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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Amruta ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f5a",
    "email": "amruta.pathak@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769900929",
    "lastName": "Pathak"
  },
  "fees": {
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    "propertyValue": "",
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
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(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "lastName": "Shilvanta",
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  "designation": ""
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"siteVisit": {
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  "visitedDate": [
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      "dateTime": "2024-10-24T08:11:46.364Z",
      "remark": ""
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      "remark": "MANUAL_IN_TASK"
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    "value": "Carpet"
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"compositionFlatType": {
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "Kurla",
  "label": true
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  "key": "buildingName",
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  "key": "street1",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
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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": "",
  "label": true
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  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "value": "Concealed_Electrification"
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  "finishing": {
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    "label": "Cement Plastering with POP false Celling"
  }
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"label": "Middle Class",
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"populationGroupList": {
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  "value": "Urban"
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"townplanApprovedByList": {
  "label": "Municipal Corporation of Greater Mumbai (MCGM)",
  "value": "MCGM"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Horizon Shloka / Dr Ambedkar Road",
  "west": "Meghdoot CHS Ltd",
  "south": "Shivam Apartment",
  "east": "Kailash Ashish Building"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Staircase",
    "south": "Passage",
    "west": "Flat No. 504"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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"whichTheLocalityIsServed": {
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    "status": true
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    "status": true
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    "status": true
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  "privateCars": {
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    "status": true
  }
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"extraDetailOfProperty": "",
"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": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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  "depreciatedBuildingRate": ""
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"igrRate": {
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"rate": "132680",
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"igrImage": "cases/6710d30b97568e0b99debd82/igr_1729761366673_Image.png",
"squareMeterGuideLineRate": "139314.00",
"squareFeetGuideLineRate": "12943.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "12594.00",
  "squareFeetGuideLineRate": "12594.00",
  "squareMeterGuideLineRate": "135560.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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"roof": {
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  "label": "6\" Thk. Brick Masonery",
  "value": "6\"_Thk._Brick_Masonery"
},
"waterTank": {
  "label": "Municipal Water Supply",
  "value": "MuncipalWaterSupply"
},
"pavementLaid": {
  "label": "Yes",
  "value": "Yes"
},
"carParking": "Along with One Car Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2020",
  "fullDate": "1/1/2020"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
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"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "13",
"flatFloorNo": "5",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "638.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/6710d30b97568e0b99debd82/
routeMap_1729771466413_Image.png",
"routeLat": "19.172641",
"routeLng": "72.950078",
"stationName": "Mulund",
"routeDistance": "850M",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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},
"finalLatLng": {
"coordinates": [
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},
"showLocation": {
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    "id": "7w1b6o",
    "name": "7w1b6o",
    "image": "cases/6710d30b97568e0b99debd82/
routeMap_1729771129056_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "15534400.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "798000.00",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"finalValue": "14736400.00",
"distressValuePercentage": "80",
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  "societyNameBoardImage": [],
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  "isEditable": true
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  "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": "APPROXIMATE_LEAD"
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"empanelmentNo": [
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"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 503, 5th Floor, Parijatak Co.-Op. Hsg. Soc. Ltd, Dr Ambedkar Road, Village - Mulund (West), Municipality Ward No. T, Taluka - Kurla,
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District - Mumbai Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India",

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        "label": "Developers"
      },
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      "to": {
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        "label": "purchaser"
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        "label": "No"
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      "No": "4387/2019"
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      "label": "Previous Valuation Report"
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    },
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      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
}
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    },
    "number": {
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      "label": "No"
    },
    "No": "P51800001974"
  },
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  "displayStatus": true,
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  "id": "700587",
  "uploadedBy": "627222afafd7d55eddedddd82",
  "createdAt": "Thu Oct 24 2024 11:48:08 GMT+0000 (Coordinated Universal Time)"
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},
"to": {
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  "label": "purchaser"
},
"purchaser": "Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora",
"number": {
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  "label": "No"
},
"No": "not mentioned"
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},
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 17 2024 14:34:11 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Amit Pravinchandra Vora, Smt. Komal Amit Vora & Mrs. Vibha Pravinchandra Vora",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "681578"
  }
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"proposePurchasers": [],
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      "value": "Carpet"
    },
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      "label": "Owner",
      "value": "Owner"
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    "_id": "671a00d7fd14bf9350ab2f47",
    "area": "492",
    "providedByName": "Amit Pravinchandra Vora, Komal Amit Vora & Vibha Pravinchandra Vora",
