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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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  "creditOfficer": {
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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": "3000000",
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    "expectedFees": 1500,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b895",
  "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"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"staff": {
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  "_id": "659ccce98f39506e83489828",
  "role": "DELIVERYPERSON",
  "firstName": "Amit",
  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
  "workWithDocumentMaker": "",
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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"siteEngineer": {
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  "_id": "62550ed0aba01e0af98f2f75",
  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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  "_id": "60eeaeddf3dd69653a581316",
  "role": "ACCOUNTANT",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
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"shortName": "SK",
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"maker": {
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  "lastName": "Acharya",
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  "designation": "",
  "shortName": "JA",
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  "lastName": "Kajvilkar",
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  "designation": "",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"designation": "Registered Valuer",
"registrationNo": [
  {
    "title": {
      "label": "IBBI"
    },
    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
  },
  {
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      "label": "FIIV"
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "longitude": "72.8619254362478"
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  "visitedDate": [
    {
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      "dateTime": "2024-10-16",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "value": "India",
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  "value": "Khari",
  "label": true
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  "key": "floorNo",
  "value": "Ground",
  "label": false
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  "value": "",
  "label": true
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  "value": "Thane",
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  "name": "City",
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  "value": "Bhayandar (East)",
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  "value": "Thane",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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"label": false
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  "value": "",
  "label": false
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  "label": false
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  "key": "oldSurveyNumber",
  "value": "197",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "8",
  "label": false
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  "label": false
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  "label": true
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  "name": "SRO",
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"value": "",
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"policeStation": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN 401 105",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Vitrified tiles flooring"
  },
  "doors": {
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    "label": "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 Electrical Wiring"
},
"finishing": {
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  "label": "Cement Plastering"
}
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"general": {
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    "label": "Sole Ownership"
  },
  "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": {
    "north": "'B' Wing of Swapnalok CHSL",
    "west": "Internal Road",
    "south": "Shiv Kripa Chawl",
    "east": "Sundar Darshan Building"
  },
  "asPerDocumentAgreement": {
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    "south": "Information not available",
    "east": "Information not available"
  },
}
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"unitBoundaries": {
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    "east": "Entrance of Shop No. 8",
    "south": "Building Entrance Gate",
    "west": "Road"
  },
  "asPerDocument": {
    "north": "Information not available",
    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is having single unit used as godown.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],

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"documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12600",
  "depreciatedBuildingRate": "1300"
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"igrRate": {
  "propertyName": "Commercial Shop",
  "rate": "101800",
  "landRate": "26500",
  "igrImage": "cases/670e0dbe4327890c7af569fd/igr_1729315237606_Image.png",
  "squareMeterGuideLineRate": "101800.00",
  "squareFeetGuideLineRate": "9458.00"
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"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "68",
  "rate": "7219.00",
  "squareMeterGuideLineRate": "77704.00",
  "squareFeetGuideLineRate": "7219.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
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"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"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": {
    "date": "1",
    "month": "1",
    "year": "1992",
    "fullDate": "1/1/1992"
  }
}
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},
"planningArea": {
  "value": "Residential",
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"typeOfStructure": {
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  "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": "Average",
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},
"structuralSafety": {
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  "label": "Normal"
},
"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"
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"maintenanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
"value": "0",
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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_agreement",
"label": "As per agreement"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
"area": "0.00"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/670e0dbe4327890c7af569fd/
routeMap_1729329729072_Image.png",
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"routeLat": "19.308958",
"routeLng": "72.861896",
"stationName": "Bhayandar",
"routeDistance": "1.2 km.",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finalLatLng": false
},
"locationMapImg": [
  {
    "id": "n4rw2u",
    "name": "n4rw2u",
    "image": "cases/670e0dbe4327890c7af569fd/
routeMap_1729329611766_Image.png"
  }
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},
"valuation": {
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    "depreciationPercentage": "48",
    "depreciatedCostOfConstruction": "153600.00",
    "totalFairMarketValue": "1612800.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "number": "2308712",
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"status": false
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mage_20241017_at_093508_1.jpeg",
    "path": "cases/670e0dbe4327890c7af569fd/externallmg_1729329172017_external
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"compositionImages": [
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    "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"status": true,
"caseStatus": "DELIVERED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri. Gaurav Khyalilal Jain",
"ownerPhoneNo": "8691830824",
"appAddress": "SHOP NO 8 GROUND FLOOR NEW SWAPNLOK CHS LTD
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GANESH GALLI NAVGHAR ROAD OPP NORTH CANARA LANE BHAYNDER EAST
THANE 401105",

"remark": "OC not available bldg",

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"value": "60af48bf2ffdf65bcd6585fa",

"label": "Agreement for sale"

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"inputs": {

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"from": {

"value": "Transferor",

"label": "Transferor"

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"Transferor": "Mrs. Suvarnalatha Nishikant Shetty",

"to": {

"value": "Transferee",

"label": "Transferee"

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"Transferee": "Shri. Gaurav Khyalilal Jain",

"number": {

"value": "Registration_No",

"label": "Registration No"

},

"Registration_No": "17900/2024"

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"path": "cases/670e0dbe4327890c7af569fd/

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"fileName":

"document_1728974192875_1728974190901_Gaurav_jain_agreement_1.pdf"

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"label": "Share Certificate "

},

"inputs": {

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"number": {

"value": "No",

"label": "No"

