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{
  "typeOfReport": {
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    "value": "Shop"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b8d5"
    },
    "firstName": "Kalpesh",
    "type": "CREDITOFFICER",
    "_id": "66ed660eada7094de493c016",
    "email": "cosmos.mulundwest@gmail.com",
    "lastName": "Thakur",
    "mobileNo": "",
    "workMobileNo": "7227899227"
  },
  "fees": {
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    "expectedFees": null,
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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",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000007",
  "type": "BRANCH",
  "name": "Mulund (West) Branch",
  "email": "cosmos@mulundwestgmail.com",
  "mobileNo": "022-21640621",
  "alternateMobileNo": "022-21646370",
  "address": "Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund
(West), Mumbai - 400 080, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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"zone": {
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"type": "EMPLOYEE",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
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"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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  "shortName": "VS",
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  "designation": "",
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    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    ],
  },

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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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19.210575347113167
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      "dateTime": "2024-09-22",
      "remark": "Visit Tomorrow "
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    {
      "status": "COMPLETED",
      "dateTime": "2024-09-21",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "label": "Single Unit"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "value": "Maharashtra",
    "label": true
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    "key": "country",
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    "label": false
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  "key": "floorNo",
  "value": "Ground",
  "label": false
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  "key": "district",
  "value": "Thane",
  "label": true
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  "value": "Dombivli",
  "label": false
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"value": "Kalyan",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "key": "hissaNo",
  "value": "3 (Part)",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "blockNo",
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  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "name": "Suburb",
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  "value": "Dombivli (East)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Aluminium frame Glass door with MS Rolling Shutter"
  },
  "windows": {
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    "label": "N.A."
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  "fittings": {
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    "label": "Cement Plastering"
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}
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Semi Urban"
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  "townplanApprovedByList": {
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    "label": "(Grampanchayat) Zilla Parishad, Thane"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Vastu Shurushti CHSL",
    "south": "Navneet Nagar Road",
    "east": "Omkar Heights CHSL"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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    "asPerActual": {
      "north": "Shop No. 4",
      "east": "Lobby & Lift",
      "south": "Shop No. 6",
      "west": "Compound Wall"
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    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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  "taxies": {
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    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.82 Dated
27.06.2007 issued by Zillaparishad Thane",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "good",
  "label": "Good"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1. Property Tax and electricity bill for commercial property not available at
the time visit. As discussed it will be taken by Proposed Purchaser.<br />\n2. As per our
physical measurement Carpet area is 158.00 Sq. Ft. As per Approved Plan Carpet area
is 147.00 Sq. Ft. and as per Draft Agreement Built up area is 240.00 Sq. Ft. For the
purpose of valuation we have considered least area i.e. area as per Approved Plan.<br /
>\n3. Copy of Approved Plan, Commencement Certificate is issued by Jilha Parishad
Thane. Occupancy Certificate is issued by Samanya Prashasan Gram Panchayat
Vibhag, Jilha Parishad Thane.",
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"depreciationPercentage": "10.5",
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"igrRate": {
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  "rate": "82600",
  "landRate": "23900",
  "igrImage": "cases/66ed6cdd364a0f4dac132972/igr_1727525450964_Image.png",
  "squareMeterGuideLineRate": "66080.00",
  "squareFeetGuideLineRate": "6139.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "93",
  "rate": "5865.00",
  "squareFeetGuideLineRate": "5865.00",
  "squareMeterGuideLineRate": "63127.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
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  "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 local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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"marketabilityList": {
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  "label": "Good"
},
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"negativeFactorsOfAffectMarketValue": "No"
},
"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 Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "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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},
"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",
  "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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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
"area": "176.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66ed6cdd364a0f4dac132972/
routeMap_1727673434289_Image.png",
"routeLat": "19.192543",
"routeLng": "73.087417",
"stationName": "Dombivali",
"routeDistance": "3.7 KM",
"routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "1cz7i",
    "name": "1cz7i",
    "image": "cases/66ed6cdd364a0f4dac132972/
routeMap_1727673267308_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "46200.00",
