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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": "Chintamani",
    "type": "CREDITOFFICER",
    "_id": "64b7cf4dd0368073e3faafb0",
    "lastName": "Joshi",
    "mobileNo": "",
    "workMobileNo": "9819008564",
    "email": "chintamani.joshi@cosmosbank.in"
  },
  "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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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Kalyan Khadakpada Branch",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "kalyan@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada
Kalyan West 421301\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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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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        "_id": "60af80072ffdf65bcd658651",
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      {
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          "label": "FIIV"
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        "_id": "60af80072ffdf65bcd658652",
        "number": "CAT-I-F-1763"
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          "label": "Chartered Engineer"
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        "number": "AM161706-3"
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  }
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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      "remark": "MANUAL_IN_TASK"
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    "label": false
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  "label": true
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  "key": "landmark",
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  "value": "",
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  "key": "projectName",
  "value": "",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1506",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "label": false
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  "key": "postalCode",
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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    "label": "Kalyan Dombivali Municipal Corporation"
  }
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"whetherCoveredUnderAnyState": {
  "value": "No",
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  "south": "Building No 5, Riverview Classic",
  "east": "Royce Paradise Building"
},
"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Compound Wall",
    "south": "Flat No. 1505",
    "west": "Flat No. 1503"
  },
  "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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    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "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": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "60800",
  "landRate": "15000",
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  "squareMeterGuideLineRate": "66880.00",
  "squareFeetGuideLineRate": "6213.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "Mr. Santosh Rakh / Rented Since – 2 Year",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "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": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
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},
"carParking": "Stilt / Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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},
"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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"value": "Good",
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"protAgainstNatDis": {
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
},
"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
}
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"ageOfBuilding": "2",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "15",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
  "area": "463.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1730973047998_Image.png",
    "routeLat": "19.266095",
    "routeLng": "73.136832",
    "stationName": "Kalyan",
    "routeDistance": "5 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  ],
  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
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  {
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    "name": "kb4hgh",
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    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
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  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "othersQty": "0",
  "othersRate": "0",
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  "rccPlinth": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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"floorsCompleted": "",
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  "status": false
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  "status": true
},
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "percentage": "10.00",
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  "status": true
}
},
"guidelineDetails": {
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},
"reportImages": {
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  }
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    "orientation": "portrait"
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    "path": "cases/672b0e6fc8be705052328dc6/
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    "orientation": "portrait"
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]
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      "orientation": "portrait"
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      "status": false,
      "_id": "672c4716e709dbb55a850df1",
      "name":
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      "path": "cases/672b0e6fc8be705052328dc6/
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      "orientation": "portrait"
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      "status": false,
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      "orientation": "portrait"
    },
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      "status": false,
      "_id": "672c46a6d6092bb57512d7f2",
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      "path": "cases/672b0e6fc8be705052328dc6/
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "672c46a6d6092bb57512d7f3",
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      "orientation": "portrait"
    },
  },
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  "path": "cases/672b0e6fc8be705052328dc6/
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  "orientation": "landscape"
},
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  "status": false,
  "_id": "672c46a6d6092bb57512d7ef",
  "name":
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  "path": "cases/672b0e6fc8be705052328dc6/
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  "orientation": "landscape"
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  "status": false,
  "_id": "672c4716e709dbb55a850df0",
  "name":
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  "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "12874.00"
  },
  "builtUpRateRange": {
    "min": "8498.00",
    "max": "11703.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
},
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    "status": true,
    "isEditable": false
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    "status": true,
    "isEditable": true
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    "status": true,
    "isEditable": true
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    "isEditable": true
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
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"taskStatus": {
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"MAKER": false,
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"PREPARE_INVOICE": false,
"PRINT": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "421.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani",
"ownerPhoneNo": "8850984060",
"fullAddress": "Residential Flat No. 1506, 15th Floor, Building No 4, Riverview Classic,
Phase - IV, Near Gandhari Bridge, Kalyan Sape Road, Village - Kolivali, Taluka -
Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra,
India",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/09/2022",
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  "label": "Developers"
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"Developers": "M/s. Rutu Builders",
"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani",
"number": {
  "value": "No",
  "label": "No"
},
"No": "21249/2022"
},
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"displayStatus": true,
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"uploadedBy": "656aa949cebbe1714411d21b",
"createdAt": "Wed Nov 06 2024 06:36:31 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700017199"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "298840",
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"createdAt": "Thu Nov 07 2024 10:37:22 GMT+0000 (Coordinated Universal Time)"
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/04/2018",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV /BP / KV / 2013 - 2014 / 54"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "687027",
  "path": "cases/672b0e6fc8be705052328dc6/document_1730976157333_CC.pdf",
  "fileName": "document_1730976157333_CC.pdf"
},
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  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "13/04/2022",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV /CC / KV / 35"
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  "isHardCopy": false,

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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Nov 07 2024 10:45:21 GMT+0000 (Coordinated Universal Time)"
},
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"value": "60ae1258aa6d152c1801b339",
"label": "Possession Letter"
},
"inputs": {
"documentDate": "07/10/2022",
"remark": " issued by Rutu Builders"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/672b0e6fc8be705052328dc6/
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"id": "104540",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Nov 07 2024 10:47:56 GMT+0000 (Coordinated Universal Time)"
}
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"value": "Retail",
"label": "Retail"
},
"caseNumber": "012197",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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"id": "525269",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Wed Nov 06 2024 06:36:31 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Mohan Premchand Tekwani & Mrs. Roshni Mohan Tekwani",
"phone": "8850984060",
"ownershipShare": ""
}
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"email": "",
  "id": "348872"
},
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "205132",
    "name": "Living Room",
    "length": "8.00",
    "length1": "8",
    "length2": "00",
    "width": "17.00",
    "width1": "17",
    "width2": "00",
    "totalArea": "136.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "136.00"
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Bedroom",
    "length": "11.00",
    "length1": "11",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "110.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "110.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
```

```
    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "65.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "65.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "14.00"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Passage",
    "length": "3.00",
    "length1": "3",
    "length2": "00",
    "width": "8.00",
    "width1": "8",
    "width2": "00",
    "totalArea": "24.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "24.00"
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  {
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      "label": "Square Feet"
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    "name": "Passage",
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    "length1": "4",
    "length2": "0",
    "width": "3.00",
    "width1": "3",
    "width2": "0",
    "totalArea": "12.00",
    "images": [],
    "finalArea": "12.00",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },

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"id": "8",
"name": "Balcony",
"length": "4.00",
"length1": "4",
"length2": "0",
"width": "5.00",
"width1": "5",
"width2": "0",
"totalArea": "20.00",
"images": [],
"finalArea": "20.00",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "5.00",
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  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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Universal Time)",
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```

| Name | Length | Width | Total |
|---------------|--------|--------|--------|
| Composition : | | | |
| Living Room | 8'00" | 17'00" | 136.00 |
| Bedroom | 11'00" | 10'00" | 110.00 |

| | | | |
|------------------------|--------|-------|-------|
| Kitchen | 13'00" | 5'00" | 65.00 |
| Bathroom | 3'00" | 6'00" | 18.00 |
| WC | 2'00" | 7'00" | 14.00 |
| Passage | 3'00" | 8'00" | 24.00 |
| Passage | 4'0" | 3'0" | 12.00 |
| Balcony | 4'0" | 5'0" | 20.00 |
| Balcony | 3'00" | 5'00" | 15.00 |
| Other Composition : | | | |
| Dry Balcony Area | 19'00" | 1'00" | 19.00 |