    "providedByContactNo": "0000000000"
  }
],
"composition": [
  {
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  "value": "Square_Feet"
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"width2": "00",
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"images": [],
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  "width1": "10",
  "width2": "0",
  "totalArea": "110.00",
  "images": [],
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  "length2": "0",
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  "width1": "7",
  "width2": "00",
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  "extraAreas": [],
  "finalArea": "49.00"
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    "value": "Square_Feet"
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  "name": "Toilet",
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},
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  "measurementType": {
    "label": "Square Feet",
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    "value": "Square_Feet"
  },
  "id": "7",
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  "length2": "0",
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"otherComposition": [],
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  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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  },

```

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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "532",
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"docBuiltupPercentage": "10",
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"expectedRate": "28686.87",
"percentage": ""
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"builtUpArea": {
"area": "594.00",
"squareMeterArea": "55.18",
"expectedRate": "23905.72",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"area": "495",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "14200000",
"expectedRate": "28686.87",
"builtUpExpectedRate": "23905.72",
```

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"image": "cases/6710d30b97568e0b99debd82/
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"id": "231470"
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    "expectedRate": "29776.67",
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  "builtUpArea": {
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    "squareMeterArea": "44.93",
    "expectedRate": "24813.90",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "403",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "12000000",
  "expectedRate": "29776.67",
  "builtUpExpectedRate": "24813.90",
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  "id": "287671"
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    "squareMeterArea": "82.84",
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    "expectedRate": "22499.07",
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  "saleableArea": {
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  "property": "Flat",
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  "floor": "",
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  "expectedPrice": "24074000.00",
  "expectedRate": "26998.78",
  "builtUpExpectedRate": "24074000.00",
  "image": "cases/6710d30b97568e0b99debd82/
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  "squareMeter": "99.41",
  "id": "403907"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "path": "cases/6710d30b97568e0b99debd82/
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    "orientation": "landscape"
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    "status": false,
    "_id": "671a0beb772666934f245970",
    "name":
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    "path": "cases/6710d30b97568e0b99debd82/
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    "orientation": "portrait"
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  },
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  "path": "cases/6710d30b97568e0b99debd82/
externallmg_1729760234945_WhatsApp_Image_20241024_at_14428_PM.jpeg",
  "orientation": "landscape"
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    "filename": "1729161060043_igr1.pdf",
    "path": "cases/6710d30b97568e0b99debd82/
processingDocuments/1729161060043_igr1.pdf",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "igr2.pdf",
    "filename": "1729161060045_igr2.pdf",
    "path": "cases/6710d30b97568e0b99debd82/
processingDocuments/1729161060045_igr2.pdf",
    "size": "153330",
    "createdAt": "Thu Oct 17 2024 16:01:00 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "igr3.pdf",
    "filename": "1729161060046_igr3.pdf",
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"size": "149754",
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{
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"filename": "1729161060048_Summary__Vora.xlsx",
"path": "cases/6710d30b97568e0b99debd82/
processingDocuments/1729161060048_Summary__Vora.xlsx",
"size": "2252747",
"createdAt": "Thu Oct 17 2024 16:01:00 GMT+0530 (India Standard Time)",
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"originalname": "cosmos - calculation- Vora.xlsx",
"filename": "1729761416850_cosmos__calculation_Vora.xlsx",
"path": "cases/6710d30b97568e0b99debd82/
processingDocuments/1729761416850_cosmos__calculation_Vora.xlsx",
"size": "16978",
"createdAt": "Thu Oct 24 2024 09:16:56 GMT+0000 (Coordinated Universal Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
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{
"createdBy": {
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"lastName": "Sarmalkar",
"profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
},
"workType": "RATE_VERIFY",
"display": true,
"status": true,
"_id": "6710e74d9f905c0b8b765211",
"note": "value shared 1.32 to 1.36 cr",
"taskId": "6710d30b97568e0b99debd93",
"createdAt": "2024-10-17T10:30:37.585Z"
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"createdBy": {
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "6711ed00477b35348d3ed9e3",
  "note": "value shared 1.32 to 1.36 cr. REquired 1.90 cr.",
  "taskId": "6710d30b97568e0b99debd93",
  "createdAt": "2024-10-18T05:07:12.119Z"
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    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "6718ecd9fd14bf9350aaad53",
  "note": "value confirmed. visit pending.",
  "taskId": "6710d30b97568e0b99debd93",
  "createdAt": "2024-10-23T12:32:25.572Z"
},
{
  "createdBy": {
    "_id": "656aa949cebbe1714411d21b",
    "role": "FRONTDESK",
    "firstName": "Priyanka",
    "lastName": "Pawar"
  },
  "workType": "SITE_INSPECTION",
  "display": true,
  "status": true,
  "_id": "671a0b41fd14bf9350ab3cd2",
  "note": "Visit Photo Not Attach (Task Reopen)",
  "taskId": "6718c562fd14bf9350aa52ac",
  "createdAt": "2024-10-24T08:54:25.556Z"
}
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],
"createdAt": "2024-10-17T09:04:11.427Z",
"updatedAt": "2024-10-24T12:50:19.826Z",
"__v": 0,
"updatedBy": "627222afafd7d55eddedd82",
"reason": "Value done",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Amit Pravinchandra Vora",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "9967293949",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"carpetTotal": "492",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-10-24",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 532.00",
"flatRate": "27700",
"landOtherRate": "24900",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  }
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": ""
}
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    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"builtupPercentage": "10",
"extendOfSiteRemark": "All the above areas are within 8% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area",
"finalBuiltupArea": "541.20",
"finalCarpetArea": "492.00",
"finalSalableArea": "595.32",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Thu Oct 24 2024 11:34:58 GMT+0000 (Coordinated Universal Time)"
}

```

Name	Length	Width	Total
Composition :			
Living Room	9'00"	14'00"	126.00
Bedroom	11'0"	10'0"	110.00
Bedroom	10'0"	10'0"	100.00
Kitchen	7'00"	7'00"	49.00
Toilet	5'00"	8'00"	40.00
Toilet	3'0"	9'0"	27.00
Passage	5'00"	8'00"	40.00
Other Composition :			