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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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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": {
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      "_id": "5fc6c33c74d12c494856b9e6"
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    "firstName": "Priti",
    "type": "CREDITOFFICER",
    "_id": "64c8b0a2a5c3051014f5f888",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9773028294",
    "email": "preeti.shinde@comsosbank.in"
  },
  "fees": {
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    "propertyValue": "000",
    "discussWithPerson": "Sachin ",
    "expectedFees": null,
    "quotedAmount": ""
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land & Building /_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/6410199a140f140ffc59b58c/
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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"maker": {
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  "role": "FRONTDESK",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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  "designation": ""
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        "label": "Registered Valuer"
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  {
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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"shortName": "MBC",
"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "value": "BANK"
},
"location": {
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  "longitude": "73.08761355507094"
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      "remark": "MANUAL_IN_TASK"
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  "key": "village",
  "value": "Gharivali",
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"city": {
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  "label": true
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  "label": true
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  "label": false
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"street2": {
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  "label": false
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  "value": "",
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  "key": "projectName",
  "value": "Tower No. 4",
  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
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  "key": "newSurveyNumber",
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  "key": "hissaNo",
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1702",
  "label": false
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  "value": "",
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
    },
    "finishing": {
      "value": "Cement_Plastering_with_POP_false_Ceiling",
      "label": "Cement Plastering with POP false Ceiling"
    }
  },
  "general": {
    "ownership": {
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      "label": "Joint Ownership"
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      "label": "Middle Class"
    },
    "populationGroupList": {
      "value": "Urban",
      "label": "Urban"
    },
    "townplanApprovedByList": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "whetherCoveredUnderAnyState": {
      "value": "No",
      "label": "No"
    },
    "asPerActualAgreement": {
      "north": "Runwal Gardens Road",
      "west": "Internal Road",
      "south": "Tower No. 5",
      "east": "Internal Road / Tower No. 3"
    },
    "asPerDocumentAgreement": {
      "north": "Details not available",
      "west": "Details not available",
      "south": "Details not available",
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  }
}
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"east": "Details not available"
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"unitBoundaries": {
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    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"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
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"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"
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    },
    "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
  },
  "landAndBuildingDetails": {
    "actualBuildingBoundaries": [],
    "documentsBuildingBoundaries": []
  },
  "apfDetails": {
    "buildings": [],
    "compositions": []
  },
  "compositeRate": {
    "remark": "1) At the time of site visit internal renovation & interior work is in progress.<br />\n2) As per agreement the carpet area is 907.00 Sq. Ft. But as per site inspection, the Carpet area is 776.00 Sq. Ft. only. For the purpose of valuation, we have considered the least area i.e. 776.00 Sq. ft. as per measurement.",
    "depreciationPercentage": "",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "",
    "depreciatedBuildingRate": ""
  },
  "igrRate": {
    "propertyName": "Flat",
    "rate": "57200",
    "landRate": "7900",
    "igrImage": "cases/673c7696d1078a4ea7f7823c/igr_1732174594793_Image.png",
    "squareMeterGuideLineRate": "62920.00",
    "squareFeetGuideLineRate": "5845.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "10",
    "depreciationPercentage": "0",
    "rate": "57200.00",
    "squareMeterGuideLineRate": "62920.00",
    "squareFeetGuideLineRate": "5845.00"
  },
  "outgoingDetail": {
    "areaStatusList": {
      "value": "Medium",
      "label": "Medium"
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    "propertyTypeOfUseList": {
      "value": "Residential_Purpose",
      "label": "Residential Purpose"
    }
  },

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"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "N.A.",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MMRDA norms",
"tenantName": "",
"maintenanceOfFlat": "Internal renovation work in progress"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with 2 Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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"
},
"walls": {
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"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
"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": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "17",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1732182368259_Image.png",
    "routeLat": "19.185013",
    "routeLng": "73.086967",
    "stationName": "Dombivli",
    "routeDistance": "5.6 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "kkfi77",
      "name": "kkfi77",
      "image": "cases/673c7696d1078a4ea7f7823c/
routeMap_1732182259041_Image.png"
    }
  ]
},
"valuation": {
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"outward": {
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},
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  "label": "Window",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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}

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    "_id": "673eb71fd1078a4ea7f7a3a3",
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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}
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  "compositionImages": []
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  "builtUpRateRange": {
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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "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,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "776.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J
Rathod",
"ownerPhoneNo": "9930388077",
"appAddress": "flat no.A2001, 20th floor, Sai prosio aslesha, sector 4A, kopar khairne,
Navi Mumbai ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "Runwal Residency Pvt. Ltd",
      "to": {
        "value": "The_Allottees",
        "label": "The Allottees"
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    }
  },

