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{
  "typeOfReport": {
    "label": "Shop",
    "value": "Shop"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Bank Loan",
    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63ae95ee191f7b344b005873"
    },
    "firstName": "Pooja ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418f1",
    "email": "pooja.mithbhavkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9820568493",
    "lastName": "Mithbhavkar"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "7548053",
    "discussWithPerson": "Pooja ",
    "expectedFees": 3774.0265,
    "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
},
"branch": {
  "_id": "63ae95ee191f7b344b005873",
  "name": "Malad (East) Branch",
  "branchCode": "",
  "mobileNo": " 022 2881 0731",
  "alternateMobileNo": "",
  "email": "swapnil.deshmukh@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry
Road, Malad East, Mumbai 400097"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60af6ae22ffdf65bcd65861d\\
\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "62691c48afd7d55eddecfda3",
  "role": "FRONTDESK",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62691c48afd7d55eddecfda3/
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_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": {
  "type": "EMPLOYEE",
  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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"mobileNo": "9529385821",
"designation": "",
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"checker": null,
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  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "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": {
          "value": "FIIV",
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        "_id": "60af80072ffdf65bcd658652",
        "number": "CAT-I-F-1763"
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          "label": "Chartered Engineer"
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        "_id": "60af80072ffdf65bcd658653",
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "BANK",
  "value": "BANK"
},
"location": {
  "latitude": "19.190256055128227",
  "longitude": "72.8542977410551"
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"geo": {
  "type": "Point",
  "coordinates": [
    72.8542977410551,
    19.190256055128227
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [
    {
      "dateTime": "2/12/2024 12:00 am"
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      "dateTime": "2/12/2024 12:00 am"
    }
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"visitedDate": [
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{
  "status": "COMPLETED",
  "dateTime": "2024-12-02",
  "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
    "status": true,
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    "key": "village",
    "value": "Kurar",
    "label": true
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  "floorNo": {
    "status": true,
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    "value": "4",
    "label": false
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  "buildingNo": {
    "status": false,
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"value": "",
"label": true
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"district": {
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  "value": "Mumbai Suburban",
  "label": true
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "plotNo",
  "value": "37",
  "label": true
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"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "Eastern Plaza Commercial Co-Op. Premises Society Ltd.",
  "label": false
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  "label": true
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  "key": "street1",
  "value": "S. K. Patil Hospital, Daftary Road",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
  "status": false,
  "name": "Old Survey No.",
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"key": "oldSurveyNumber",
"value": "",
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "name": "Hissa No.",
  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "21,21/1 to 21/8 ",
  "label": true
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"blockNo": {
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
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  "key": "selectNo",
  "value": "105",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
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    "value": "Malad (East)",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "MS_Rolling_Shutter",
    "label": "MS Rolling Shutter"
  },
  "windows": {
    "value": "N.A.",
    "label": "N.A."
  },
  "fittings": {
    "value": "Concealed_Electrification",
    "label": "Concealed Electrification"
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
},
"general": {
  "ownership": {
    "value": "Sole_Ownership",
    "label": "Sole Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  }
}
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},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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  "north": "Devkrupa CHSL",
  "west": "S. K. Patil Road",
  "south": "Daftary Road",
  "east": "Manu Villa CHS"
},
"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto",
    "status": true
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  "privateCars": {
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    "title": "Private Cars",
    "status": true
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},
"extraDetailOfProperty": "The Composition of Commercial Shop is Working Area +
Loft.",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received, we assumed
that the construction is as per Sanction 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": "Construction permission for the Loft area is not provided hence not
considered for the purpose of valuation. We have considered the area as per the
Approved Building Plan for the purpose of valuation.",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "34664",
  "depreciatedBuildingRate": "2464"
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "179600",
  "landRate": "42270",
  "igrImage": "cases/674af0bad1078a4ea7fd9600/igr_1733371534635_Image.png",
  "squareMeterGuideLineRate": "179600.00",
  "squareFeetGuideLineRate": "16685.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
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"depreciationPercentage": "92",
"rate": "15665.00",
"squareFeetGuideLineRate": "15665.00",
