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{
  "typeOfReport": {
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  "reportInformation": {
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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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  "creditOfficer": {
    "branch": {
      "_id": "63ae95ee191f7b344b005873"
    },
    "firstName": "Pooja ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418f1",
    "email": "pooja.mithbhavkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9820568493",
    "lastName": "Mithbhavkar"
  },
  "fees": {
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    "expectedFees": 5200,
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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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  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Malad (East) Branch",
  "branchCode": "",
  "mobileNo": " 022 2881 0731",
  "alternateMobileNo": "",
  "email": "swapnil.deshmukh@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry
Road, Malad East, Mumbai 400097"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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"shortName": "MBC",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.86889316280114"
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "168",
  "label": true
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  "value": "",
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  "label": false
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  "flooring": {
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    "label": "Kota Flooring"
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  "doors": {
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    "label": "MS Rolling Shutter"
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  "windows": {
    "value": "Aluminium_Sliding_Windows_with_window_grills",
    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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  "finishing": {
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    "label": "Cement Plastering"
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    "label": "Middle Class"
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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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  "north": "Open Plot",
  "west": "Balaji Estate Road ",
  "south": "Veer Abdul Hamid Garden",
  "east": "Open Plot"
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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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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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    "status": true
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  "auto": {
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    "status": true
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    },
    "privateCars": {
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      "status": true
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  "extraDetailOfProperty": "The Composition of Commercial Office is Working Area + W.C + \n\nThe Composition of Commercial Office is Working Area + W.C. + Bath + Loft Area.\n",
  "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": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the agreement for the purpose of valuation.",
  "depreciationPercentage": "48",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15444",
  "depreciatedBuildingRate": "1144"
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"igrRate": {
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  "rate": "154860",
  "landRate": "72870",
  "igrImage": "cases/6728872e21492f3332edba49/igr_1730723460960_Image.png",
  "squareMeterGuideLineRate": "154860.00",
  "squareFeetGuideLineRate": "14387.00"
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  "rate": "11949.00",
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  "squareMeterGuideLineRate": "128623.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "RS0801870100122",
  "taxPaidHolderName": "National Aluminium & Glass Co.",
  "taxAmount": "Rs. 66,876/-",
  "electricityServiceConnectionNo": "RS0801870100122",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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},
"pavementLaid": {
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
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"month": "1",
"year": "1992",
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"planningArea": {
"value": "Industrial",
"label": "Industrial"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"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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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "926.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6728872e21492f3332edba49/
routeMap_1730806485566_Image.png",
    "routeLat": "19.199194",
    "routeLng": "72.868639",
    "stationName": "Poisar",
    "routeDistance": "1.3 Km. ",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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    "name": "v3yo7",
    "image": "cases/6728872e21492f3332edba49/
routeMap_1730806308754_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "48",
    "depreciatedCostOfConstruction": "977856.00",
    "totalFairMarketValue": "11760144.00"
  },
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"finalValue": "12738000.00",
"distressValuePercentage": "80",
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  "status": false
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  "status": false
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}
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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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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  "builtUpRateRange": {
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    "max": "17593.00"
  },
  "saleableRateRange": {
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    "max": "14661.00"
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"detailsOfValuation": {
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  "isEditable": false
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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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"isExternalReport": false,
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"ownerName": "Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar",
"ownerPhoneNo": "9820642351",
"appAddress": "Office no C-124 2 nd floor Balaji Industrial Premieres Co-operative
HSG Soc Ltd Hanuman Nagar Akurli Village Kandivali East Mumbai 400101",
"remark": "Approved plan copy nahi hey Remark chalega bank ko other Contact
Presan no- Alpesh - 8097421619 ",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "26/09/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Ramesh Balubhai Chauhan & Mr. Dinesh Balubhai Chauhan",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai
Sondagar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "20880 / 2024"
    },
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94600_Dhirubhai_N_Sondagar_Cb_Malad_East.pdf",
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Cb_Malad_East.pdf"
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  {
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "30/09/1992",
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"nameOfApprovingAuthority": {
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},
"number": {
  "value": "No",
  "label": "No"
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"No": "CE / 1390 / BSII / AR"
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"fileName": "document_1730802204830_208177.pdf"
},
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  "documentType": {
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    "label": "Property Tax"
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "RS0801870100122 dated 26.02.2024 issued by MCGM"
  },
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"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "638964",
    "title": "Create Lead",
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    "datetime": "Mon Nov 04 2024 08:34:54 GMT+0000 (Coordinated Universal Time)"
  }
]
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],
"owners": [
  {
    "name": "Mr. Dhirubhai Naranbhai Sondagar & Mrs. Hina Dhirubhai Sondagar",
    "phone": "9820642351",
    "ownershipShare": "",
    "email": "",
    "id": "793771"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "168347",
    "name": "Working Area",
    "length": "50.75",
    "length1": "50",
    "length2": "9",
    "width": "15.08",
    "width1": "15",
    "width2": "1",
    "totalArea": "765.48",
    "images": [],
    "extraAreas": [],
    "finalArea": "765.48"
  }
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Loft",
      "value": "Loft"
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      "label": "Square Feet"
    }
  },

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"percentage": "100"
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  "typeOfDocument": {
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    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "71.72",
  "totalAreaDocument": "772",
  "docBuiltpUpPercentage": "20",
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  "docFinalBuiltpUpSquareMeter": "86.07",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "840810"
}
],
"images": [],
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    "expectedRate": "19338.02",
    "percentage": ""
  }
}
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  "squareMeterArea": "64.57",
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  "percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "77.48",
  "expectedRate": "13429.26",
  "percentage": "20"
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"area": "695",
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"areaType": "Built_Up",
"floor": "",
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"expectedRate": "19338.02",
"builtUpExpectedRate": "11200000",
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"squareMeter": "64.57",
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    "expectedRate": "17592.59",
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  "saleableArea": {
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "9500000",
"expectedRate": "21111.11",
"builtUpExpectedRate": "9500000",
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indicator_1730723305825_Image.png",
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"squareMeterArea": "69.59",
"expectedRate": "12682.56",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "83.51",
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"percentage": "20"
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"property": "Industrial",
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"builtUpExpectedRate": "9500000",
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"id": "642814"
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    "squareMeterArea": "59.02",
    "expectedRate": "13907.91",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "70.82",
    "expectedRate": "11589.93",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "9658.27",
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    "path": "cases/6728872e21492f3332edba49/
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"email": "",
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| Name | Length | Width | Total |
|---------------|---------------|--------------|--------------|
| Composition : | | | |
| Working Area | 50'9" | 15'1" | 765.48 |

Other
Composition :

| | | | |
|------|-------|-------|--------|
| Loft | 50'9" | 15'1" | 765.48 |
|------|-------|-------|--------|
