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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": false
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"wing": {
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  "key": "wing",
  "value": "D",
  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Thane (West)",
  "label": false
}
},
"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "Vitrified Tile Flooring",
    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
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"label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
  "label": "Powder coated Aluminum sliding windows",
  "value": "Powder_coated_Aluminum_sliding_windows"
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"fittings": {
  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring",
  "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring"
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
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  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Wing - C",
    "west": "Service Road",
    "south": "Anil CHSL",
    "east": "Wing - B"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available "
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"east": "Details not available "
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"unitBoundaries": {
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    "east": "Staircase ",
    "south": "Marginal Space",
    "west": "Flat No. D/6"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": false
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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    },
    "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
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  "landAndBuildingDetails": {
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    "documentsBuildingBoundaries": []
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  "compositeRate": {
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    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "buildingServicesDepreciatedRate": "1800",
    "depreciatedCostOfConstruction": "15200.00",
    "depreciatedBuildingRate": "700"
  },
  "igrRate": {
    "propertyName": "Residential Flat",
    "rate": "116200",
    "landRate": "54600",
    "igrImage": "cases/66c31cc00f117327db72357a/igr_1724217564600_Image.png",
    "squareMeterGuideLineRate": "116200.00",
    "squareFeetGuideLineRate": "10795.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "0",
    "depreciationPercentage": "52",
    "rate": "8048.00",
    "squareFeetGuideLineRate": "8048.00",
    "squareMeterGuideLineRate": "86632.00"
  },
  "outgoingDetail": {
    "areaStatusList": {
      "value": "Medium",
      "label": "Medium"
    },
    "propertyTypeOfUseList": {
      "value": "Residential_Purpose",
      "label": "Residential Purpose"
    },
    "propertyOccupiedByList": {
      "label": "Owner Occupied",
      "value": "Owner_Occupied"
    },
    "monthlyRent": "N.A",
    "assessmentNo": "Details not available ",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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"year": "1976",
"fullDate": "1/1/1976"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "label": "Normal",
  "value": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
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},
"maintenanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "12",
"ageOfBuilding": "48",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "04"
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"finalPlinthArea": {
  "area": "600.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
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"routeMap": {
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routeMap_1724231858410_Image.png",
    "routeLat": "19.187472",
    "routeLng": "72.964611",
    "stationName": "Thane",
    "routeDistance": "1.5 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "ewqqvp",
    "name": "ewqqvp",
    "image": "cases/66c31cc00f117327db72357a/
routeMap_1724225307651_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1500000.00",
    "depreciationPercentage": "72",
    "depreciatedCostOfConstruction": "1080000.00",
    "totalFairMarketValue": "9120000.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "status": true
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externalImg_1724225463978_WhatsApp_Image_20240821_at_122649_PM.jpeg",
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada",
"ownerPhoneNo": "9820790977",
"appAddress": "Flat no. D/7, 1st Floor, Paramsukh CHS, Gawand Path, Naupada,
Thane West ",
"remark": "",
"documents": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    }
  },
  "inputs": {
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    "from": {
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      "label": "Transferor"
    }
  },
  "Transferor": "Mr. Meghanath Govind Saraf ",
  "to": {
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  },
  "Transferee": "Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada",
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  },
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      "label": "Thane Municipal Corporation"
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    "remark": "For the month of August - 1976",
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      "label": "No"
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    "No": "994 / 74"
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  "fileName": "document_1724223527844_361151.pdf"
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    "label": "Society Share Certificate"
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  "inputs": {
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  },
  "Purchaser": "Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "141 transferred dated 29.08.2010 issued by Paramsukh Co-Op. Hsg. Soc.
Ltd."