"squareMeterGuideLineRate": "168614.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant_Bank_Possession",
    "label": "Vacant- Bank Possession"
  },
  "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 MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"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"
  }
},
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"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"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
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"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "1",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "23"
},
"finalPlinthArea": {
  "area": "337.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/674af0bad1078a4ea7fd9600/
routeMap_1733380601008_Image.png",
    "routeLat": "19.188806",
    "routeLng": "72.854667",
    "stationName": "Kurar",
    "routeDistance": "600 Mtrs.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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{
  "id": "wzpmge",
  "name": "wzpmge",
  "image": "cases/674af0bad1078a4ea7fd9600/
routeMap_1733380489747_Image.png"
}
],
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "943600.00",
    "depreciationPercentage": "12",
    "depreciatedCostOfConstruction": "113232.00",
    "totalFairMarketValue": "9721768.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "9835000.00",
  "finalValue": "9835000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": true
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"reportImages": {
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "39994.00"
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  "saleableRateRange": {
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  "isEditable": true
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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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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"paymentStatus": "NA",
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"ownerPhoneNo": "7506012685",
"appAddress": "Shop 105 4 th floor CTS No 21 21/1 to 21/8 Final plot No 37 Eastern
Plaza Daftary Road Near S.K Patil Hospital Kurar Village Malad East Mumbai -400097",
"remark": "",
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    },
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      "remark": " Between M/s. Dev Ashish Developers Private Limited (The Mortgagor)
and The National Co-operative Bank Ltd. (The Bank)"
    }
  },
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  "displayStatus": true,
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / 7575 / BP(WS) / AP"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
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    "number": {
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"isHardCopy": false,
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  }
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 30 2024 11:02:18 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "The National Co-operative Bank Ltd. ",
    "phone": "7506012685",
    "ownershipShare": "",
    "email": "",
    "id": "755419"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "447352",
    "name": "Working Area",
    "length": "13.83",
    "length1": "13",
    "length2": "10",
    "width": "19.92",
    "width1": "19",
    "width2": "11",
    "totalArea": "275.51",
    "images": [],
    "extraAreas": [],
    "finalArea": "275.51"
  }
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],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
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    "name": {
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      "value": "Loft"
    },
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      "label": "Square Feet"
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    "width1": "13",
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      "label": "Approved Building Plan"
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      "label": "Square Feet"
    },
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"id": "515229"
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"area": "1962.00",
"squareMeterArea": "182.28",
"expectedRate": "40010.19",
"percentage": ""
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"builtUpArea": {
"area": "2354.40",
"squareMeterArea": "218.73",
"expectedRate": "33341.83",
"percentage": "20"
},
"saleableArea": {
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"percentage": ""
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"expectedPrice": "78500000",
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  "builtUpArea": {
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    "squareMeterArea": "548.22",
    "expectedRate": "39993.22",
    "percentage": "20"
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  "saleableArea": {
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  "saleablePercentage": "0",
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  "floor": "",
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  "expectedPrice": "236000000",
  "expectedRate": "47991.87",
  "builtUpExpectedRate": "236000000",
  "image": "cases/674af0bad1078a4ea7fd9600/
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{
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    "percentage": ""
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  "builtUpArea": {
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"percentage": "20"
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"areaType": "Built_Up",
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"expectedPrice": "25600000",
"expectedRate": "47924.82",
"builtUpExpectedRate": "25600000",
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  "builtUpArea": {
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    "squareMeterArea": "182.37",
    "expectedRate": "39989.81",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
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}
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    "id": "470229"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {
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Op. Premises Society Ltd., Plot No. 37, CTS No. 21,21/1 to 21/8 , S. K. Patil Hospital,
Daftary Road, Village - Kurar, Malad (East), District - Mumbai Suburban, PIN - 400 097,
State - Maharashtra, Country - India",
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| } Name | Length | Width | Total |
|------------------------|--------|--------|--------|
| Composition : | | | |
| Working Area | 13'10" | 19'11" | 275.51 |
| Other Composition : | | | |
| Loft | 12'7" | 13'11" | 175.12 |