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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6413f770e6a52007fbaadc8"
    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@cosmosbank.in"
  },
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"organization": {
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  "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"
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"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6413f770e6a52007fbaadcb8",
  "name": "Ambarnath Branch",
  "branchCode": "",
  "mobileNo": "02512990632\t",
  "alternateMobileNo": "",
  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near
Hutatma Chawk Ambarnath (East)\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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},
"siteEngineer": {
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  "_id": "6572cc17d4a67a1d0041f807",
  "role": "SITEENGINEER",
  "firstName": "Laxmi ",
  "email": "wadkarlaxmi1009@gmail.com",
  "lastName": "Salvi (Wadkar)      ",
  "mobileNo": "7057004925",
  "designation": "Site Engg",
  "shortName": "LS",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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  "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
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"maker": {
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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": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
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],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "label": "BANK"
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  "value": "India",
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  "key": "village",
  "value": "Thakurli",
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  "value": "",
  "label": true
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  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
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  "name": "City",
  "key": "city",
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  "value": "Kalyan",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "value": "Sanskar Deep",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "286",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "11/3A",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "202",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 202",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
}
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"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering with POP false Ceiling"
}
},
"general": {
  "ownership": {
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    "label": "sole ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Kalyan_Mahanagar_Palika",
    "label": "Kalyan Mahanagar Palika"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
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    "west": "KDMC Playground",
    "south": "Swastik Darshan Apartment",
    "east": "Archana Deep CHSL"
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  "asPerDocumentAgreement": {
    "north": "S. No. 280, Hissa No. 4",
    "west": "S. No. 280, Hissa No. 1",
    "south": "S. No. 280, Hissa No. 3",
    "east": "Road"
  }
}
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"unitBoundaries": {
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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"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
}
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9212.5",
  "depreciatedBuildingRate": "1712.5"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "73500",
  "landRate": "22800",
  "igrImage": "cases/675198accfae933db22a4ed2/igr_1733808411492_Image.png",
  "squareMeterGuideLineRate": "73500.00",
  "squareFeetGuideLineRate": "6828.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "79",
  "rate": "5839.00",
  "squareFeetGuideLineRate": "5839.00",
  "squareMeterGuideLineRate": "62853.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  }
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"monthlyRent": "N.A",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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"date": "1",
"month": "1",
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"fullDate": "1/1/2003"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
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"label": "Good"
},
"maintenancelssues": {
"value": "Information_not_available",
"label": "Information not available"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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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": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "545.00",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1733549733703_Image.png",
    "routeLat": "19.225350",
    "routeLng": "73.080404",
    "stationName": "Dombivli",
    "routeDistance": "1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "41ruwe",
    "name": "41ruwe",
    "image": "cases/675198accfae933db22a4ed2/
routeMap_1733549575273_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1362500.00",
    "depreciationPercentage": "31.499999999999996",
    "depreciatedCostOfConstruction": "429187.50",
    "totalFairMarketValue": "5020812.50"
  }
},
"wardrobesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"finalValue": "5450000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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},
"rccPlinth": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpValue": "545.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
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    "orientation": "landscape"
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    "orientation": "landscape"
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externallmg_1733482327734_WhatsApp_Image_20241206_at_41925_PM.jpeg",
    "orientation": "landscape"
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    "orientation": "portrait"
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externallmg_1733482327580_WhatsApp_Image_20241206_at_41923_PM_1.jpeg",
    "orientation": "landscape"
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    "_id": "6752d764c5a60c3e016ea6cb",
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    "path": "cases/675198accfae933db22a4ed2/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "max": "13261.00"
  },
  "builtUpRateRange": {
