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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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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": "9000000",
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  "name": "Mumbai",
  "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": {
  "_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",
  "mobileNo": "7499830659",
  "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",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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  "email": "jayaraja@vastukala.org",
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"designation": "",
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  "email": "binu@vastukala.org",
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        "label": "Registered Valuer"
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    },
    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.84607186499676"
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    72.84607186499676,
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      "dateTime": "2024-09-26",
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    {
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      "dateTime": "2024-09-26",
      "remark": "MANUAL_IN_TASK"
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"label": true
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "key": "city",
  "value": "Bhayandar (West)",
  "label": false
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  "value": "",
  "label": true
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  "key": "taluka",
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"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",
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  "label": false
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  "value": "",
  "label": false
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"wing": {
  "status": false,
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "name": "Gut No.",
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  "value": "",
  "label": false
}
},
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  "roof": {
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  },
  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Glass door with MS Rolling Shutter"
  },
  "windows": {
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    "label": "N.A."
  },
  "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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  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "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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      "east": "Information not available",
      "south": "Information not available",
      "west": "Information not available"
    },
    "asPerDocument": {
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      "south": "Information not available",
      "west": "Information not available"
    }
  },
}
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  "whichTheLocalityIsServed": {
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      "status": true
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      "title": "Taxies",
      "status": true
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    "auto": {
      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
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  "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": {
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    "label": "Superior Colored"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"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

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is a part mezzanine floor constructed with flywood, used as workshop area and cabin.

\n2) This valuation report pertaining to shop No. 6 only.",

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"depreciationPercentage": "25.5",
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"igrImage": "cases/66f3a7c1fcad932b0b13b529/igr_1727415049000_Image.png",
"squareMeterGuideLineRate": "108400.00",
"squareFeetGuideLineRate": "10071.00"
},
"igrFinalRate": {
"floorRatePercentage": "100",
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"rate": "8712.00",
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"squareMeterGuideLineRate": "93780.00"
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"outgoingDetail": {
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"value": "Medium",
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"propertyTypeOfUseList": {
"value": "Commercial_use",
"label": "Commercial use"
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"propertyOccupiedByList": {
"value": "Owner_Occupied",
"label": "Owner Occupied"
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"monthlyRent": "N.A",
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"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
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"meterCardHolderName": "Information not available",
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"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "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": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2007",
    "fullDate": "1/1/2007"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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"value": "R.C.C._Framed_Structure",
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"typeOfFoundation": {
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},
},
"qualityOfConstruction": {
"value": "Normal",
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},
},
"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
},
},
"buildingSpecification": {
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"label": "Standard"
},
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
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},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
},
"walls": {
"value": "1",
"label": "Yes"
},
},
"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
},
"maintenanceOfTheBuilding": {
"value": "Normal",
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},
"maintenancelssues": {
"value": "0",
"label": "No"
}
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},
"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",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1727419931522_Image.png",
    "routeLat": "19.294865",
    "routeLng": "72.846302",
    "stationName": "Bhayandar",
    "routeDistance": "2.8 km.",
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  }
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"finalLatLng": {
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  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
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"locationMapImg": [
  {
    "id": "bzhfdp",
    "name": "bzhfdp",
    "image": "cases/66f3a7c1fcad932b0b13b529/
routeMap_1727419614433_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "337008.00",
    "totalFairMarketValue": "11462992.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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    "name": "Shop",
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    "name": "Shop",
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    "name": "Shop",
    "path": "cases/66f3a7c1fcad932b0b13b529/externallmg_1727419351346_externallmg_1727406905988_WhatsApp_Image_20240927_at_005106.jpeg",
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  "builtUpRateRange": {
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    "max": "27620.00"
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  "saleableRateRange": {
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    "max": "23016.00"
  }
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    "isEditable": true
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  "isEditable": true
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"extraCollapsibleGates": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
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"isEditable": 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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  "value": "LEAD"
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"paymentStatus": "PENDING",
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"_id": "66f3a7c1fcad932b0b13b529",
"ownerName": "Mr. Rakesh Kishor Wadke",
"ownerPhoneNo": "9004425255",
"appAddress": "SHOP NO 6 GROUND FLOOR RAMDEV CHAITANYA CHS LTD
PADMAVATI NAGAR 150 FEET ROAD BEAR MAXUS MALL BHAYNDER WEST
THANE 401101\n",
"remark": "",
"documents": [
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      "label": "Agreement For Sale Cum Transfer"
    },
    "inputs": {
      "documentDate": "24/11/2021",
      "remark": "Registration No. 17528/2021",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mrs. Pooja Deepesh Sanghvi",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Rakesh Kishor Wadke & Mrs. Mukesh Kishor Wadke"
    },
    "isHardCopy": false,
    "displayStatus": true,
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  },
  {
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      "label": "Part Occupancy Certificate"
    },
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        "label": "Mira Bhayander Municipal Corporation"
      }
    }
  },

