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{
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b8c9"
    },
    "firstName": "Manjunath Kote",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b3f",
    "email": "manjunath@cosmosbank.in",
    "mobileNo": "9773289829",
    "workMobileNo": "9773289829",
    "lastName": "Kote"
  },
  "fees": {
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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": "000002",
  "type": "BRANCH",
  "name": "Ghatkopar (West) Branch",
  "email": "ghatkopar@cosmosbank.in",
  "mobileNo": "022-25136117",
  "alternateMobileNo": "",
  "address": "S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane,
Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "Cosmos Bank - Ghatkopar",
  "fax": "022-25132117",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "value": "Mumbai Suburban ",
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  "label": true
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  "label": false
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  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "MS Rolling Shutter"
  },
  "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 "
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  "finishing": {
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  }
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "south": "Kirol Road",
    "east": "Hansoti Lane"
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  "asPerDocumentAgreement": {
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      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
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    "status": true
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    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
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},
"extraDetailOfProperty": "The Composition of Commercial Shop is Working Area + 1
Toilet + Loft.",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received may be
assumed that the construction is as per sanctioned plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "Loft area found at site. We have not considered the loft area for valuation
purpose as same has not been mentioned in the agreement and also approved building
plan for the same is not available for verification",
  "depreciationPercentage": "18",
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"depreciationRatioOfBuilding": "",
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"depreciatedCostOfConstruction": "30514",
"depreciatedBuildingRate": "2214"
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  "rate": "160070",
  "landRate": "55750",
  "igrImage": "cases/6700c924de702a0d3957f7f4/igr_1728286300329_Image.png",
  "squareMeterGuideLineRate": "128056.00",
  "squareFeetGuideLineRate": "11897.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "88",
  "rate": "11091.00",
  "squareMeterGuideLineRate": "119379.00",
  "squareFeetGuideLineRate": "11091.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "70,000/- Present rental income per month",
  "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 MCGM norms ",
  "tenantName": "Eternal Salon ",
  "maintenanceOfFlat": "Good "
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"marketability": {
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"value": "Good",
"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
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"siteMeasurement": {
"roof": {
"value": "rcc_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 / Covered Car 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_cum_Commercial",
"label": "Residential cum Commercial"
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"typeOfStructure": {
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"label": "R.C.C. Framed"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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"label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "336.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed of Transfer Cum Sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1728292621410_Image.png",
    "routeLat": "19.082361",
    "routeLng": "72.900361",
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    "routeDistance": "700 Mtrs.",
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
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  "type": "Point"
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  "finallatlng": false
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"locationMapImg": [
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    "id": "0dc6h8",
    "name": "0dc6h8",
    "image": "cases/6700c924de702a0d3957f7f4/
routeMap_1728292527470_Image.png"
  }
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},
"valuation": {
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    "depreciationPercentage": "18",
    "depreciatedCostOfConstruction": "163296.00",
    "totalFairMarketValue": "10252704.00"
  },
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"extraCollapsibleGatesQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
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"bookValue": "0"
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"outward": {
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  "number": "2308542",
  "dayCount": "1",
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  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Brick Work",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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>window": {
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  "status": false
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  "percentage": "0.00",
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  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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externallmg_1728135938070_1728135934361_image_0.jpeg",
"orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "externallmg_1728135976448_1728135969608_image_1.jpeg",
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    "path": "cases/6700c924de702a0d3957f7f4/
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externallmg_1728135946133_1728135934361_image_16.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "31945.00",
    "max": "50000.00"
  },
  "builtUpRateRange": {
    "min": "26621.00",
    "max": "33334.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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    "estimatedValue": "0.00",
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  }
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  "isEditable": true
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"potentialValue": {
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"others": {
"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
"title": "Total",
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"ratePerUnit": "",
"estimatedValue": "0.00",
"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",
"leadType": {
"label": "Lead",
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"value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "336.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "6700c924de702a0d3957f7f4",
"ownerName": "Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari ",
"ownerPhoneNo": "9619006962",
"appAddress": "Shop no. 6, Ground Floor, Parvati Heritage, GHatkopar West ",
"remark": "Revaluation.. Visit Today ",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e0",
      "label": "Deed of Transfer Cum Sale"
    },
    "inputs": {
      "documentDate": "06/09/2023",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Virendra Omprakash Singh & Mr. Arvind Omprakash Singh",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "17957 / 2023"
    },
    "isHardCopy": false,
    "displayStatus": true,
  }
]
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"id": "191296",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Oct 07 2024 14:17:28 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "06/09/2012",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 5970 / BPES / AN"
