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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Nayan Tarak ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f89",
    "email": "10_default_@cosmosbank.co.in",
    "mobileNo": "912224476023",
    "workMobileNo": "9321889545",
    "lastName": "Bosamia"
  },
  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000006",
  "type": "BRANCH",
  "name": "MRO-A1, Vile Parle (East) Branch",
  "email": "vileparleeast@cosmosbank.in",
  "mobileNo": "022-26131060",
  "alternateMobileNo": "022-26132085 / 86",
  "address": "Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle
(East), Mumbai - 400 057, 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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  "role": "PICKUPPERSON",
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
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"rateVerifier": {
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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        "number": "IBBI/RV/07/2018/10366"
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    {
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    "label": "Chartered Engineer"
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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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    }
  ],
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-10-19",
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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  "key": "village",
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  "key": "district",
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  "value": "Borivali",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "label": true
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  "value": "A",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "mouza",
  "value": "",
  "label": true
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Italian Marble Flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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"fixtures": {
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "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": "Padam Laxmi CHSL",
    "south": "Residential Building",
    "east": "Citi Centre / Tulsi Tower"
  },
  "asPerDocumentAgreement": {
    "north": "By the part of same land and M. G. Road",
    "west": "By Internal Access Road",
    "south": "By 30' D. P. Road and land appurtenant thereto",
    "east": "By S. V. Road"
  },
  "unitBoundaries": {
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      "north": "Staircase",
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"east": "Lobby",
"south": "Lift",
"west": "Marginal Space"
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"asPerDocument": {
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
},
"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "+ Wardrobe + Balcony Area (i.e 3 BHK Flat)",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_white",
  "label": "Superior White"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "18",
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "540",
  "depreciatedCostOfConstruction": "27460.00",
  "depreciatedBuildingRate": "2460"
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "160470",
  "landRate": "76820",
  "igrImage": "cases/66e29be96c6d6c76574eaf9f/igr_1729508303557_Image.png",
  "squareMeterGuideLineRate": "176517.00",
  "squareFeetGuideLineRate": "16399.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "88",
  "rate": "15287.00",
  "squareFeetGuideLineRate": "15287.00",
  "squareMeterGuideLineRate": "164553.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "75,000.00 (Expected rental income per month)",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NO"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
  },
  "planningArea": {
    "value": "Residential",
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"label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
}
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"maintenancelssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"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": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "28",
"flatFloorNo": "12",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1274.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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routeMap_1729579126339_Image.png",
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"routeLat": "19.162419",
"routeLng": "72.844892",
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"routeDistance": "900 M.",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "utix3",
    "name": "utix3",
    "image": "cases/66e29be96c6d6c76574eaf9f/
routeMap_1729578947164_Image.png"
  }
],
"valuation": {
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    "depreciationPercentage": "18",
    "depreciatedCostOfConstruction": "687960.00",
    "totalFairMarketValue": "29048040.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
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"bookValue": "0"
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"outward": {
  "status": true,
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  "date": "Tue Oct 22 2024 06:29:00 GMT+0000 (Coordinated Universal Time)",
  "number": "2308747",
  "dayCount": "5",
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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"label": "RCC Plinth",
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"label": "Door",
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  "status": false
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  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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"isHideFloor": true,
"status": false
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"isHideFloor": true,
"status": true
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"path": "cases/66e29be96c6d6c76574eaf9f/externalImg_r_1729490485872_externalImg_r_1729482508773_TimePhoto_20241019_120820.jpg",
"orientation": "portrait"
}
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"selfieWithSiteVisitImages": [
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"path": "cases/66e29be96c6d6c76574eaf9f/externalImg_r_1729490504648_externalImg_r_1729482508779_TimePhoto_20241019_120833.jpg",
"orientation": "portrait"
}
]
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}
],
"externalPhotos": [
  {
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    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490485864_externallmg_r_1729482508763_TimePhoto_20241019_120759.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6715ee36056a390f7e689348",
    "name": "externallmg_r_1729490485866_externallmg_r_1729482508766_TimePhoto_20241019_120801.jpg",
    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490485866_externallmg_r_1729482508766_TimePhoto_20241019_120801.jpg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
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    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490504653_externallmg_r_1729482508786_TimePhoto_20241019_121403.jpg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490504655_externallmg_r_1729482508787_TimePhoto_20241019_121416.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "6715ee553129710f78becc53",
    "name": "Living Room",
    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490516916_extern
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allmg_r_1729482524052_TimePhoto_20241019_121427.jpg",
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  "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490516915_extern
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  "name": "Living Room",
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allmg_r_1729482524055_TimePhoto_20241019_121433.jpg",
  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490516917_extern
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  "orientation": "portrait"
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  "status": false,
  "_id": "6715ee553129710f78becc57",
  "name": "Living Room",
  "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490516923_extern
allmg_r_1729482524056_TimePhoto_20241019_121436.jpg",
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  "status": false,
  "_id": "6715ee553129710f78becc58",
  "name": "Living Room",
  "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490516924_extern
allmg_r_1729482524058_TimePhoto_20241019_121437.jpg",
  "orientation": "portrait"
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  "status": false,
  "_id": "6715ee623129710f78becc86",
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    "status": false,
    "_id": "6715ee623129710f78becc88",
    "name": "Living Room",
    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490529853_extern
allmg_r_1729482524072_TimePhoto_20241019_121512.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6715ee623129710f78becc8b",
    "name": "Living Room",
    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490529859_extern
allmg_r_1729482524076_TimePhoto_20241019_122922.jpg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "6715ee623129710f78becc87",
    "name": "Living Room",
    "path": "cases/66e29be96c6d6c76574eaf9f/externallmg_r_1729490529844_extern
allmg_r_1729482524064_TimePhoto_20241019_121446.jpg",
    "orientation": "portrait"
  }
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  "carpetRateRange": {
    "min": "27000.00",
    "max": "31813.00"
  },
  "builtUpRateRange": {
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    "max": "26511.00"
  },
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    "max": "0.00"
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"presentValueOfFlat": {
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  "estimatedValue": "0.00",
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  "isEditable": false
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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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  "estimatedValue": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1062.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e29be96c6d6c76574eaf9f",
"ownerName": "Mrs. Bhavna Ketan Nandu",
"ownerPhoneNo": "9821409586",
"appAddress": "flat no - 1204, 12th floor, A wing, Rajyoga Residency co operative
housing society Ltd, Goregaon West ",
"remark": "",
"documents": [
  {
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      "value": "652d16a0316e1359cebd3c15",
      "label": " Agreement"
    },
  },
  "inputs": {
    "documentDate": "09/12/2011",
    "from": {
      "value": "Builder",
      "label": "Builder"
    }
  }
]
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    },
    "Builder": "M/s. Rajyog Construction",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Smt. Bhavna Ketan Nandu & Ketan H. Nandu",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "9555/2011"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "898889",
  "path": "cases/66e29be96c6d6c76574eaf9f/
document_1726127028199_1726127026107_Bhavna_nandu.pdf",
  "fileName": "document_1726127028199_1726127026107_Bhavna_nandu.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/12/2006",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE/8605/BP(WS)/AP/AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "401371",
  "path": "cases/66e29be96c6d6c76574eaf9f/document_1729493020557_CC.pdf",
  "fileName": "document_1729493020557_CC.pdf"
},
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    "label": "Occupancy Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE/8605/BP(WS)/AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "686224",
  "path": "cases/66e29be96c6d6c76574eaf9f/document_1729493109501_OC.pdf",
  "fileName": "document_1729493109501_OC.pdf"
}
],
"caseNumber": "011174",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "340961",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 12 2024 13:14:41 GMT+0530 (India Standard Time)"
  }
]
],
"owners": [
  {
    "name": "Mrs. Bhavna Ketan Nandu",
    "phone": "9821409586",
    "ownershipShare": "",
    "email": "",
    "id": "890776"
  },
  {
    "name": "Mr. Ketan H. Nandu",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "624677"
  }
]
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "",
    "length1": "22",
    "length2": "10",
    "width": "",
    "width1": "10",
    "width2": "8",
    "totalArea": "243.55",
    "images": [],
    "finalArea": "243.55",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Bedroom",
    "length": "",
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    "length2": "10",
    "width": "",
    "width1": "11",
    "width2": "3",
    "totalArea": "144.37",
    "images": [],
    "finalArea": "144.37",
    "extraAreas": []
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
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"name": "Toilet",
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"length2": "1",
"width": "",
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"width2": "1",
"totalArea": "65.34",
"images": [],
"finalArea": "65.34",
"extraAreas": []
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Dining",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "71.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "71.50"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "13.33",
  "length1": "13",
  "length2": "4",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "98.89",
  "images": [],
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```



