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{
  "typeOfReport": {
    "label": "Shop",
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Direct"
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b895"
    },
    "firstName": "ASMITA ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b2f",
    "email": "asmita.doshi@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9922662811",
    "lastName": " DOSHI"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "9000000",
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    "expectedFees": 4500,
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"organization": {
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  "name": "Mumbai",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000001",
  "type": "BRANCH",
  "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",
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  "shortName": "Amit",
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  "_id": "66850df5d9f18310ed2e5d98",
  "role": "SITEENGINEER",
  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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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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},
"maker": {
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  "email": "jayaraja@vastukala.org",
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"mobileNo": "9867664219",
"designation": "",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  "type": "EMPLOYEE",
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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        "label": "IBBI"
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "value": "BANK"
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"geo": {
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    {
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      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-09-26",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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"city": {
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  "key": "city",
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"tahsilNo": {
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"value": "",
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  "value": "Thane",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Ramdev Chaitanya Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Raja Ramdev Park, Padmavati Nagar, 150 Feet Road",
  "label": false
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"street2": {
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  "key": "street2",
  "value": "Near Maxus Mall / Fly Over Bridge",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "662",
  "label": true
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"newSurveyNumber": {
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  "label": true
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  "label": true
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  "name": "CTS No.",
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  "label": true
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  "key": "selectNo",
  "value": "5",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "Vitrified_tiles_flooring",
    "label": "Vitrified tiles flooring"
  },
  "doors": {
    "value": "Glass_door_with_MS_Rolling_Shutter",
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  "windows": {
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    "label": "N.A."
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
  "value": "Cement_Plastering_+_POP_Finish",
  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Internal Road & Open Land",
    "south": "150 Feet Road",
    "east": "Hastagiri Building"
  },
  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
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      "north": "Marginal Space",
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    "east": "Shop No.7",
    "south": "Road",
    "west": "Shop No.4"
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  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "As per site inspection, the composition of commercial shop is used as Optical showroom with toilet block. Shop Nos. 5 & 6 are internally an amalgamated to form a single shop with common entrance door. There is also part mezzanine area constructed with flywood and used as work shop and cabin.",
"dateOfIssusApprovePlan": "As Part 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_colored",
  "label": "Superior Colored"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"

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},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1) As per site inspection, Commercial Shop Nos. 5 & 6 are internally
amalgamated with common entrance to form a single shop. Two shops are internally
amalgamated to form a single shop but can be demarcated individually. The
composition of amalgamated shop is used as Optical Showroom with toilet block. There
is a part mezzanine floor constructed with flywood, used as workshop area and cabin.
\n2) This valuation report pertaining to Shop No. 5 only.",
  "depreciationPercentage": "25.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24286",
  "depreciatedBuildingRate": "2086"
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "108400",
  "landRate": "22400",
  "igrImage": "cases/66f3a5ba7d6d262b2ba7de33/igr_1727415443230_Image.png",
  "squareMeterGuideLineRate": "108400.00",
  "squareFeetGuideLineRate": "10071.00"
},
"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "83",
  "rate": "8712.00",
  "squareFeetGuideLineRate": "8712.00",
  "squareMeterGuideLineRate": "93780.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  }
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"monthlyRent": "N.A",
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"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "R.C.C._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 Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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"date": "1",
"month": "1",
"year": "2007",
"fullDate": "1/1/2007"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "17",
"totalLifeBuilding": "60",
"estimatedAge": "43",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
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"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
"area": "0.00"
},
}
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"routeMap": {
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routeMap_1727419904143_Image.png",
    "routeLat": "19.294865",
    "routeLng": "72.846302",
    "stationName": "Bhayandar",
    "routeDistance": "2.8 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "jolmnn",
      "name": "jolmnn",
      "image": "cases/66f3a5ba7d6d262b2ba7de33/
routeMap_1727419603638_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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  "dayCount": "11",
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  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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    "floorsCompleted": "",
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  "status": false
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  "status": true
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  "selectedBuildUpValue": "472.00",
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  "name": "Shop",
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  "builtUpRateRange": {
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    "max": "27620.00"
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  "saleableRateRange": {
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    "status": true,
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  "isEditable": true
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"isEditable": true