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"The_Allottees": "Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J
Rathod",
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    "label": "No"
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  "No": "7007/2021"
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document_1732018627630_Kanhaiyalal_Rathod_Cos_D.pdf",
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"createdAt": "Tue Nov 19 2024 12:17:14 GMT+0000 (Coordinated Universal Time)"
},
{
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700022699"
  },
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  "displayStatus": true,
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    "label": "Commencement Certificate"
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP-Usarghar-Gharivali-Sagaon-01/
Site-A/ Vol -VIII/ 441 / 2020"
},
"isHardCopy": false,
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"fileName": "document_1732186254670_CC.pdf"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP-Usarghar-Gharivali-01/ Vol - 35 /
1313 / 2022"
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"uploadedBy": "627222afafd7d55eddedd82",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 19 2024 11:29:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Jayant Kanhaiyalal Rathod, Kanhaiyalal D Rathod & Kanchan J Rathod",
    "phone": "9930388077",
    "ownershipShare": "",
    "email": "",
    "id": "313255"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "240.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "240.00"
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  {
    "measurementType": {
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    "label": "Square Feet"
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  "length2": "00",
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  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "14.00",
  "length1": "14",
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  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "98.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "98.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
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  "width": "10.00",
  "width1": "10",
  "width2": "00",
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"totalArea": "110.00",
"images": [],
"extraAreas": [],
"finalArea": "110.00"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "77.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "77.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "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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}
```

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"width2": "00",
"totalArea": "21.00",
"images": [],
"extraAreas": [],
"finalArea": "21.00"
},
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    "label": "Square Feet"
  },
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  "path": "cases/673c7696d1078a4ea7f7823c/
processingDocuments/1732188117800_CC.pdf",
  "size": "916331",
  "createdAt": "Thu Nov 21 2024 11:21:58 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "627222afafd7d55eddeddd82"
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"remarks": [
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    "_id": "656aa949cebbe1714411d21b",
    "role": "FRONTDESK",
    "firstName": "Priyanka",
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  "createdAt": "2024-11-19T12:10:08.293Z"
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{
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
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  "display": true,
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  "note": "Issue in measured carpel and agreement carpet .Difference of 135 Sq. Ft.",
  "taskId": "673f1830572e264e5215745c",
  "createdAt": "2024-11-21T11:49:26.662Z"
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"updatedAt": "2024-11-23T04:01:39.802Z",
"__v": 0,
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 1702, 17th Floor, Runwal Gardens Phase - I, Tower
No. 4, Kalyan Shil Road, Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivli
(East), PIN Code - 421 204, State - Maharashtra, India",
"addressForMap": "",
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"contactPersonName": "Jayant Kanhaiyalal Rathod",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "9930388077",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "actual site measurement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 776.00",
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"shopDetails": {
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  "roadFacing": false,
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    "value": "Free_Hold"
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  "leaseDetails": {
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"siteVisitDate": "2024-11-19",
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + 2 Passage +
Balcony",
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"carpetTotal": "748.00",
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 "otherCompositionCarpetTotal": "28.00",
 "otherCompositionSaleableTotal": "0.00",
 "builtupPercentage": "10",
 "finalBuiltupArea": "853.60",
 "finalCarpetArea": "776.00",
 "finalSalableArea": "938.96",
 "salablePercentage": "10",
 "toBeAdded": "",
 "extendOfSiteRemark": "\n\n",
 "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 732.00\nDry Balcony Area in Sq. Ft. = 12.00\nBalcony Area in Sq. Ft. = 31.00\n\nCarpet Area in Sq. Ft. = 856.00\nDeck Area in Sq. Ft. = 34.00\nUtility Area in Sq. Ft. = 17.00\n"

Name	Length	Width	Total
Composition :			
Living Room	24'00"	10'00"	240.00
Bedroom	10'00"	10'00"	100.00
Bedroom	14'00"	7'00"	98.00
Bedroom	11'00"	10'00"	110.00
Kitchen	11'00"	7'00"	77.00
Toilet	3'00"	8'00"	24.00
Toilet	3'00"	7'00"	21.00
Toilet	3'00"	8'00"	24.00
Passage	2'0"	6'0"	12.00
Passage	11'0"	1'0"	11.00
Balcony	31'00"	1'00"	31.00
Other Composition :			
Entrance	3'00"	5'00"	15.00
Dry Balcony Area	13'00"	1'00"	13.00