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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63fd9d80ce84bf289baac3d6"
    },
    "firstName": "Sumedha",
    "type": "CREDITOFFICER",
    "_id": "650189eea8e9b70221e22779",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9967730169",
    "email": "Sumedha.trivedi@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "000",
    "discussWithPerson": "Sumedha",
    "expectedFees": null,
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  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63fd9d80ce84bf289baac3d6",
  "name": "Ghodbandar Road",
  "branchCode": "",
  "mobileNo": "02225896996",
  "alternateMobileNo": "",
  "email": "abhijit.panchpor@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road,
Manpada, Thane West 400 610"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
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  "profilePhoto": "users/64abdb2806d6ec174986d16b/
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "role": "FRONTDESK",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
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],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
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  "longitude": "72.97665383189224"
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  "schedule": [],
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      "dateTime": "2024-11-16",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-11-16",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "rateMax": "15000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "underConstruction": false
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  "name": "Village",
  "key": "village",
  "value": "Thane",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
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  "status": true,
  "name": "City",
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  "key": "taluka",
  "value": "Thane",
  "label": true
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Indradhanu Palace Co.-Op. Hsg. Soc. Ltd. ",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
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"street2": {
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"landmark": {
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  "value": "Opp. Jogila Market, Uthalsar",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
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  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "B/303",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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"value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 601",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
}
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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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  "label": "Open plumbing with C.P. fittings. Casing Capping wiring"
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
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    "label": "sole ownership"
  },
  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Vaishali Apartment Road",
    "south": "Wing - A, Indradhanu Palace CHSL",
    "east": "Chawls"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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"unitBoundaries": {
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    "east": "Lift / Staircase",
    "south": "Flat No. 301",
    "west": "Flat No. 302"
  },
  "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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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\'' High, R.C.C. column with B. B. masonry wall"
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "compositions": []
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  "depreciationPercentage": "48",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14200",
  "depreciatedBuildingRate": "1300"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "133300",
  "landRate": "62900",
  "igrImage": "cases/67388274572e264e52139e6e/igr_1732013271726_Image.png",
  "squareMeterGuideLineRate": "133300.00",
  "squareFeetGuideLineRate": "12384.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "68",
  "rate": "10291.00",
  "squareMeterGuideLineRate": "110772.00",
  "squareFeetGuideLineRate": "10291.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
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  "monthlyRent": "N.A.",

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"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in develop",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MuncipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt / Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"month": "1",
"year": "1992",
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"planningArea": {
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},
"typeOfStructure": {
"label": "R.C.C. Framed Structure",
"value": "R.C.C._Framed_Structure"
},
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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},
"buildingSpecification": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
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"walls": {
"value": "1",
"label": "Yes"
},
},
"appearanceOfTheBuilding": {
"value": "Good",
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"label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"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"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "8",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "792.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1732013741221_Image.png",
    "routeLat": "19.201791",
    "routeLng": "72.976720",
    "stationName": "Thane",
    "routeDistance": "1.8 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "8gnrlj",
    "name": "8gnrlj",
    "image": "cases/67388274572e264e52139e6e/
routeMap_1732013564683_Image.png"
  }
],
"valuation": {
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    "costOfConstruction": "1980000.00",
    "depreciationPercentage": "48",
    "depreciatedCostOfConstruction": "950400.00",
    "totalFairMarketValue": "9213600.00"
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  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "status": false
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  "status": true
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "max": "20000.00"
  },
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    "isEditable": true
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    "status": true,
    "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "660.00",
