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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Kiran",
    "type": "CREDITOFFICER",
    "_id": "66d034a3c884d11233541d7d",
    "email": "Colaba@cosmosbank.in",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9022145406"
  },
  "fees": {
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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"
},
"client": {
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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "alternateMobileNo": "",
  "email": "Colaba@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Industrial",
  "value": "Industrial"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"role": "FRONTDESK",
"firstName": "Priyanka",
"email": "thane@vastukala.org",
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"shortName": "PCP",
"workWithDocumentMaker": "627222afafd7d55eddeddd82"
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Shobha",
"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
"shortName": "SH",
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"firstName": "Pratibha",
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    "valuersRegistrationNumber": [
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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      },
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        "label": "FIIV"
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    "number": "IBBI/RV/07/2018/10366"
  }
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"fatherName": "Baburao"
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"schedule": [],
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    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2024-10-24",
    "remark": "MANUAL_IN_TASK"
  }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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    "label": true
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    "key": "country",
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  "value": "Mumbai",
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  "key": "buildingName",
  "value": "Shah & Nahar Industrial Premises (A2) Co-Op. Society Ltd.",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Dhanraj Mill Compound",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "159",
  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Alluminum sliding windows with M. S. Grills"
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  "fittings": {
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  "finishing": {
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Shah & Nahar Industrial Premises (A1) Co-Op. Soc. Ltd",
  "west": "Internal Road",
  "south": "Sun Mills Compound Road",
  "east": "Railway Track"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": "Passage",
    "south": "Unit No. 116",
    "west": "Entrance"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "status": true
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"auto": {
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  "status": true
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"privateCars": {
  "title": "Private Cars",
  "status": true
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"extraDetailOfProperty": "The composition of Unit is Single unit + Bath + WC with
Loft Area.",
"dateOfIssusApprovePlan": "As Building Completion 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": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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  "rate": "203200",
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  "squareMeterGuideLineRate": "203200.00",
  "squareFeetGuideLineRate": "18878.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "61",
  "rate": "14714.00",
  "squareMeterGuideLineRate": "158381.00",
  "squareFeetGuideLineRate": "14714.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "normal"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "1985",
    "fullDate": "1/1/1985"
  },
  "planningArea": {
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    "label": "Industrial"
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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": {
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  "label": "Normal"
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"buildingSpecification": {
  "value": "Standard",
  "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": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "Information_not_available",
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"systemOfAirConditioning": {
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"label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "21",
"ageOfBuilding": "39",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "87"
},
"finalPlinthArea": {
  "area": "815.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1730112884076_Image.png",
    "routeLat": "18.993171",
    "routeLng": "72.827416",
    "stationName": "Lower Parel",
    "routeDistance": "1.3 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"type": "Point"
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  {
    "id": "5kr3p",
    "name": "5kr3p",
    "image": "cases/6719d758fd14bf9350aae1bb/
routeMap_1730112579151_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "2282000.00",
    "depreciationPercentage": "58.5",
    "depreciatedCostOfConstruction": "1334970.00",
    "totalFairMarketValue": "19855030.00"
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  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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  "compositionImages": []
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    "max": "42500.00"
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  "builtUpRateRange": {
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    "max": "35417.00"
  },
  "saleableRateRange": {
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    "max": "29514.00"
  }
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  "ratePerUnit": "0.00",
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
},
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"finalValuationArea": "815.00",
"empanelmentNo": [
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"_id": "6719d758fd14bf9350aae1bb",
"ownerName": "Mr. Ramkrishna Aba Gawade",
"ownerPhoneNo": "9820574689",
"fullAddress": "Industrial Unit No. 115, 1st Floor, Shah & Nahar Industrial Premises
(A2) Co-Op. Society Ltd.,, Dhanraj Mill Compound, CTS No. 159, Sitaram Jadhav Marg,
Village - Lower Parel, Municipality Ward No. G - South, District - Mumbai, Lower Parel
(West), PIN Code - 400 013, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Seller"
      },
      "Seller": "Mrs. Ramni Ranjan Chavan & Mr. Ranjan Gajanan Chavan",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Ramkrishna Aba Gawade",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1816/2016"
    },
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},
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    "label": "Building Completion Certificate"
  },
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "EB / 4874 / A"
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"createdAt": "Mon Oct 28 2024 10:35:18 GMT+0000 (Coordinated Universal Time)"
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  "inputs": {
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Ltd.,"
  },
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"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "384523",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 24 2024 05:12:56 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Ramkrishna Aba Gawade",
    "phone": "9820574689",
    "ownershipShare": "",
    "email": "",
    "id": "490198"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "name": "Unit",
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    "length2": "0",
    "width": "",
    "width1": "1",
    "width2": "0",
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      "label": "Square Feet"
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    "builtUpArea": {
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      "squareMeterArea": "72.24",
      "expectedRate": "22505.14",
      "percentage": "20"
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    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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  }
]
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"printlnReport": true,
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"area": "648",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "1",
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"expectedPrice": "17500000",
"expectedRate": "27006.17",
"builtUpExpectedRate": "22505.14",
"image": "cases/6719d758fd14bf9350aae1bb/
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"squareMeter": "60.20",
"id": "785409"
},
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"squareMeterArea": "57.97",
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"percentage": "20"
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"area": "520",
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"rateType": "price_Indicator",
"areaType": "Carpet",
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"floor": "Middle",
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"id": "427375"
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"percentage": ""
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"builtUpArea": {
"area": "870.00",
"squareMeterArea": "80.83",
"expectedRate": "33908.05",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "96.99",
"expectedRate": "28256.70",
"percentage": "20"
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"area": "725",
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"rateType": "price_Indicator",
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"expectedPrice": "29500000",
"expectedRate": "40689.66",
"builtUpExpectedRate": "33908.05",
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indicator_1730102682427_Image.png",
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    "squareMeterArea": "59.61",
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  "builtUpArea": {
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    "squareMeterArea": "71.54",
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