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"number": {
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  "label": "No"
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"caseNumber": "011462",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "371625",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 25 2024 11:33:45 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rakesh Kishor Wadke",
    "phone": "9004425255",
    "ownershipShare": "",
    "email": "",
    "id": "569843"
  },
  {
    "name": "Mr. Mukesh Kishor Wadke",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "313040"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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      "label": "Square Feet"
    }
  }
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    "width2": "1",
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    "finalArea": "284.01"
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      "label": "Square Feet"
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    "totalAreaDocument": "472",
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    "docFinalBuiltUpSquareMeter": "0.00",
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    "docFinalSaleable": "0",
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"images": [],
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  "saleableArea": {
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    "squareMeterArea": "23.41",
    "expectedRate": "23015.87",
    "percentage": "20"
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "5800000",
  "expectedRate": "33142.86",
  "builtUpExpectedRate": "5800000",
  "image": "cases/66f3a7c1fcad932b0b13b529/
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  "squareMeter": "19.51",
  "id": "849534"
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  "carpetArea": {
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    "squareMeterArea": "16.72",
    "expectedRate": "27777.78",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "20.07",
    "expectedRate": "23148.15",
    "percentage": "20"
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "5000000",
"expectedRate": "27777.78",
"builtUpExpectedRate": "23148.15",
"image": "cases/66f3a7c1fcad932b0b13b529/
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"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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"squareMeterArea": "37.20",
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"property": "Shop",
"area": "278.03",
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"expectedRate": "26256.16",
"builtUpExpectedRate": "21879.87",
"image": "cases/66f3a7c1fcad932b0b13b529/
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"id": "653370"
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    "squareMeterArea": "13.01",
    "expectedRate": "24996.43",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "15.61",
    "expectedRate": "20830.85",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "18.73",
    "expectedRate": "17359.39",
    "percentage": "20"
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  "areaType": "Built_Up",
  "floor": "",
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    "id": "436480"
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    "status": false,
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    "path": "cases/66f3a7c1fcad932b0b13b529/
processingDocuments/1727423716223_1693482912660_Jitendra_Sharma.doc",
    "size": "6123520",
    "createdAt": "Fri Sep 27 2024 13:25:16 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f91b6f344e052188ffd1fc"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "64dc7184ccaf1e7b7f637f47",
      "role": "FRONTDESK",
      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "66f64334fcad932b0b1545be",
    "note": "Value Given for Confirmation",
    "taskId": "66f3bb07fcad932b0b13cc99",
    "createdAt": "2024-09-27T05:31:32.631Z"
  }
],
"createdAt": "2024-09-25T06:03:45.802Z",
"updatedAt": "2024-09-27T09:23:40.011Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Commercial Shop No. 6, 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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"updatedBy": "64dc7184ccaf1e7b7f637f47",
"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": "284.01",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "340.81",
"finalCarpetArea": "284.01",
"finalSalableArea": "340.81",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "",
"reportGeneratedDate": "Fri Sep 27 2024 12:06:22 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-26",
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"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Shop	20'2"	14'1"	284.01
Other Composition :			