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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63fd9d80ce84bf289baac3d6"
    },
    "firstName": "Sumedha",
    "type": "CREDITOFFICER",
    "_id": "650189eea8e9b70221e22779",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9967730169",
    "email": "Sumedha.trivedi@cosmosbank.in"
  },
  "fees": {
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    "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
},
"branch": {
  "_id": "63fd9d80ce84bf289baac3d6",
  "name": "Ghodbandar Road",
  "branchCode": "",
  "mobileNo": "02225896996",
  "alternateMobileNo": "",
  "email": "abhijit.panchpor@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road,
Manpada, Thane West 400 610"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
  "profilePhoto": "users/656aa949cebbe1714411d21b/
profilePhoto_1731643469657_WhatsApp_Image_20241115_at_93358_AM.jpeg"
},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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  "firstName": "Pratibha",
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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",
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"title": {
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      "number": "IBBI/RV/07/2018/10366"
    }
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  "fatherName": "Baburao"
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},
"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
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  "longitude": "73.13627639815697"
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      "dateTime": "2024-12-04",
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      "dateTime": "2024-12-04",
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "value": "India",
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  "value": "Thane",
  "label": true
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"city": {
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Bhiwandi ",
  "label": true
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"plotNo": {
  "status": false,
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"name": "Plot No.",
"key": "plotNo",
"value": "",
"label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "Shree Hari Complex Co-Op. Hsg. Soc. Ltd.",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "C",
  "label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "125/5, 125/7 & 125/9",
  "label": true
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"hissaNo": {
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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"value": "404",
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  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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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
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "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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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Partly Vitrified & Partly Wooden Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"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 with POP false Ceiling"
  }
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  "ownership": {
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    "label": "Joint Ownership"
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"populationClassList": {
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Semi Urban"
},
"townplanApprovedByList": {
  "value": "Bhiwandi_Nizampur_City_Municipal_Corporation",
  "label": "Bhiwandi Nizampur City Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Internal Road / Tapovan School Bhiwandi",
  "south": "A - Wing, Shree Hari Complex",
  "east": "Vrundavan Villa Road / Open Plot"
},
"asPerDocumentAgreement": {
  "north": "Survey No. 125 Part & Survey No. 163 Part Land",
  "west": "Survey No. 125 Part Land",
  "south": "Survey No. 125 Part< Hissa No. 7 Land",
  "east": "Survey No. 125 Part Land"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Lift",
    "east": "Flat No. 403",
    "south": "Staircase",
    "west": "Flat No. 401"
  },
  "asPerDocument": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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"buses": {
  "title": "Buses",
  "status": true
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"taxies": {
  "title": "Taxies",
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"auto": {
  "title": "Auto",
  "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": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "10.5",
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  "depreciatedCostOfConstruction": "8058.5",
  "depreciatedBuildingRate": "2058.5"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "39700",
  "landRate": "8600",
  "igrImage": "cases/67502711befd7f3db90422e5/igr_1733815779888_Image.png",
  "squareMeterGuideLineRate": "39700.00",
  "squareFeetGuideLineRate": "3688.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "137",
  "rate": "4757.00",
  "squareFeetGuideLineRate": "4757.00",
  "squareMeterGuideLineRate": "51207.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "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 BNMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "Kuccha_Structure",
    "label": "Kuccha Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"value": "Good",
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"materialUsedList": {
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"buildingSpecification": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
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"value": "1",
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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},
"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": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "938.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733308956663_Image.png",
    "routeLat": "19.274833",
    "routeLng": "73.047035",
    "stationName": "Bhiwandi Road",
    "routeDistance": "1.3 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0,
    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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  {
    "id": "5n0zw",
    "name": "5n0zw",
    "image": "cases/67502711befd7f3db90422e5/
routeMap_1733308810385_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "2157400.00",
    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "226527.00",
    "totalFairMarketValue": "6264073.00"
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"outward": {
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  "internalBrickWork": {
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},
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  "floorsCompleted": "",
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  "status": false
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      "orientation": "landscape"
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      "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "landscape"
  },
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    "orientation": "portrait"
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externallmg_1733306441853_WhatsApp_Image_20241204_at_11917_PM.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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  "max": "0.00"
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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"quantity": "0.00",
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"estimatedValue": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "782.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania",
"ownerPhoneNo": "9579083993",
"fullAddress": "Residential Flat No. 404, 4th Floor, Wing - C, Shree Hari Complex Co-Op. Hsg. Soc. Ltd., Village - Kamatghar, Taluka - Bhiwandi , District - Thane, PIN Code
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- 421 305, State - Maharashtra, India",
"remark": "",
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  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "05/10/2016",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Ghanshyam Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "5037/2016"
    },
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    "fileName": "document_1733309548198_Document_25.pdf"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Bhiwandi Nizampur City Municipal Corporation"
      },
      "number": {
        "value": "No",
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```
    "label": "No"
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  "No": "BPK / 99 / Kamatghar / 2012-2013 / Case No. NRV / 2495"
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},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Bhiwandi_Nizampur_City_Municipal_Corporation",
      "label": "Bhiwandi Nizampur City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "BPK / 99 / 2012-2013 / Case No. NRV / 4189"
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    "label": "SOCIETY"
  },
  "to": {
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    "label": "purchaser"
  },
  "purchaser": "Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "88"
},
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"displayStatus": true,
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Wed Dec 04 2024 11:25:05 GMT+0000 (Coordinated Universal Time)"
}
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  "label": "Retail"
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"caseNumber": "012793",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "720205",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 04 2024 09:55:29 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Ramila Mukesh Karania & Mr. Mukesh Govindji Karania",
    "phone": "9579083993",
    "ownershipShare": "",
    "email": "",
    "id": "591381"
  }
],
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"proposePurchasers": [],
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    "width2": "00",
    "totalArea": "170.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "170.00"
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  {
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      "label": "Square Feet"
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    "length1": "11",
    "length2": "00",
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    "width1": "10",
    "width2": "00",
    "totalArea": "110.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "110.00"
  },
  {
    "measurementType": {
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      "label": "Square Feet"
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    "id": "2",
    "name": "Bedroom",
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"images": [],
"extraAreas": [],
"finalArea": "150.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
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  "width1": "10",
  "width2": "00",
  "totalArea": "80.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "35.00",
  "images": [],
  "finalArea": "35.00",
  "extraAreas": []
}
```



```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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  "width1": "6",
  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Passage",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "88.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Balcony",
  "length": "6.00",
  "length1": "6",
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"finalArea": "60.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "17.00",
  "length1": "17",
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  "width2": "00",
  "totalArea": "68.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "68.00"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
}
],
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"otherComposition": [],
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"rerald": "",
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"builtupPercentage": "10",
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"salablePercentage": "10",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	17'00"	10'00"	170.00
Bedroom	11'00"	10'00"	110.00
Bedroom	15'00"	10'00"	150.00
Kitchen	8'00"	10'00"	80.00
Toilet	5'0"	7'0"	35.00
Toilet	5'00"	6'00"	30.00
Passage	11'00"	8'00"	88.00
Balcony	6'00"	10'00"	60.00
Balcony	17'00"	4'00"	68.00
Balcony	5'00"	5'00"	25.00
<b>Other Composition :</b>			