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  "typeOfReport": {
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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": "Vivek",
    "type": "CREDITOFFICER",
    "_id": "65d84551cf7ad63a0afd023e",
    "lastName": "Kulkarni",
    "mobileNo": "",
    "workMobileNo": "9922278899",
    "email": "vivek.kulkarni@cosmosbank.in"
  },
  "fees": {
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"organization": {
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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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  "_id": "5fc6c33c74d12c494856b99c",
  "branchCode": "000011",
  "type": "BRANCH",
  "name": "Dadar Branch ",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Industrial"
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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{
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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19.41616815168265
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  "label": false
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"tahasilNo": {
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"value": "",
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  "value": "Vasai",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "207",
  "label": false
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  "value": "",
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Vasai (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Kota Flooring"
  },
  "doors": {
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    "label": "Glass Facade Windows"
  }
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"fixtures": {
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"Concealed_plumbing_with_C.P._fixtures._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Internal Road ",
    "west": "Shri Hari Industrial Estate",
    "south": "Open Plot ",
    "east": "Blue Bell Imperial"
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  "asPerDocumentAgreement": {
    "north": "By 12 Meter Internal Road ",
    "west": "By Proposed Building No. 2",
    "south": "By Playground ",
    "east": "By Survey No. 46/2/9"
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    "east": "Marginal Space",
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    "west": "Marginal Space"
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    "south": "Unit No. 208",
    "west": "Marginal Space"
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    "status": true
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  "taxies": {
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  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The Composition of Industrial Unit is Working Area + Cabin
+ 1 Toilet + Mezzanine Floor.",
"dateOfIssusApprovePlan": "As 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": {
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"documentsBuildingBoundaries": [],
},
"compositeRate": {
  "remark": "As there are no permission documents are available for the mezzanine
floor hence, it is not considered for the purpose of valuation. For the purpose of
valuation, we have considered the area as per agreement.",
  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7550",
  "depreciatedBuildingRate": "1850"
},
"igrRate": {
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  "rate": "39900",
  "landRate": "4730",
  "igrImage": "cases/6710add59f905c0b8b75edbf/igr_1729237259441_Image.png",
  "squareMeterGuideLineRate": "35910.00",
  "squareFeetGuideLineRate": "3336.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "95",
  "rate": "3191.00",
  "squareFeetGuideLineRate": "3191.00",
  "squareMeterGuideLineRate": "34351.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Property No. BD09 / 435 / 337520",
  "taxPaidHolderName": "Mrs. Shanti Devdas Gaddam",
  "taxAmount": "Rs. 13,171/-",
  "electricityServiceConnectionNo": "Consumer No. 001593865254 ",
  "meterCardHolderName": "Mrs. Shanti Devdas Gaddam",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per VVCMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
  },
  "planningArea": {
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"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Normal",
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
}
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},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "18"
},
"finalPlinthArea": {
  "area": "763.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1729249194339_Image.png",
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"routeLat": "19.413250",
"routeLng": "72.854361",
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"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "k4n1d6",
    "name": "k4n1d6",
    "image": "cases/6710add59f905c0b8b75edbf/
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  }
],
"valuation": {
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    "depreciationPercentage": "7.5",
    "depreciatedCostOfConstruction": "114450.00",
    "totalFairMarketValue": "5760650.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
  "status": true,
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  "date": "Fri Oct 18 2024 18:02:32 GMT+0530 (India Standard Time)",
  "number": "2308701",
  "dayCount": "25",
  "monthCount": "241",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "isHideFloor": false,
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  "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpValue": "763.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externallmg_1729158721735_WhatsApp_Image_20241017_at_145730.jpeg",
      "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
  }
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "status": false,
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      "orientation": "portrait"
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      "status": false,
      "_id": "6710de4197568e0b99dee5e1",
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      "orientation": "portrait"
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      "orientation": "portrait"
    },
  },
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  "path": "cases/6710add59f905c0b8b75edbf/
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  "orientation": "landscape"
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  "_id": "6710de6297568e0b99dee696",
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  "orientation": "landscape"
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  "name":
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  "path": "cases/6710add59f905c0b8b75edbf/
externallmg_1729158754031_WhatsApp_Image_20241017_at_145620_1.jpeg",
  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "9364.00"
  },
  "builtUpRateRange": {
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    "max": "6503.00"
