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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
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    },
    "firstName": "ASMITA ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b2f",
    "email": "asmita.doshi@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9922662811",
    "lastName": " DOSHI"
  },
  "fees": {
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    "propertyValue": "7500000",
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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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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
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  "status": true
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  "name": "Bhayander (West) Branch",
  "email": "bhayander@cosmosbank.in",
  "mobileNo": "022-28041167",
  "alternateMobileNo": "022-28041168",
  "address": "Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel
Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra,
Country - India",
  "ledgerName": "COSMOS BANK - Bhayander",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
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  "firstName": "Krishna",
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  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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    "number": "IBBI/RV/07/2018/10366"
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  {
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    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "visitedDate": [
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      "dateTime": "2024-09-12",
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  "label": true
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  "key": "selectNo",
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  "key": "postalCode",
  "value": "PIN - 401 107",
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Panchatantra Park",
    "south": "Internal Road ",
    "east": "Shanti Ashish CHSL "
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  "asPerDocumentAgreement": {
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    "east": "Details not available "
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  "south": "Marginal Space ",
  "west": "Marginal Space "
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  "east": "Details not available ",
  "south": "Details not available ",
  "west": "Details not available "
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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    "title": "Auto",
    "status": true
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  "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": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
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  "documentsBuildingBoundaries": []
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(Including Dry Balcony Area & Flower Bed Area) is more than Built Up Area 668.00 Sq.
Ft. mentioned in the agreement provided to us. We have considered area mentioned in
the Agreement for Sale.<br />\n2. The value is inclusive of car parking.",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14462.5",
  "depreciatedBuildingRate": "2162.5"
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"igrRate": {
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  "rate": "95300",
  "landRate": "33300",
  "igrImage": "cases/66e170b41f5a2b0e589cb834/igr_1726206166541_Image.png",
  "squareMeterGuideLineRate": "100065.00",
  "squareFeetGuideLineRate": "9296.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "91",
  "rate": "8738.00",
  "squareFeetGuideLineRate": "8738.00",
  "squareMeterGuideLineRate": "94056.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
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"taxAmount": "Details not available ",
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"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MBMC 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": {
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    "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": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2015",
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"fullDate": "1/1/2015"
},
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  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
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  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
}
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
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  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
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    "routeLat": "19.290583",
    "routeLng": "72.865472",
    "stationName": "Mira Road ",
    "routeDistance": "2.6 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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      0
    ],
    "type": "Point"
  },
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    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "ad7dr",
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    }
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  "status": false
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  "status": true
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "18000.00"
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  "builtUpRateRange": {
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    "isEditable": true
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  "isEditable": true
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  "isEditable": true
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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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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e170b41f5a2b0e589cb834",
"ownerName": "Mr. Abdul Muqet Khan & Mr. Ahmed Khan",
"ownerPhoneNo": "9987415038",
"appAddress": "FLAT NO 805 D WING ZAITOON HEIGHTS CHS LTD PANCHRATNA
PARK MIRA BHAYNDER ROAD GODDEV VILLAGE MIRA ROAD EAST THANE
401107",
"remark": "",
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "14/12/2017",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Thaiyaba Zakir Hussain Tanwar ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Abdul Muqet Khan & Mr. Ahmed Khan",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "17738 / 2017"
    },
    "isHardCopy": false,
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    "fileName":
"document_1726050440322_1726050438355_Abdul_khan_agreement.pdf"
  },
  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "16/01/2015",
      "nameOfApprovingAuthority": {
        "value": "Mira_Bhayander_Municipal_Corporation",
        "label": "Mira Bhayander Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "MNP / NR / 3050 / 2014 - 15"
    },
    "isHardCopy": false,
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    "id": "358789",
    "path": "cases/66e170b41f5a2b0e589cb834/
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    "fileName": "document_1726210635519_562596.pdf"
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  {
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      "label": "Commencement Certificate"
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        "label": "Mira Bhayander Municipal Corporation"
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      "number": {
        "value": "No",
        "label": "No"
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    }
  },
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  "fileName": "document_1726210829138_Agreement.pdf"
},
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    "label": "Allotment of Car Parking"
  },
  "inputs": {
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  },
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  "displayStatus": true,
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  "path": "cases/66e170b41f5a2b0e589cb834/
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  "id": "519799",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9",
  "createdAt": "Fri Sep 27 2024 18:26:30 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011157",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "154801",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 11 2024 15:58:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Abdul Muqet Khan & Mr. Ahmed Khan",
    "phone": "9987415038",
    "ownershipShare": "",
    "email": "",
    "id": "975093"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
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    "images": [],
    "extraAreas": [],
    "finalArea": "162.00"
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    "width1": "4",
    "width2": "11",
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    "images": [],
    "extraAreas": [],
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    "id": "2",
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"totalArea": "124.08",
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"extraAreas": [],
"finalArea": "124.08"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "14.42",
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  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "147.77"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "4.75",
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  "width2": "9",
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  "images": [],
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  "length1": "32",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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{
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "8.42",
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  "width2": "00",
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  "finalArea": "33.67"
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  "name": "Kitchen",
  "length": "10.00",
  "length1": "10",
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"otherComposition": [
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    "value": "Carpet"
  },
  "name": {
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    "value": "Flower_Bed_Area"
  },
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    "label": "Square Feet"
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  "length2": "00",
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  "width1": "1",
  "width2": "00",
  "totalArea": "61.00",
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      "panNo": "ABCDE1234A",
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      "phone": "9819670183",
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      "shortName": "VCIPL",
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Hsg. Soc. Ltd., Panchratna Park, Behind Tata Docomo Gallery, Off. Mira Bhayander
Road, Mira Road (East), Taluka - Thane , District - Thane, PIN - 401 107, State -
Maharashtra, Country - India",
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Name	Length	Width	Total
Composition :			
Living Room	162'00"	1'00"	162.00
Dining	11'00"	4'11"	54.08
Bedroom	124'1"	1'0"	124.08
Bedroom	14'5"	10'3"	147.77
Toilet	7'00"	4'9"	33.25
Passage	32'00"	1'00"	32.00
Toilet	8'5"	4'00"	33.67
Kitchen	10'00"	8'5"	84.17
Other Composition :			
Flower Bed Area	61'00"	1'00"	61.00
Dry Balcony Area	28'00"	1'00"	28.00