  },
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  "displayStatus": true,
  "fileName": "document_1728290918309_1728286340509_POC2012.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Oct 07 2024 14:18:38 GMT+0530 (India Standard Time)"
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{
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "09/09/2023",
    "remark": " in the name of Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki
Pawan Tiwari issued by Vastukala Consultant's Pvt. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Oct 07 2024 14:20:58 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011632",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
{
"id": "287438",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Oct 05 2024 10:35:40 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari ",
"phone": "9619006962",
"ownershipShare": "",
"email": "",
"id": "704866"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Working Area",
"length": "14.50",
"length1": "14",
"length2": "6",
"width": "20.17",
"width1": "20",
"width2": "2",
"totalArea": "292.42",
"images": [],
"finalArea": "292.42",
"extraAreas": []
}
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}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Loft",
      "value": "Loft"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "length": "14.00",
    "length1": "14",
    "length2": "0",
    "width": "20.00",
    "width1": "20",
    "width2": "0",
    "totalArea": "280.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "280",
    "percentageBeforeTotal": "280.00",
    "percentage": "100"
  }
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"externalReport": [],
"documentPerArea": [
  {
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      "label": "Deed of Transfer Cum Sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "251705",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "280",
    "squareMeterArea": "26.01",
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"docFinalBuiltUp": "336",
"docFinalBuiltUpSquareMeter": "31.212000000000003",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "100",
"squareMeterArea": "9.29",
"expectedRate": "50000.00",
"percentage": ""
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"builtUpArea": {
"area": "150.00",
"squareMeterArea": "13.94",
"expectedRate": "33333.33",
"percentage": ""
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Shop",
"area": "150",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5000000",
"expectedRate": "50000.00",
"builtUpExpectedRate": "5000000",
"image": "cases/6700c924de702a0d3957f7f4/
indicator_1728286131060_Image.png",
"squareMeter": "13.94",
"id": "688428"
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},
{
  "carpetArea": {
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    "squareMeterArea": "33.45",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "432.00",
    "squareMeterArea": "40.13",
    "expectedRate": "26620.37",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
  "_id": "67038e6e6d5ad2b223098e73",
  "property": "Shop",
  "area": "360",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "11500000",
  "expectedRate": "31944.44",
  "builtUpExpectedRate": "26620.37",
  "image": "cases/6700c924de702a0d3957f7f4/
indicator_1728286155620_Image.png",
  "squareMeter": "33.45",
  "id": "397655"
},
{
  "carpetArea": {
    "area": "250.00",
    "squareMeterArea": "23.23",
    "expectedRate": "34000.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "area": "300.00",
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    "expectedRate": "28333.33",
    "percentage": "20"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Shop",
  "area": "250",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "8500000",
  "expectedRate": "34000.00",
  "builtUpExpectedRate": "28333.33",
  "image": "cases/6700c924de702a0d3957f7f4/
indicator_1728286202296_Image.png",
  "squareMeter": "23.23",
  "id": "239966"
}
],
"externalImages": [
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    "status": false,
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    "name": "externalimg_1728135938070_1728135934361_image_0.jpeg",
    "path": "cases/6700c924de702a0d3957f7f4/
externalimg_1728135938070_1728135934361_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6701430bc691adb224f69794",
    "name": "externalimg_1728135938639_1728135934361_image_1.jpeg",
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externalimg_1728135938639_1728135934361_image_1.jpeg",
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"orientation": "portrait"
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/6700c924de702a0d3957f7f4/
externallmg_1728135938943_1728135934361_image_2.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "6701430bc691adb224f69796",
  "name": "externallmg_1728135939284_1728135934361_image_3.jpeg",
  "path": "cases/6700c924de702a0d3957f7f4/
externallmg_1728135939284_1728135934361_image_3.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "6701430bc691adb224f69797",
  "name": "externallmg_1728135940342_1728135934361_image_4.jpeg",
  "path": "cases/6700c924de702a0d3957f7f4/
externallmg_1728135940342_1728135934361_image_4.jpeg",
  "orientation": "portrait"
},
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}
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    },
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  },
```

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{
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    "path": "cases/6700c924de702a0d3957f7f4/processingDocuments/1728286340416_externallmg_1728135887085_1728135885520_image_2.jpeg",
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  {
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processingDocuments/1728286340442_OUR_PREVIOUS_REPORT.doc",
  "size": "6709248",
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  "size": "763610",
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  "path": "cases/6700c924de702a0d3957f7f4/
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  "size": "42392",
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  ],
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        "firstName": "Shyam",
        "lastName": "Kajvilkar",
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\\profilePhoto_1626255068979_Shyma_Photo.jpg"
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  "label": "Commercial"
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"fullAddress": "Commercial Shop No. 6, Ground Floor, Parvati Heritage, Ami's Parvati
Heritage Co-op. Hsg. Soc. Ltd., CTS No. 688 to 703, Bhuva Wadi, Cama Lane , Village
- Ghatkopar – Kiroil , Ghatkopar(West), Taluka - Kurla, District - Mumbai Suburban , PIN
- 400 086, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Pawan Kumar Mata Charan Tiwari ",
"email": "",
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"ownershipShare": "",
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"relationWithOwner": "Owner",
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"siteVisitDate": "2024-10-05",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 336.00",
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"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 292.00\nLoft Area in Sq. Ft. =
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"toBeAdded": "",
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"otherCompositionCarpetTotal": "280.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
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  "lesseeName": "",
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  "leaseRent": "",
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  "leaseTo": "",
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  "leaseDate": ""
}
},
"reportGeneratedDate": "Tue Oct 08 2024 14:21:23 GMT+0530 (India Standard Time)"
}

```

Name	Length	Width	Total
Composition :			
Working Area	14'6"	20'2"	292.42
Other Composition :			
Loft	14'0"	20'0"	280.00