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}
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    "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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  "isEditable": false
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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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"createCase": "false",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "763.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Shanti Devdas Gaddam",
"ownerPhoneNo": "8928281446",
"appAddress": "survey no - 46, Gala no - 207, Infinity industrial estate, Vasai, Palghar ",
"remark": "urgent basis ",
"documents": [
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    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "07/12/2018",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      }
    }
  }
]
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    },
    "Promoter": "M/s. Acetron Real Estate LLP.",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mrs. Shanti Devdas Gaddam",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "11287 / 2018"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1729246319283_document_1729235110948_New_Doc_10182024_1201_1.pdf",
  "path": "cases/6710add59f905c0b8b75edbf/document_1729246319283_document_1729235110948_New_Doc_10182024_1201_1.pdf",
  "id": "773756",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Oct 18 2024 15:41:59 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/01/2019",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC / TP / OC / VP - 5315 / 96 / 2018 - 19"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "861271",
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  "fileName": "document_1729246378080_OC.pdf"
},
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{
  "documentType": {
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    "label": "Development Permission"
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  "inputs": {
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issued by Vasai Virar City Municipal Corporation"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "436576",
  "path": "cases/6710add59f905c0b8b75edbf/document_1729246729101_document_
1729235110948_New_Doc_10182024_1201_1.pdf",
  "fileName": "document_1729246729101_document_1729235110948_New_Doc_10
182024_1201_1.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "31/07/2017",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P99000002355"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "711167",
  "path": "cases/6710add59f905c0b8b75edbf/
document_1729246789110_565425.pdf",
  "fileName": "document_1729246789110_565425.pdf"
},
{
  "documentType": {
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    "label": "Society Maintenance Bill"
  },
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"inputs": {
  "documentDate": "01/09/2024",
  "remark": " in the name of Mrs. Shanti Devdas Gaddam issued by Infinity Industrial
Estate 1 Premises Co-Op. Soc. Ltd",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "301"
},
"isHardCopy": false,
"displayStatus": true,
"id": "583308",
"path": "cases/6710add59f905c0b8b75edbf/
document_1729246860841_224677.pdf",
"fileName": "document_1729246860841_224677.pdf"
},
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  "documentType": {
    "value": "60ae126aaa6d152c1801b38b",
    "label": "Property Tax Bill"
  },
  "inputs": {
    "documentDate": "31/03/2024",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Mrs. Shanti Devdas Gaddam",
    "number": {
      "value": "property_no",
      "label": "property no"
    },
    "property_no": "BD09 / 435 / 33"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "691628",
  "path": "cases/6710add59f905c0b8b75edbf/
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  "fileName": "document_1729247301974_570957.pdf"
},
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{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "001593865254 dated 06.08.2024 in the name of Mrs. Shanti
Devdas Gaddam issued by MSEDCL"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "227000",
  "path": "cases/6710add59f905c0b8b75edbf/
document_1729247472727_Light_Bill.pdf",
  "fileName": "document_1729247472727_Light_Bill.pdf"
}
],
"caseNumber": "011845",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "228009",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 17 2024 11:55:25 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Shanti Devdas Gaddam",
    "phone": "8928281446",
    "ownershipShare": "",
    "email": "",
    "id": "102643"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",

```



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    "label": "Square Feet"
  },
  "id": "582264",
  "name": "Working Area",
  "length": "20.00",
  "length1": "20",
  "length2": "00",
  "width": "34.50",
  "width1": "34",
  "width2": "6",
  "totalArea": "690.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "690.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Working Area",
  "length": "7.67",
  "length1": "7",
  "length2": "8",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "30.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.03"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Mezzanine",
      "value": "Mezzanine"
    },
    "measurementType": {
      "value": "Square_Feet",
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"label": "Square Feet"
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"length": "20.17",
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"length2": "2",
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"width1": "34",
"width2": "00",
"totalArea": "685.67",
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"extraAreas": [
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      "label": "Square Feet"
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- Bilalpada, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State -
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"finalValuationAreaString": "Built Up Area in Sq. Ft. = 763.00",
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"landOtherRate": "5700",
"shopDetails": {
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    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "720.03",
"extendOfSiteRemark": "",
"finalBuiltupArea": "1853.36",
"finalCarpetArea": "1684.87",
"finalSalableArea": "2038.69",
"otherCarpetTotal": "965",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 720.00\nMezzanine Area in Sq.
Ft. = 964.00 \n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Working Area",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "964.84",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Fri Oct 18 2024 15:37:59 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-10-17"
}

```

Name	Length	Width	Total
Composition :			
Working Area	20'00"	34'6"	690.00
Working Area	7'8"	3'11"	30.03
Other Composition :			
Mezzanine	20'2"	34'00"	685.67