"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Shri. Amit Krishna Bhagwat ",
"ownerPhoneNo": "9892020420",
"appAddress": "flat no.B/303, Indradhanu palace co.op.hsg.soc. ltd, \nUthalsar, Thane West ",
"remark": "urgent ",
"documents": [
  {
    "documentType": {
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"label": "Agreement of Sale"
},
"inputs": {
  "documentDate": "14/10/2008",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Shri. Suresh Murlidhar Awate",
  "to": {
    "value": "transferee",
    "label": "transferee"
  },
  "transferee": "Shri. Amit Krishna Bhagwat"
},
"isHardCopy": false,
"displayStatus": true,
"id": "187259",
"path": "cases/67388274572e264e52139e6e/
document_1731756577708_1731756570649_Cosmos_GB_Road_Mr_Bhagwat.pdf",
"fileName":
"document_1731756577708_1731756570649_Cosmos_GB_Road_Mr_Bhagwat.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "28/11/1991",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "87 / 120 / TMC / TDD / 559"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1732018450717_125616.pdf",
  "path": "cases/67388274572e264e52139e6e/
document_1732018450717_125616.pdf",
  "id": "759215",
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"uploadedBy": "627222afafd7d55eddeddd82",
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    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
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  "inputs": {
    "documentDate": "24/05/2012",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Amit Krishna Bhagwat ",
    "number": {
      "value": "No",
      "label": "No"
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    "No": "22"
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  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1732018551202_88627.pdf",
  "path": "cases/67388274572e264e52139e6e/
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  "id": "612763",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Nov 19 2024 12:15:51 GMT+0000 (Coordinated Universal Time)"
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    "label": "Builder Possession Letter"
  },
  "inputs": {
    "documentDate": "01/08/2006",
    "remark": "in the name of Shri. Suresh Murlidhar Awate issued by Arihant Builders"
  },
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  "displayStatus": true,
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  }
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"caseHistory": [
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    "id": "253860",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 16 2024 11:31:00 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Amit Krishna Bhagwat ",
    "phone": "9892020420",
    "ownershipShare": "",
    "email": "",
    "id": "990364"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67389048572e264e5213b355",
    "area": "688",
    "providedByName": "Shri. Amit Krishna Bhagwat ",
    "providedByContactNo": "9892020420"
  }
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"composition": [
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  "name": "Living Room",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "1.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Living Room",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
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  "width1": "16",
  "width2": "00",
  "totalArea": "176.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "176.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "9.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "108.00"
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  "name": "Bedroom",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "135.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "135.00"
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{
  "measurementType": {
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    "value": "Square_Feet"
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  "id": "9",
  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "90.00",
  "images": [],
  "finalArea": "90.00",
  "extraAreas": []
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{
  "measurementType": {
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    "value": "Square_Feet"
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  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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    "value": "Square_Feet"
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  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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    "value": "Square_Feet"
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"builtUpArea": {
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"fullAddress": "Residential Flat No. B/303, 3rd Floor, Wing - B, Indradhanu Palace Co.-
```

Op. Hsg. Soc. Ltd. , Opp. Jogila Market, Uthalsar, Village - Thane, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 601, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Shri. Amit Krishna Bhagwat ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "9892020420",
"briefDescOfProperty": "2 Bedroom + 2 Living Room + Kitchen + Toilet + Bathroom + WC + Passage",
"carpetTotal": "614",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "88.00",
"siteVisitDate": "2024-11-16",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement of Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 660.00",
"flatRate": "15400",
"landOtherRate": "12900",
"shopDetails": {
 "typeOfShops": null,
 "roadFacing": false,
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"reportGeneratedDate": "Tue Nov 19 2024 10:36:01 GMT+0000 (Coordinated Universal Time)",
"finalSaleablePercentage": "0",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "88.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
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"finalSalableArea": "849.42",
"salablePercentage": "10",
"toBeAdded": "",


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"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 614.00\nTerrace Area in Sq. Ft. =
88.00\n\n",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
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  "leaseDetails": {
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    "leasePremium": "",
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}
}

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Name	Length	Width	Total
Composition :			
Living Room	1'00"	1'00"	1.00
Living Room	11'00"	16'00"	176.00
Bedroom	12'00"	9'00"	108.00
Bedroom	15'00"	9'00"	135.00
Kitchen	9'0"	10'0"	90.00
Toilet	3'00"	8'00"	24.00
Bathroom	3'00"	7'00"	21.00
WC	3'0"	5'0"	15.00
Passage	11'00"	4'00"	44.00
Other Composition :			
Terrace Area	11'00"	8'00"	88.00