    "totalFairMarketValue": "3746400.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "isHideFloor": false,
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"externalPlastering": {
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  "floorsCompleted": "",
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},
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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    "name": "Working Area",
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "25715.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "status": true,
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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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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  "status": true,
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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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"ownerName": "Mr. Bablu Namdev Navratne",
"ownerPhoneNo": "9825039955",
"appAddress": "Shop no. 5, Ground Floor, Wing - A, Ravi Kiran CHS, Bhopar,
Dombivali East ",
"remark": "Visit Tomorrow ",
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  {
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      "label": "Draft Agreement"
    },
    "inputs": {
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        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Bablu Namdev Navratne",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury"
    },
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  },
  {
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      "label": "Approved Building Plan"
    },
  },

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"inputs": {
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  "remark": "Jilha Parishad Thane",
  "number": {
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  },
  "No": "82"
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/03/2017",
    "remark": " issued by Samanya Prashasan Gram Panchayat Vibhag, Jilha
Parishad Thane.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "JA. KR. SAPRAV / GRAM / PRADHIKARAN / BA. V. PU 218 / 2017"
  },
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}
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    "title": "Create Lead",
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],
"owners": [
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  "name": "Mr. Bablu Namdev Navratne",
  "phone": "9825039955",
  "ownershipShare": "",
  "email": "",
  "id": "500481"
}
],
"proposePurchasers": [
{
  "name": "Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan Chowdhury",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "name": "Working Area",
  "length": "17.50",
  "length1": "17",
  "length2": "6",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
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  "finalArea": "157.50"
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  },
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  "totalAreaDocument": "147",
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  "docFinalBUILTUP": "176.40",
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "22.30",
  "totalAreaDocument": "240",
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  "docFinalSaleableSquareMeter": "0.00",
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"expectedPrice": "7200000",
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"builtUpExpectedRate": "7200000",
"image": "cases/66ed6cdd364a0f4dac132972/
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"id": "190915"
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{
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    "expectedRate": "26804.12",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "27.03",
    "expectedRate": "22336.77",
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"expectedPrice": "6500000",
"expectedRate": "26804.12",
"builtUpExpectedRate": "6500000",
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"squareMeter": "27.03",
"id": "654117"
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"carpetArea": {
"area": "183.33",
"squareMeterArea": "17.03",
"expectedRate": "10909.29",
"percentage": ""
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"builtUpArea": {
"area": "220.00",
"squareMeterArea": "20.44",
"expectedRate": "9090.91",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"area": "220",
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"expectedRate": "10909.29",
"builtUpExpectedRate": "2000000",
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"id": "124020"
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"status": false,
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},
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"type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f04e57ada7094de494d4f8",
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    "path": "cases/66ed6cdd364a0f4dac132972/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/66ed6cdd364a0f4dac132972/
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    "orientation": "portrait"
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"externalDocuments": [],
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    "path": "cases/66ed6cdd364a0f4dac132972/processingDocuments/1727525743206
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"updatedAt": "2024-09-30T06:36:17.396Z",
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  "label": "Commercial"
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"fullAddress": "Commercial Shop No. 05, Ground Floor, Wing - A, Ravi Kiran Co-Op.
Hsg. Soc. Ltd., New/Current Survey No. 33, Hissa No. 3 (Part), Village - Bhopar,
Dombivli (East), Taluka - Kalyan, District - Thane, Dombivli, PIN - 400 062, State -
Maharashtra, India",
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"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Sainath Navratne",
"email": "",
"isExternal": "false",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Miss. Sagarika Gan Chowdhury & Miss. Nilanjana Gan
Chowdhury",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller's Brother",
"siteVisitContactNo": "9594776788",
"buildingServicesRate": "2500",
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"flatRate": "25800",
"landOtherRate": "23300",
"shopDetails": {
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    "value": "Independent_Building"
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"siteVisitDate": "2024-09-21",
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"finalSalableArea": "190.57",
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"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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    "lesseeName": "",
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    "leaseFrom": "",
    "leaseTo": "",
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"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Working Area	17'6"	9'00"	157.50
Other Composition :			