    "min": "8948.00",
    "max": "11051.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "interiorDecorations": {
    "title": "Interior Decorations",
    "quantity": "0.00",
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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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"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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "545.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "675198accfae933db22a4ed2",
"ownerName": "Shri. Maruti Bhivaram Mane",
"ownerPhoneNo": "9820457710",
"fullAddress": "Residential Flat No. 202, 2nd Floor, Wing - B, Sanskar Deep, Om
Sanskar Deep Co-Op. Hsg. Soc. Ltd., Anand Nagar, Pandit Din Dayal Upadhyay Road,
Village - Thakurli, Taluka - Kalyan, District - Thane, Dombivli (West), PIN Code - 421
202, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },

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"inputs": {
  "documentDate": "14/02/2003",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Bhagwati Developer",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Maruti Bhivaram Mane",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "577/2003"
},
"isHardCopy": false,
"displayStatus": true,
"id": "506691",
"path": "cases/675198accfae933db22a4ed2/
document_1733400740710_Maruti_mane_Cos_A.pdf",
"fileName": "document_1733400740710_Maruti_mane_Cos_A.pdf"
},
{
  "documentType": {
    "value": "60ae1293aa6d152c1801b447",
    "label": "Occupation Certificate"
  },
  "inputs": {
    "documentDate": "19/08/2003",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    }
  },
  "isHardCopy": false,
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  "path": "cases/675198accfae933db22a4ed2/
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  "fileName": "document_1733548088444_138798.pdf"
},
{
  "documentType": {
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    "value": "60ae1248aa6d152c1801b2ef",
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  },
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    "nameOfApprovingAuthority": {
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      "label": "SOCIETY"
    },
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Shri. Maruti Bhivaram Mane",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "20"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/675198accfae933db22a4ed2/
document_1733548270086_268696.pdf",
  "id": "520126",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Dec 07 2024 05:11:10 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
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    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "020290052999"
  },
  "isHardCopy": false,
  "displayStatus": true,
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"fileName": "document_1733548351121_232415.pdf"
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  "label": "Retail"
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"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "792485",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 05 2024 12:12:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Maruti Bhivaram Mane",
    "phone": "9820457710",
    "ownershipShare": "",
    "email": "",
    "id": "891348"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "610981",
    "name": "Living Room",
    "length": "14.00",
    "length1": "14",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "140.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "140.00"
  }
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},
{
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "117.00",
  "images": [],
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  "finalArea": "117.00"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "81.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.00"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
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"length2": "00",
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"width1": "7",
"width2": "00",
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"finalArea": "21.00"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
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  "width1": "7",
  "width2": "0",
  "totalArea": "28.00",
  "images": [],
  "finalArea": "28.00",
  "extraAreas": []
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  "label": "Square Feet"
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"finalArea": "7.00",
"extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "416691",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "545",
    "squareMeterArea": "50.63",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltpPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
  {
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"area": "475.00",
"squareMeterArea": "44.13",
"expectedRate": "10736.84",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "52.95",
"expectedRate": "8947.37",
"percentage": "20"
},
"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Residential Flat",
"area": "570",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "5100000",
"expectedRate": "10736.84",
"builtUpExpectedRate": "5100000",
"image": "cases/675198accfae933db22a4ed2/
indicator_1733808239747_Image.png",
"squareMeter": "52.95",
"id": "233821"
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"carpetArea": {
"area": "658.33",
"squareMeterArea": "61.16",
"expectedRate": "10784.86",
"percentage": ""
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"area": "790.00",
"squareMeterArea": "73.39",
"expectedRate": "8987.34",
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"percentage": "20"
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"saleableArea": {
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  "percentage": ""
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"area": "790",
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"floor": "",
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"builtUpExpectedRate": "7100000",
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indicator_1733808265662_Image.png",
"squareMeter": "73.39",
"id": "253209"
},
{
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Name	Length	Width	Total
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Living Room	14'00"	10'00"	140.00
Bedroom	13'00"	9'00"	117.00

Kitchen	9'00"	9'00"	81.00
Bathroom	3'00"	7'00"	21.00
WC	2'00"	6'00"	12.00
Passage	4'0"	7'0"	28.00
Passage	7'0"	1'0"	7.00
Other Composition :			