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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Priti",
    "type": "CREDITOFFICER",
    "_id": "668915a4a403df7f574f391b",
    "email": "preeti.shinde@cosmosbank.in",
    "lastName": "Shinde",
    "mobileNo": "",
    "workMobileNo": "9773082894"
  },
  "fees": {
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    "propertyValue": "",
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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
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"branch": {
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  "branchCode": "000005",
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  "name": "Naupada",
  "email": "thane@cosmosbank.in",
  "mobileNo": "022-25345923",
  "alternateMobileNo": "",
  "address": "Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India.\r\n",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_ &_ Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
  "mobileNo": "9821518537",
  "shortName": "PS",
  "workWithDocumentMaker": "60f915d3f3dd69653a592199",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "lastName": "Moozhickal",
  "shortName": "BS",
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  "designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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      "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"location": {
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    "value": "Kolivali",
    "label": true
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    "value": "Ground",
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    "label": true
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  "key": "tahasilNo",
  "value": "",
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"plotNo": {
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  "key": "plotNo",
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  "value": "Gandhari Road",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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"label": "Ceramic Tile Flooring"
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"doors": {
  "value": "MS_Grill_with_MS_Rolling Shutter",
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"windows": {
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  "label": "Aluminium Sliding Windows with window grills"
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"fittings": {
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  "label": "Concealed Electrical Wiring"
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"finishing": {
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  "label": "Cement Plastering with POP false Celling"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Kalyan_Dombivali_Municipal_Corporation",
    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Anand Home Society",
    "east": "Kalyan-Sape Road"
  },
}
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"asPerDocumentAgreement": {
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  "west": "Plot No. 10",
  "south": "Plot No. 05",
  "east": "Kalyan Nashik Road"
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  "asPerActual": {
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    "east": "Details not available",
    "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"
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"whichTheLocalityIsServed": {
  "buses": {
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    "status": true
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  "taxies": {
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    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The composition of shop is Single unit + Opla Area. Height of shop is 10.45 ft. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"unauthorizedConstruction": "",
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  "label": "Ordinary"
},
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "21675",
  "depreciatedBuildingRate": "1675"
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "76000",
  "landRate": "15000",
  "igrImage": "cases/675ab33e74fe66bd67c3c296/igr_1734764799569_Image.png",
  "squareMeterGuideLineRate": "76000.00",
  "squareFeetGuideLineRate": "7061.00"
},
"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "78",
  "rate": "5814.00",
  "squareFeetGuideLineRate": "5814.00",
  "squareMeterGuideLineRate": "62580.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  }
},
"propertyTypeOfUseList": {
  "value": "Commercial_use",
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"label": "Commercial use"
},
"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
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"monthlyRent": "N.A",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KDMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "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"
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},
"asthetikLook": {
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  "label": "Plain Looking"
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  "month": "1",
  "year": "2002",
  "fullDate": "1/1/2002"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"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": "0",
  "label": "No"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "Information_not_available",
  "label": "Information not available"
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"visibleDamageInBuilding": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Other"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/675ab33e74fe66bd67c3c296/
routeMap_1734775590964_Image.png",
    "routeLat": "19.259431",
    "routeLng": "73.132436",
    "stationName": "Kalyan",
    "routeDistance": "3.4 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "stid3b",
    "name": "stid3b",
    "image": "cases/675ab33e74fe66bd67c3c296/
routeMap_1734775520198_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "437500.00",
    "depreciationPercentage": "33",
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"depreciatedCostOfConstruction": "144375.00",
"totalFairMarketValue": "3793125.00"
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"totalelectricityDepositsRate": "0",
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"othersQty": "0",
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  "status": false
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"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpValue": "175.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/675ab33e74fe66bd67c3c296/
externallmg_1734068305893_WhatsApp_Image_20241213_at_110426_AM_2.jpeg",
    "orientation": "landscape"
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    "status": false,
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"parkingImages": [],
"societyNameBoardImage": [],
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "25774.00"
  },
  "builtUpRateRange": {
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    "max": "21478.00"
  },
  "saleableRateRange": {
    "min": "15000.00",
    "max": "17899.00"
  }
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    "title": "Present value of the flat (incl. car parking, if provided)",
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    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "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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"interiorDecorations": {
  "title": "Interior Decorations",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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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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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
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"isEditable": true
},
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"totalValues": {
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": false,
  "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",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "175.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Shri. Chetan Sitaram Patil",
"ownerPhoneNo": "9220463063",
"fullAddress": "Commercial Shop No. 13, Ground Floor, Cheetpark Co-Op. Hsg. Soc.