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  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Sat Oct 19 2024 16:06:17 GMT+0530 (India Standard Time)"
}
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"caseHistory": [
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    "id": "117509",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 15 2024 12:07:50 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Shri. Gaurav Khyalilal Jain",
    "phone": "8691830824",
    "ownershipShare": "",
    "email": "",
    "id": "751038"
  }
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"proposePurchasers": [],
"siteInspection": [],
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    "label": "Square Feet"
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  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
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  "docFinalSaleableSquareMeter": "0"
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    "percentage": ""
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  "builtUpArea": {
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    "percentage": "20"
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"area": "100",
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"floor": "",
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"expectedRate": "14400.58",
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    "percentage": "20"
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"percentage": "20"
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"areaType": "Built_Up",
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"expectedPrice": "3200000",
"expectedRate": "18285.71",
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"builtUpExpectedRate": "3200000",
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    "squareMeterArea": "9.29",
    "expectedRate": "15000.00",
    "percentage": "20"
  },
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedRate": "18000.72",
  "builtUpExpectedRate": "1500000",
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  "id": "750535"
}
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"externallImages": [
  {
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mg_1729138173696_WhatsApp_Image_20241017_at_093506_1.jpeg",
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mage_20241017_at_093507.jpeg",
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mg_1729138173700_WhatsApp_Image_20241017_at_093507.jpeg",
    "orientation": "portrait"
  },
  {
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mage_20241017_at_093508_1.jpeg",
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mg_1729138173703_WhatsApp_Image_20241017_at_093508_1.jpeg",
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mage_20241017_at_093508.jpeg",
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mg_1729138173709_WhatsApp_Image_20241017_at_093508.jpeg",
  "orientation": "portrait"
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  "path": "cases/670e0dbe4327890c7af569fd/externallmg_1729329172022_externall
mg_1729138173717_WhatsApp_Image_20241017_at_093509_2.jpeg",
  "orientation": "portrait"
},
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mage_20241017_at_093509.jpeg",
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  "path": "cases/670e0dbe4327890c7af569fd/externallmg_1729329172025_externall
mg_1729138173726_WhatsApp_Image_20241017_at_093510_1.jpeg",
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    "path": "cases/670e0dbe4327890c7af569fd/externalImg_1729329172030_external
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"externalDocuments": [
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    "filename": "1729338070906_Gaurav_Khyalilal_Jain.pdf",
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  },
  {
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      "name": "Vastukala Consultants India Pvt. Ltd.",
      "gstNo": "18AABCT3518Q1ZZ",
      "panNo": "ABCDE1234A",
      "email": "vastukalamumbai@vastukala.com",
      "phone": "9819670183",
      "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
      "shortName": "VCIPL",
      "type": "ORGANIZATION",
      "city": "Mumbai",
      "ownerEmail": "umang@vastukala.org",
      "ownerName": "Umang Patel"
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],
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  {
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    "filename": "1729315261630_externallmg_1729138173698_WhatsApp_Image_20241017_at_093506.jpeg",
    "path": "cases/670e0dbe4327890c7af569fd/processingDocuments/1729315261630_externallmg_1729138173698_WhatsApp_Image_20241017_at_093506.jpeg",
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  {
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"externallmg_1729138173706_WhatsApp_Image_20241017_at_093508_2.jpeg",
    "filename": "1729315261632_externallmg_1729138173706_WhatsApp_Image_20241017_at_093508_2.jpeg",
    "path": "cases/670e0dbe4327890c7af569fd/processingDocuments/1729315261632_externallmg_1729138173706_WhatsApp_Image_20241017_at_093508_2.jpeg",
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      "createdAt": "Sat Oct 19 2024 10:51:01 GMT+0530 (India Standard Time)",
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      "filename": "1732007263141_Summary_NewGAURAV.xlsx",
      "path": "cases/670e0dbe4327890c7af569fd/
processingDocuments/1732007263141_Summary_NewGAURAV.xlsx",
      "size": "2120380",
      "createdAt": "Tue Nov 19 2024 09:07:43 GMT+0000 (Coordinated Universal Time)",
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        "role": "FRONTDESK",
        "firstName": "Rashmi",
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    "lastName": "Jadhav",
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  },
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  "status": true,
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  "createdAt": "2024-11-19T07:24:12.023Z"
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    "lastName": "Jadhav",
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  "status": true,
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  "note": "Revised (Task Reopen)",
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "lastName": "Jadhav",
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  },
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  "display": true,
  "status": true,
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  "taskId": "67139ab2c6eb1c39d992e737",
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"__v": 0,
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  "label": "Retail"
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"fullAddress": "Commercial Shop No. 8, Ground Floor, New Swapna Lok Co-op. Hsg. Soc. Ltd., Old Survey No. 197, New/Current Survey No. 75, Hissa No. 8, Navghar Road, Ganesh Galli, Opp. North Kanara Lane, Village - Khari, Taluka - Thane, District - Thane, Bhayandar (East), PIN 401 105, State - Maharashtra, India",
"updatedBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Gaurav Jain",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "8691830824",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 128.00",
"flatRate": "13800",
"landOtherRate": "11300",
"shopDetails": {
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    "value": "Independent_Building"
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"roadFacing": true,
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},
"reportGeneratedDate": "Sat Oct 19 2024 14:35:17 GMT+0530 (India Standard Time)",
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"briefDescOfProperty": "Shop",
"carpetTotal": "97.35",
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"builtupPercentage": "20",
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"finalCarpetArea": "97.35",
"finalSalableArea": "116.82",
"salablePercentage": "0",
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"siteMeasurementRemark": "",
"finalSaleablePercentage": "",
"landDetails": {
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    "value": "Free_Hold"
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Shop	13'7"	7'2"	97.35
Other Composition :			