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{
  "typeOfReport": {
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    "value": "Shop"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b99c"
    },
    "firstName": "Lalita ",
    "type": "CREDITOFFICER",
    "_id": "65000e71a8e9b70221dfa1f3",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9820287285",
    "email": "Lalita@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 2322.7325,
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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"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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},
"siteEngineer": {
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  "_id": "62691c48afd7d55eddecfda3",
  "role": "MAKER",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62691c48afd7d55eddecfda3/
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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},
{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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  "_id": "60af80072ffdf65bcd658654",
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],
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"fatherName": "Baburao"
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      "dateTime": "2024-09-06",
      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "key": "buildingName",
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "key": "SRO",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Jogeshwari (West)",
  "label": false
}
},
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Ceramic Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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  "fittings": {
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    "label": "company ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Gala",
    "south": "Under Construction Building",
    "east": "Internal Road"
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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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      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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  "west": "",
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    "status": true
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    "status": true
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
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verified",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Good"
},
"compoundWall": "6'.0\ High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
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"compositions": []
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  "depreciatedCostOfConstruction": "27118",
  "depreciatedBuildingRate": "1918"
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"igrRate": {
  "propertyName": "Shop",
  "rate": "192200",
  "landRate": "64310",
  "igrImage": "cases/66d1afeada840b1214d0a6bc/igr_1727761332949_Image.png",
  "squareMeterGuideLineRate": "192200.00",
  "squareFeetGuideLineRate": "17856.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
  "rate": "15361.00",
  "squareMeterGuideLineRate": "165343.00",
  "squareFeetGuideLineRate": "15361.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "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",
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"tenantName": "",
"maintenanceOfFlat": "Poor"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located at developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2004",
    "fullDate": "1/1/2004"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  }
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},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
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"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Previous_valuation_Report",
"label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "21",
"totalLifeBuilding": "60",
"estimatedAge": "39",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "15"
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"finalPlinthArea": {
"area": "450.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66d1afeada840b1214d0a6bc/
routeMap_1728899370793_Image.png",
"routeLat": "19.147977",
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"routeLng": "72.842433",
"stationName": "Ram Mandir",
"routeDistance": "1.4 Km",
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  "label": "Railway Station"
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},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "od8n8j",
    "name": "od8n8j",
    "image": "cases/66d1afeada840b1214d0a6bc/
routeMap_1728899151978_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "31.499999999999996",
    "depreciatedCostOfConstruction": "396900.00",
    "totalFairMarketValue": "12203100.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishQty": "0",
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"outward": {
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  "number": "2310563",
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    "status": true
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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"externalPainting": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "30093.00"
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  "saleableRateRange": {
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    "max": "25078.00"
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  "presentValueOfFlat": {
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  "wardrobes": {
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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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
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taskStatus": {
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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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createCase": "false",
type": "CASE",
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"paymentStatus": "NA",
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"ownerPhoneNo": "0000000000",
"appAddress": "shop no 4, ground floor, A wing, Omega Orion, village - oshiwara,
omega star complex, Jogeshwari west ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Manoj Kumar Agarwal",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "M/s. Bright Outdoor Media Pvt. Ltd.",
      "number": {
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        "label": "No"
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      "No": "1424/2008"
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khani__shop_no_4.pdf
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{
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE/5963/WS/AK"
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  "fileName": "document_1728554286056_Valuation_report__Bright_Outddor_Shop_
No_4docx_2.pdf"
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"caseNumber": "010960",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
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"description": "Create Lead",
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"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "212466"
}
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"proposePurchasers": [],
"siteInspection": [],
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"label": "Square Feet"
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"images": [],
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"value": "Mezzanine"
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"percentage": "100"
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    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
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  "totalAreaDocument": "450",
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  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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    "squareMeterArea": "16.72",
    "expectedRate": "36111.11",
    "percentage": ""
  },
}
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  "squareMeterArea": "20.07",
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  "percentage": "20"
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"saleableArea": {
  "area": "259.20",
  "squareMeterArea": "24.08",
  "expectedRate": "25077.16",
  "percentage": "20"
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"property": "Shop",
"area": "180",
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "6500000",
"expectedRate": "36111.11",
"builtUpExpectedRate": "30092.59",
"image": "cases/66d1afeada840b1214d0a6bc/
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"id": "734196"
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    "squareMeterArea": "30.92",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "37.10",
    "expectedRate": "22534.93",
    "percentage": "20"
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  "areaType": "Carpet",
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  "expectedRate": "27041.64",
  "builtUpExpectedRate": "22534.93",
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  "id": "424949"
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    "squareMeterArea": "17.85",
    "expectedRate": "33829.50",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "21.42",
    "expectedRate": "28191.00",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "25.70",
    "expectedRate": "23492.84",
    "percentage": "20"
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  "property": "Shop",
  "area": "192.14",
  "builtUpPercentage": "20",
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"id": "126587"
}
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"orientation": "portrait"
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  {
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    "status": false,
    "_id": "66ddd84882c5810dfb1937a9",
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    "path": "cases/66d1afeada840b1214d0a6bc/
externallmg_1725814849321_1725814824836_image_4.jpeg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
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  "orientation": "portrait"
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"updatedAt": "2025-02-14T11:03:28.868Z",
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Orion, Omega Star Complex, Opp. Cafe Gulshan, S. V. Road, Village - Oshiwara,
Jogeshwari (West), Taluka - Andheri, District - Mumbai Subarban, Pin - 400 102, State
- Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
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"finalAsPerArea": "Agreement for sale",
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"finalCarpetConvertToBuiltUpPer": "0",
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"finalValuationAreaString": "Built Up Area in Sq. Ft. = 450.00",
"flatRate": "28000",
"landOtherRate": "25200",
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    "value": "Independent_Building"
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  "mall": false
},
"siteVisitDate": "2024-09-06",
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"otherCarpetTotal": "274.36",
"builtupPercentage": "10",
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"finalCarpetArea": "397.71",
"finalSalableArea": "481.23",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet area in Sq. Ft. = 397.00\nLoft area in Sq. Ft. =
274.00",
"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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    "leaseFrom": "",
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    "leaseDate": ""
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"otherCompositionBuiltUpTotal": "0.00",
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Time)"
}

```

Name	Length	Width	Total
Composition :			
Working Area	28'9"	13'10"	397.71
Other Composition :			
Mezzanine	19'10"	13'10"	274.36