Ltd., Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New
Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka -
Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra,
India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Shri. Anilkumar Pandey ",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Shri. Chetan Sitaram Patil",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "2711 / 2009"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "170800",
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  },
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  "value": "60ae1267aa6d152c1801b380",
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"inputs": {
  "documentDate": "30/04/2002",
  "nameOfApprovingAuthority": {
    "value": "Kalyan_Dombivli_Municipal_Corporation",
    "label": "Kalyan Dombivli Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "KDMC / NRV / CC / KV / 115"
},
"isHardCopy": false,
"displayStatus": true,
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document_1733997349251_235582.pdf",
"fileName": "document_1733997349251_235582.pdf"
},
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "20/07/2000",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / KV / 163 - 63"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1734774781168_269696.pdf",
  "path": "cases/675ab33e74fe66bd67c3c296/
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  "id": "343935",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Sat Dec 21 2024 09:53:01 GMT+0000 (Coordinated Universal Time)"
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  "inputs": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    }
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  "path": "cases/675ab33e74fe66bd67c3c296/
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Dec 21 2024 09:54:55 GMT+0000 (Coordinated Universal Time)"
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      "label": "Kalyan Dombivli Municipal Corporation"
    }
  },
  "remark": "in the name of Anil Kumar Pande"
},
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  "path": "cases/675ab33e74fe66bd67c3c296/
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  "id": "818359",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Dec 21 2024 09:59:11 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"createdBy": "627222afafd7d55eddeddd82",
"caseHistory": [
  {
    "id": "276756",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Dec 12 2024 09:56:14 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Chetan Sitaram Patil",
    "phone": "9220463063",
    "ownershipShare": "",
    "email": "",
    "id": "373619"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "134149",
    "name": "Shop",
    "length": "16.00",
    "length1": "16",
    "length2": "00",
    "width": "8.00",
    "width1": "8",
    "width2": "00",
    "totalArea": "128.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "128.00"
  },
  {
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  "label": "Square Feet"
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"name": "Ota",
"length": "4.00",
"length1": "4",
"length2": "00",
"width": "8.00",
"width1": "8",
"width2": "00",
"totalArea": "32.00",
"images": [],
"extraAreas": [],
"finalArea": "32.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "728748",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "175",
    "squareMeterArea": "16.26",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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  {
    "carpetArea": {
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    "area": "194.00",
    "squareMeterArea": "18.02",
    "expectedRate": "25773.20",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "232.80",
    "squareMeterArea": "21.63",
    "expectedRate": "21477.66",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "279.36",
    "squareMeterArea": "25.95",
    "expectedRate": "17898.05",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "6766693bfe1fd12ff215013b",
  "property": "Shop",
  "area": "194",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "5000000",
  "expectedRate": "25773.20",
  "builtUpExpectedRate": "21477.66",
  "image": "cases/675ab33e74fe66bd67c3c296/
indicator_1734764605798_Image.png",
  "squareMeter": "18.02",
  "id": "321484"
},
{
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    "area": "291.67",
    "squareMeterArea": "27.10",
    "expectedRate": "25713.99",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "350.00",
    "squareMeterArea": "32.52",
    "expectedRate": "21428.57",
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    "percentage": "20"
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  "property": "Shop",
  "area": "350",
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "7500000",
  "expectedRate": "25713.99",
  "builtUpExpectedRate": "7500000",
  "image": "cases/675ab33e74fe66bd67c3c296/
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  "squareMeter": "32.52",
  "id": "884826"
},
{
  "carpetArea": {
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    "squareMeterArea": "15.48",
    "expectedRate": "21599.57",
    "percentage": ""
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  "builtUpArea": {
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"email": "",
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Otla	4'00"	8'00"	32.00
Other Composition :			