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "214272",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Aug 19 2024 15:51:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kamlesh Devchand Gada & Mrs. Ranjan Kamlesh Gada",
    "phone": "9820790977",
    "ownershipShare": "",
    "email": "",
    "id": "384708"
  }
],
"proposePurchasers": [],
"siteInspection": [
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    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
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    "value": "Owner"
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  "_id": "66c4e030c884d112334cfee8",
  "area": "513",
  "providedByName": "Kamlesh Devchand Gada",
  "providedByContactNo": "9820790977"
}
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"composition": [
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      "value": "Square_Feet"
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    "length2": "8",
    "width": "15.92",
    "width1": "15",
    "width2": "11",
    "totalArea": "153.86",
    "images": [],
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          "value": "Square_Feet"
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        "name": "Extra ",
        "extraAreaType": "Add",
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        "length2": "00",
        "width": "1.00",
        "width1": "1",
        "width2": "00",
        "totalArea": "2.00"
      }
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  },
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    "value": "Square_Feet"
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  "length1": "6",
  "length2": "2",
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  "width1": "3",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "23.12"
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    "value": "Square_Feet"
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  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "100.82",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.82"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "24.00",
  "length1": "24",
  "length2": "00",
  "width": "1.00",
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"width2": "00",
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    "value": "Square_Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "10.92",
  "length1": "10",
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  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "108.26",
  "images": [],
  "extraAreas": [],
  "finalArea": "108.26"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "25.00",
  "length1": "25",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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  "measurementType": {
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    "value": "Square_Feet"
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    "length1": "78",
    "length2": "00",
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    "width2": "00",
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    "finalArea": "78.00"
  }
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    "typeOfDocument": {
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      "value": "652d16a0316e1359cebd3c15"
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    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "totalAreaDocument": "500",
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    "docFinalBultUp": "600.00",
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    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "394922"
  }
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"images": [],
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      "squareMeterArea": "64.75",
      "expectedRate": "17216.64",
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},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
"_id": "66c578eac884d112334d14f8",
"property": "Residential Flat",
"area": "697",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "12000000",
"expectedRate": "17216.64",
"builtUpExpectedRate": "14347.20",
"image": "cases/66c31cc00f117327db72357a/
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"squareMeter": "64.75",
"id": "506804"
},
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  "carpetArea": {
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    "squareMeterArea": "53.05",
    "expectedRate": "18388.79",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "63.66",
    "expectedRate": "15323.99",
    "percentage": "20"
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  "saleableArea": {
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"expectedRate": "18388.79",
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"squareMeter": "53.05",
"id": "590055"
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"squareMeterArea": "51.19",
"expectedRate": "17967.33",
"percentage": "20"
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"saleableArea": {
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"expectedPrice": "9900000",
"expectedRate": "21560.64",
"builtUpExpectedRate": "9900000",
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"squareMeter": "51.19",
"id": "454124"
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  "carpetArea": {
    "area": "391.67",
    "squareMeterArea": "36.39",
    "expectedRate": "21701.94",
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  "builtUpArea": {
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    "squareMeterArea": "43.66",
    "expectedRate": "18085.11",
    "percentage": "20"
  },
  "saleableArea": {
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  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "470",
  "builtUpPercentage": "20",
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  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
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    "orientation": "landscape"
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    "orientation": "landscape"
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{
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"audioRemarks": [],
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{
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"role": "ACCOUNTANT",
"firstName": "Shyam",
"lastName": "Kajvilkar",
"profilePhoto": "users\\60eeaeddf3dd69653a581316\
\profilePhoto_1626255068979_Shymam_Photo.jpg"
},
"workType": "RATE_VERIFY",
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"__v": 0,
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  "label": "Retail"
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"fullAddress": "Residential Flat No. D/7, 1st Floor, Wing - D, Paramsukh Co-Op. Hsg. Soc. Ltd., Gawand Path, Village - Naupada, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Kamlesh Devchand Gada",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9820790977",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"carpetTotal": "491.06",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-08-20",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 600.00",
"flatRate": "17000",
"landOtherRate": "14500",
"shopDetails": {
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    "value": "Independent_Building"
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  "roadFacing": false,
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"toBeAdded": "",
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
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    "leaseDate": ""
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

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Name	Length	Width	Total
Composition :			
Living Room	9'8"	15'11"	153.86
Passage	6'2"	3'9"	23.12
Bedroom	10'2"	9'11"	100.82
Toilet	24'00"	1'00"	24.00
Bedroom	10'11"	9'11"	108.26
Toilet	25'00"	1'00"	25.00

Kitchen	78'00"	1'00"	78.00
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Other
Composition :