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"finalArea": "98.89"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "32.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.99"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "25.33",
  "images": [],
  "finalArea": "25.33",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Bedroom",
  "length": "12.42",
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"length1": "12",
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"width": "9.25",
"width1": "9",
"width2": "3",
"totalArea": "114.85",
"images": [],
"finalArea": "114.85",
"extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "32.85",
  "images": [],
  "finalArea": "32.85",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.83",
  "length1": "10",
  "length2": "10",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "110.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.14"
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    "label": "Square Feet"
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  "name": "Store Room",
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      "value": "Balcony_Area"
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    "width1": "10",
    "width2": "4",
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  "width2": "9",
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Name	Length	Width	Total
Composition :			
Living Room	22'10"	10'8"	243.55
Bedroom	12'10"	11'3"	144.37
Toilet	8'1"	8'1"	65.34
Dining	8'8"	8'3"	71.50
Kitchen	13'4"	7'5"	98.89
Passage	10'5"	3'2"	32.99
Toilet	4'9"	5'4"	25.33
Bedroom	12'5"	9'3"	114.85
Toilet	7'2"	4'7"	32.85
Bedroom	10'10"	10'2"	110.14
Store Room	4'11"	8'4"	40.97

Other
Composition :

Balcony Area	10'5"	10'4"	107.64
Wardrobes	7'10"	4'9"	37.21