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"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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createCase": "false",
type": "CASE",
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siteVisitType": "FULL",
isExternalReport": false,
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"finalValuationArea": "472.00",
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"ownerName": "Shri. Mukesh Kishor Wadke ",
"ownerPhoneNo": "9004425255",
"appAddress": "SHOP NO 5 GROUND FLOOR RAMDEV CHAITANYA CHS LTD
PADMAVATI NAGAR 150 FEET ROAD BEAR MAXUS MALL BHAYNDER WEST
THANE 401101",
"remark": "",
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  {
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      "label": "Agreement For Sale Cum Transfer"
    },
    "inputs": {
      "documentDate": "23/06/2020",
      "remark": "Registration No. 3059/2020",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Jimit K. Shah & Mr. Kumarpal C. Shah",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Shri Mukesh Kishor Wadke & Shri. Rakesh Kishor Wadke"
    },
    "isHardCopy": false,
    "displayStatus": true,
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document_1727243383353_1727243382448_Mukesh_wadke.pdf",
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  },
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"value": "60ae1250aa6d152c1801b316",
"label": "Part Occupancy Certificate"
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"inputs": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MNP/NR/3488/06-07"
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"fileName": "document_1727421492362_OC.pdf"
}
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"caseNumber": "011461",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "662849",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 25 2024 11:25:06 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Shri. Mukesh Kishor Wadke ",
    "phone": "9004425255",
    "ownershipShare": "",
    "email": "",
    "id": "778194"
  },
  {
    "name": "Shri. Rakesh Kishor Wadke",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "607460"
  }
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}
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      "label": "Square Feet"
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    "name": "Shop",
    "length": "20.17",
    "length1": "20",
    "length2": "2",
    "width": "15.17",
    "width1": "15",
    "width2": "2",
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    "images": [],
    "extraAreas": [],
    "finalArea": "305.86"
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"otherComposition": [],
"externalReport": [],
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      "label": "Agreement For Sale Cum Transfer"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "255515",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "472",
    "squareMeterArea": "43.85",
    "docFinalBuiltUp": "0.00",
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    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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}
],
"images": [],
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      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "19.51",
      "expectedRate": "27619.05",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "23.41",
      "expectedRate": "23015.87",
      "percentage": "20"
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    "areaType": "Built_Up",
    "floor": "",
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    "expectedPrice": "5800000",
    "expectedRate": "33142.86",
    "builtUpExpectedRate": "5800000",
    "image": "cases/66f3a5ba7d6d262b2ba7de33/
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    "squareMeter": "19.51",
    "id": "354542"
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  {
    "carpetArea": {
      "area": "180.00",
      "squareMeterArea": "16.72",
      "expectedRate": "27777.78",
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    "percentage": ""
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    "squareMeterArea": "20.07",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "24.08",
    "expectedRate": "19290.12",
    "percentage": "20"
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  "property": "Shop",
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "5000000",
  "expectedRate": "27777.78",
  "builtUpExpectedRate": "23148.15",
  "image": "cases/66f3a5ba7d6d262b2ba7de33/
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  "squareMeter": "16.72",
  "id": "606138"
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  "carpetArea": {
    "area": "278.03",
    "squareMeterArea": "25.83",
    "expectedRate": "26256.16",
    "percentage": ""
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  "builtUpArea": {
    "area": "333.64",
    "squareMeterArea": "31.00",
    "expectedRate": "21879.87",
    "percentage": "20"
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  "saleableArea": {
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"area": "400.37",
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"percentage": "20"
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "7300000",
"expectedRate": "26256.16",
"builtUpExpectedRate": "21879.87",
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"squareMeter": "25.83",
"id": "295107"
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"carpetArea": {
"area": "140.02",
"squareMeterArea": "13.01",
"expectedRate": "24996.43",
"percentage": ""
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"builtUpArea": {
"area": "168.02",
"squareMeterArea": "15.61",
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"percentage": "20"
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"saleableArea": {
"area": "201.62",
"squareMeterArea": "18.73",
"expectedRate": "17359.39",
"percentage": "20"
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"id": "384531"
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"lastName": "Moozhickal",
"profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
},
"workType": "RATE_VERIFY",
"display": true,
"status": true,
"_id": "66f644acfcad932b0b1548bf",
"note": "Value given for confirmation",
"taskId": "66f3bb770e53f82b0c5f8248",
"createdAt": "2024-09-27T05:37:48.997Z"
}
],
"createdAt": "2024-09-25T05:55:06.103Z",
"updatedAt": "2024-09-27T09:05:06.626Z",
"__v": 0,
"uniqueNo": "",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"assignmentType": {
"value": "Retail",
"label": "Retail"
},
"fullAddress": "Commercial Shop No. 5, Ground Floor, Ramdev Chaitanya Co-op. Hsg.
Soc. Ltd., Old Survey No. 662, New/Current Survey No. 252, Hissa No. 2, Raja Ramdev
```

Park, Padmavati Nagar, 150 Feet Road, Near Maxus Mall / Fly Over Bridge, Village - Bhayandar, Taluka - Thane, District - Thane, Bhayandar (West), PIN - 401 101, State - Maharashtra, India",

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"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Prathmesh Mangela",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Employee of owner",
"siteVisitContactNo": "9004425255",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 472.00",
"flatRate": "25000",
"landOtherRate": "22200",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": true,
  "mall": false
},
"briefDescOfProperty": "Shop",
"carpetTotal": "305.86",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "367.03",
"finalCarpetArea": "305.86",
"finalSalableArea": "367.03",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "",
"reportGeneratedDate": "Fri Sep 27 2024 12:06:07 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-26",
"landDetails": {
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"holdType": {
  "label": "Free Hold",
  "value": "Free_Hold"
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"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Shop	20'2"	15'2"	305.86
Other Composition :			