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{
  "typeOfReport": {
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6732d8f6a4f8826d7df80508"
    },
    "firstName": "Arjun",
    "type": "CREDITOFFICER",
    "_id": "6732d9172612196d3c3b7d19",
    "email": "arjun.parab@cosmosbank.in",
    "lastName": "Parab",
    "mobileNo": "",
    "workMobileNo": "9820772448"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5879650",
    "discussWithPerson": "Arjun",
    "expectedFees": 2939.8250000000003,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_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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  "name": "Eksar Road Branch",
  "branchCode": "",
  "mobileNo": "02228934913",
  "alternateMobileNo": "",
  "email": "arjun.parab@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Akshar Apartment, Eksar Road, Borivali West Mumbai 400092"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
  "zoneName": "Mumbai & Aurangabad Zone"
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    "role": "PICKUPPERSON",
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"firstName": "Sunil",
"email": "misalsunil87@gmail.com",
"lastName": "Misal",
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"shortName": "SM",
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"profilePhoto": "users\\60af6ae22ffdf65bcd65861d\
\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
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"siteEngineer": {
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"_id": "66850df5d9f18310ed2e5d98",
"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
"designation": "Site Engg",
"shortName": "Krishna",
"workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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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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"designation": ""
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"firstName": "Pradnya ",
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"lastName": "Rasam",
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  "lastName": "Sarmalkar",
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  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"valuers": [
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        "value": "IBBI/RV/07/2018/10366",
        "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",
    "registrationNo": [
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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        "title": {
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          "label": "FIIV"
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      }
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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
  "label": "Bank",
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"location": {
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  "longitude": "72.87151681502132"
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    "dateTime": "2024-11-30",
    "remark": "MANUAL_IN_TASK"
  }
]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
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  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "name": "Country",
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    "value": "Country - India",
    "label": false
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    "value": "",
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  "value": "Thane",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "name": "Taluka",
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  "value": "Thane ",
  "label": true
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"key": "plotNo",
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  "label": false
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"selectArea": {
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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  "status": true,
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  "key": "wing",
  "value": "I",
  "label": true
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"newSurveyNumber": {
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  "value": "",
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  "label": true
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  "status": true,
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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"label": false
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
}
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"flatSpecifications": {
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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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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
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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": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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"populationClassList": {
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"populationGroupList": {
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Open Plot ",
  "west": "Mahadev Complex ",
  "south": "Eden Rose Apartment ",
  "east": "Open Plot "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
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  "east": "Details not available "
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    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "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": "All external walls are 9\" thick and partition walls are 6\" thick"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 382.77 Sq. Ft (Including
Flowerbed Area, Cupboard, Dry Balcony) is more than Carpet area 319.00 Sq. Ft.
mentioned in the documents provided to us. We have considered area mentioned in the
documents. ",
  "depreciationPercentage": "15",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13625",
  "depreciatedBuildingRate": "2125"
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"igrRate": {
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  "rate": "98300",
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  "squareMeterGuideLineRate": "98300.00",
  "squareFeetGuideLineRate": "9132.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
  "rate": "8497.00",
  "squareFeetGuideLineRate": "8497.00",
  "squareMeterGuideLineRate": "91465.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "15,000/- Present rental income per month",
  "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 MBMC norms ",
  "tenantName": "Mrs. Mamta Mishra ",
  "maintenanceOfFlat": "Normal "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",

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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2014",
    "fullDate": "1/1/2014"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Good"
},
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  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
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"label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "382.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/674ae4fce077c54e532d339f/
routeMap_1733134274372_Image.png",
    "routeLat": "19.295278",
    "routeLng": "72.871111",
    "stationName": "Mira Road ",
    "routeDistance": "3.1 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  0,
  0
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"type": "Point"
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  "finallatlng": false
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  {
    "id": "glloh",
    "name": "glloh",
    "image": "cases/674ae4fce077c54e532d339f/
routeMap_1733134127111_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "957500.00",
    "depreciationPercentage": "15",
    "depreciatedCostOfConstruction": "143625.00",
    "totalFairMarketValue": "4322375.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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"compositionImages": []
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  "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9137376824",
"appAddress": "Flat No 103 First floor Wing I Rashmi Hetal Phase 2 Building No I Co-
Op HSG Soc Ltd Eden Rose Complex Beverly Park Near Cinemax Mira Road East
Thane -401107",
"remark": "Proposed Buyer Suresh Choudhary \n\nReport to be submitted after New
Agreement comes...till then Value is to be confirmed ",
"documents": [
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Mahesh Dashrath Suple & Mrs. Sheela Mahesh Suple ",
      "to": {
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        "label": "Transferee"
      },
      "Transferee": "Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde "
    },
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    "Transferor": "Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde ",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Suresh B. Choudhary & Kaushik Suresh Choudhary"
  },
  "isHardCopy": false,
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MNP / NR / 2584 / 2014 - 15"
  },
  "isHardCopy": false,
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    "label": "Society Share Certificate"
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  "inputs": {
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    "to": {
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      "label": "Seller"
    },
    "Seller": "Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "25 transferred dated 19.11.2017 issued by Rashmi Hetal Phase II Building
No. 1 Co-Op. Hsg. Soc. Ltd"
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    "label": "Electricity Bill"
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  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
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    "No": "9000 0122 1861 dated 07.09.2024 in the name of Mr. Kshitij Desai & Mrs.
Vaibhavi Rajendra Shevde issued by Tata Power "
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      "label": "No"
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Hetal Phase II Building No. 1 Co-Op. Hsg. Soc. Ltd"
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "to": {
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      "label": "Tax Holder"
    },
    "Tax_Holder": "Mr. Mahesh Dashrath Suple & Mrs. Sheela Mahesh Suple ",
    "number": {
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      "label": "No"
    },
    "No": "F060039121007"
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"caseNumber": "012706",
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"caseHistory": [
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    "id": "488750",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 30 2024 10:12:12 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Kshitij Desai & Mrs. Vaibhavi Rajendra Shevde ",
    "phone": "9137376824",
    "ownershipShare": "",
    "email": "",
    "id": "848756"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Suresh B. Choudhary & Kaushik Suresh Choudhary",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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  "width2": "11",
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  "length1": "18",
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  "width1": "1",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "WC",
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  "length1": "3",
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"finalArea": "11.10"
}
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"otherComposition": [
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    "value": "Carpet"
  },
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    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
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  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
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    "value": "Flower_Bed_Area"
  },
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Building No. 1 Co-Op. Hsg. Soc. Ltd., Eden Rose Complex, Beverly Park, Near
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"purchaseValueAsPerDocument": "",  
"relationWithOwner": "Agent",  
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"flatRate": "14000",  
"landOtherRate": "11500",  
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"builtupPercentage": "10",  
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"salablePercentage": "10",  
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"landDetails": {



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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'5"	8'10"	118.51
Kitchen	8'8"	7'8"	66.44
Bedroom	10'5"	8'11"	92.88
Passage	4'00"	2'11"	11.67
Bathroom	18'00"	1'00"	18.00
WC	3'3"	3'5"	11.10
Other Composition :			
Cupboard	3'6"	2'00"	7.00
Flower Bed Area	8'10"	3'00"	26.50
Dry Balcony Area	7'00"	2'8"	18.67