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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Asha",
    "type": "CREDITOFFICER",
    "_id": "67052274ba5e64b24a318144",
    "email": "asha.kharat@cosmosbank.in",
    "lastName": "Kharat",
    "mobileNo": "",
    "workMobileNo": "9820865935"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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"organization": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "APMC Vashi Branch",
  "branchCode": "",
  "mobileNo": "02227802765",
  "alternateMobileNo": "02227802766",
  "email": "asha.kharat@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai
400703"
},
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  "value": "Residential"
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"firstName": "Saurabh",
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"shortName": "SSV",
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"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
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"role": "MAKER + RATE VERFIER + CHEAKER",
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"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "registrationNo": [
      {
        "title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.35886519784982"
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  {
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"visitedDate": [
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    "dateTime": "2024-11-30T10:08:45.176Z",
    "remark": ""
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    "dateTime": "2024-11-30",
    "remark": "MANUAL_IN_TASK"
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  "rateMax": "11000",
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    "name": "Carpet",
    "value": "Carpet"
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    "key": "country",
    "value": "Country - India",
    "label": false
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  "value": "",
  "label": false
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  "key": "projectName",
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  "key": "oldSurveyNumber",
  "value": "",
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  "key": "newSurveyNumber",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
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  "doors": {
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"value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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"windows": {
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  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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"finishing": {
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  "value": "Proposed_Cement_Plastering"
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    "value": "MiddleClass"
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mumbai Metropolitan Region Development Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Dosti Greater Thane Road",
    "south": "Dosti Fortune – Wing B",
    "east": "Mohan Villa"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
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"east": "Details not available "
},
"unitBoundaries": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Flat No. 1715",
    "south": "Passage ",
    "west": "Marginal Space "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + Passage + 2 Toilets + Balcony Area. (i.e. 1BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / BSNA / 2501 / BP / Rahanal - Kevani - Purna - Kopar - 02 / Amended CC / 1455 / 2022 dated 17.11.2022 issued by MMRDA. ",
"approvePlanVerified": "Yes ",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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    "value": "ordinary",
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  },
  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "Internal inspection of the property was not allowed at site. The detail about
the work progress status has been provided by builder's sales person Miss. Farhat
Khan (Contact No. 8655498972)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "31500",
  "landRate": "4000",
  "igrImage": "cases/674ab891520246c6c0648e7f/igr_1732965662613_Image.png",
  "squareMeterGuideLineRate": "34650.00",
  "squareFeetGuideLineRate": "3219.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "31500.00",
  "squareMeterGuideLineRate": "34650.00",
  "squareFeetGuideLineRate": "3219.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  }
},
"propertyTypeOfUseList": {
  "value": "Proposed_Residential_Purpose",
  "label": "Proposed Residential Purpose"
}
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"propertyOccupiedByList": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"monthlyRent": "N.A",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MMRDA norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_R.C.C._Slab",
    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
    "label": "Under Construction",
    "value": "InProgress"
  },
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Building_is_under_construction_"
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
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"walls": {
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  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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  "value": "Building_is_under_construction_"
},
"maintenanceOfTheBuilding": {
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  "value": "Building_is_under_construction_"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "26",
"flatFloorNo": "17",
"noOfLifts": "5",
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    "noOfDwellingUnitsInBuilding": "18"
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  "finalPlinthArea": {
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    "measurementType": "Sq. Ft.",
    "areaAsPer": "Carpet Area + 10%"
  },
  "routeMap": {
    "routeMapDetail": {
      "routeMapImg": "cases/674ab891520246c6c0648e7f/
routeMap_1733124831111_Image.png",
      "routeLat": "19.255333",
      "routeLng": "73.018167",
      "stationName": "Bhiwandi",
      "routeDistance": "4.7 Km. ",
      "routeStation": {
        "value": "Railway_Station",
        "label": "Railway Station"
      }
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
  },
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    "status": true
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    },
    "remark": " (As downloaded from RERA site)",
    "number": {
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      "value": "No",
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Amended CC / 1455 / 2022"
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      "label": "No"
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  }
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"owners": [
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    "phone": "8655498972",
    "ownershipShare": "",
    "email": "",
    "id": "992559"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
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    "providedBy": {
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      "value": "Owner"
    },
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    "area": "339",
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    "providedByContactNo": "8655498972"
  }
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"expectedRate": "11147.49",
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"id": "545209"
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  "builtUpArea": {
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    "expectedRate": "10781.67",
    "percentage": "10"
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    "squareMeterArea": "34.64",
    "expectedRate": "10780.37",
    "percentage": "10"
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\\profilePhoto_1622372166238_Jagdish Photo (2).jpg"
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the sanctioned plans), Dosti Pride , Dosti Greater Thane, Cluster 2, Phase - 1 , Sector
3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, State -
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"rerald": "",
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"landOtherRate": "8800",
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Ft. = 61.00\nEnclosed Balcony Area in Sq. Ft. = 9.00\n",
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"finalSalableArea": "1.21",
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  "lesseeName": "",
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  "leaseTo": "",
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}
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Name	Length	Width	Total
Composition :			
Living Room	1'00"	1'00"	1.00
Other Composition :			