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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vinayak",
    "type": "CREDITOFFICER",
    "_id": "653245c0619c14402da7a0f8",
    "lastName": " Borwankar",
    "mobileNo": "",
    "workMobileNo": "9833399244",
    "email": "vinayak.borwankar@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"
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"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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  "type": "BRANCH",
  "name": "Malad (West) Branch",
  "email": "pooja.mithbhavkar@cosmosbank.in",
  "mobileNo": "02228446591",
  "alternateMobileNo": "",
  "address": "Shop No 6,7,8,Kewal Towers, B.J.Patel Road,Malad (West), \r\nMumbai,
State - Maharashtra, Country – India.\r\n",
  "ledgerName": "COSMOS BANK- MALAD",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "lastName": "Misal",
  "mobileNo": "8422982721",
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  "role": "SITEENGINEER",
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  "email": "tusharbhuwad90@gmail.com",
  "lastName": "Bhuwad",
  "mobileNo": "9082053889",
  "designation": "",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    ],
  },

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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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      "dateTime": "2024-10-24",
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    }
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"externalReportDetails": {
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  "underConstruction": false
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    "label": true
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    "status": true,
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  "label": false
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  "value": "2",
  "label": true
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  "key": "district",
  "value": "Mumbai Suburban",
  "label": true
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Andheri",
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  "key": "buildingName",
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  "label": false
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  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "value": "",
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  "key": "newSurveyNumber",
  "value": "41(Part)",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "621/3",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "municipalityWardNo",
  "value": "K-West",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
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  "label": false
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  "value": "Andheri (West)",
  "label": false
}
},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Marble Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "N.A."
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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}
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"general": {
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  "label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Shastri Nagar Road ",
  "south": "Internal Road ",
  "east": "Royal Classic"
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    "south": "Details not available ",
    "west": "Details not available "
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      "title": "Taxies"
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    "auto": {
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      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "At the time of inspection, we found that Flat No. 01A & Shop No. 6 on Ground floor are internally merged having separate entrances & both used as commercial purpose. There is an internal door provision for the flat & Shop but internal door is temporarily closed. Flat & Shop can be easily demarcated. The Composition of Residential Flat is Living Room + Bedroom + W.C & Bath + Kitchen. (i.e. 1BHK).",
  "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": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {

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"remark": "i)At the time of inspection, we found that Flat No. 01A & Shop No. 6 on Ground floor are internally merged having separate entrances. There is an internal door provision between flat & Shop but internal door is temporarily closed.
 ii) Flat & Shop can be easily demarcated.
 iii)The said valuation is only for Flat No. 01A. For the purpose of valuation, we have considered the area as per Draft Agreement of Flat No. 01A.",

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"squareMeterGuideLineRate": "257590.00",
"squareFeetGuideLineRate": "23931.00"
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"igrFinalRate": {
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"label": "Commercial Purpose"
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"propertyOccupiedByList": {
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"label": "Tenant Occupied"
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"monthlyRent": "85,000/- Present rental income per month",
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"floorSpaceIndex": "As per MCGM norms",
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"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "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": "2002",
    "fullDate": "1/1/2002"
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  "planningArea": {
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"value": "Residential_cum_Commercial",
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"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": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
},
"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "237.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeLat": "19.139628",
"routeLng": "72.829460",
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"routeStation": {
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  "label": "Metro Station"
}
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "1dvelu",
    "name": "1dvelu",
    "image": "cases/67189a4b772666934f2332a6/
routeMap_1730783777965_Image.png"
  }
]
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    "depreciationPercentage": "33",
    "depreciatedCostOfConstruction": "219912.00",
    "totalFairMarketValue": "5720088.00"
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  "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "37500.00"
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  "saleableRateRange": {
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    "max": "31250.00"
  }
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    "quantity": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": false
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  "CHECKER": false,
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"ownerPhoneNo": "9869667287",
"appAddress": "Flat no 01 A Ground floor Bldg no 2 B-wing Royal Sand Co-op HSG
Soc Ltd Off Link Road Andheri West Mumbai 400053",
"remark": "seam Propoj buyer Case hey ",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    }
  },
  "inputs": {
    "documentDate": "29/04/2013",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
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  },
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  "to": {
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    "value": "Transferee",
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  },
  "Transferee": "Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2376 / 2013"
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"fileName": "document_1729665586719_1729665585247_CB_Malad_West_Priya_R_Vartak__Divya_R_Vartak_Flat_no_01_A.pdf"
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    "label": "Draft Agreement for sale"
  },
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    "from": {
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      "label": "Transferor"
    },
    "Transferor": "Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak ",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Dr. (Mrs.) Priya Somnath Parui",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "-"
  },
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  "displayStatus": true,
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  "path": "cases/67189a4b772666934f2332a6/document_1730781657960_Royal_Sands_2024_Flat_01A_1.pdf",
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    "label": "Occupancy Certificate"
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 5377 / WS / AK"
  },
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  "path": "cases/67189a4b772666934f2332a6/
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  "fileName": "document_1730781754404_328010.pdf"
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"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 23 2024 06:40:11 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Priya Rajiv Vartak & Miss. Divya Rajiv Vartak ",
    "phone": "9869667287",
    "ownershipShare": "",
    "email": "",
    "id": "695413"
  }
],
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"proposePurchasers": [
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    "phone": "",
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    "ownershipShare": ""
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      "label": "Square Feet"
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    "length2": "0",
    "width": "1.00",
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    "width2": "0",
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    "extraAreas": []
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"otherComposition": [],
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"expectedRate": "44999.10",
"percentage": ""
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"builtUpArea": {
"area": "200.00",
"squareMeterArea": "18.58",
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"percentage": "20"
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"saleableArea": {
"area": "240.00",
"squareMeterArea": "22.30",
"expectedRate": "31250.00",
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"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "7500000",
"expectedRate": "44999.10",
"builtUpExpectedRate": "7500000",
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"id": "785270"
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    "squareMeterArea": "27.87",
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  "builtUpArea": {
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    "squareMeterArea": "33.45",
    "expectedRate": "27500.00",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "22916.67",
    "percentage": "20"
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  "id": "826143"
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    "squareMeterArea": "16.73",
    "expectedRate": "33883.24",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "216.03",
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"squareMeterArea": "20.07",
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"percentage": "20"
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  "squareMeterArea": "24.08",
  "expectedRate": "23530.32",
  "percentage": "20"
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    "expectedRate": "27912.79",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "24.08",
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    "percentage": "20"
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  "id": "868744"
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    "orientation": "portrait"
  },
  {
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Sands Co-Op. Hsg. Soc. Ltd. , Off New Link Road, Behind City Mall, Village - Oshiwara,
Municipality Ward No. K-West, Andheri (West), Taluka - Andheri, District - Mumbai
Suburban, PIN - 400 053, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Rohit Gagawani",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Dr. (Mrs.) Priya Somnath Parui",
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"finalMeasurementType": "Sq. Ft.",
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the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared
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Name	Length	Width	Total
Composition :			
Living Room	180'0"	1'0"	180.00
Other Composition :			