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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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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": {
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      "_id": "5fc6c33c74d12c494856b8dc"
    },
    "firstName": "Priti",
    "type": "CREDITOFFICER",
    "_id": "668915a4a403df7f574f391b",
    "email": "preeti.shinde@cosmosbank.in",
    "lastName": "Shinde",
    "mobileNo": "",
    "workMobileNo": "9773082894"
  },
  "fees": {
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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": {
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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": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Industrial"
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"staff": {
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
  "mobileNo": "9821518537",
  "shortName": "PS",
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"siteEngineer": {
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  "_id": "62550ed0aba01e0af98f2f75",
  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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  "_id": "60eeaeddf3dd69653a581316",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
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        "label": "Registered Valuer"
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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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        "label": "Registered Valuer"
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  "workWithDocumentMaker": "",
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "label": "BANK"
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      "dateTime": "2024-12-19",
      "remark": "Premises has 3 wings (A, B and C) "
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    {
      "status": "COMPLETED",
      "dateTime": "2024-12-17",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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"value": "Mohili",
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  "label": true
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  "value": "",
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  "label": true
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  "value": "Dattani Plaza B & C Wing Premises Co-Op. Soc. Ltd. ",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "681, 681/1 to 4",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "key": "policeStation",
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  "key": "suburb",
  "value": "Andheri (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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}
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  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Internal Road & Kamruddin Industrial Estate ",
  "south": "Internal Road ",
  "east": "Nalla & Vishwakarma Hotel"
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"asPerDocumentAgreement": {
  "north": "CTS Nos. 676, 678(Part), 680",
  "west": "Kurla Andheri Road ",
  "south": "CTS Nos. 674, 675(Part), 672, 673, 671 & Nallah",
  "east": "CTS Nos. 687(Part), 786(Part)"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
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    "east": ""
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "The Composition of Industrial Unit is Working Area +
Reception Area + Pantry Area + 1 Toilet.",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"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."
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per actual site measurement, the Carpet area is 633.00 Sq. Ft. and
Built-up area mentioned in the agreement is 960.00 Sq. Ft. The loading on carpet to
built-up is 51%, hence, we have adjusted the rate accordingly.",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "17933",
  "depreciatedBuildingRate": "2133"
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"igrRate": {
  "propertyName": "Commercial Office",
  "rate": "173360",
  "landRate": "89770",
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  "squareMeterGuideLineRate": "173360.00",
  "squareFeetGuideLineRate": "16106.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "86",
  "rate": "15018.00",
  "squareFeetGuideLineRate": "15018.00",
  "squareMeterGuideLineRate": "161657.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "86,000/- Present rental income per month ",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "Global Services ",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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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": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2010",
    "fullDate": "1/1/2010"
  },
  "planningArea": {
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    "label": "Industrial"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"value": "Normal",
"label": "Normal"
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"materialUsedList": {
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"label": "Standard"
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"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "8",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "960.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1735205213931_Image.png",
    "routeLat": "19.098723",
    "routeLng": "72.884648",
    "stationName": "Saki Naka ",
    "routeDistance": "950 Mtrs. ",
    "routeStation": {
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      "label": "Metro Station"
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  }
},
"finalLatLng": {
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  "type": "Point"
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  {
    "id": "8jgrax",
    "name": "8jgrax",
    "image": "cases/676278f165fbc3ae4a2bfb1e/
routeMap_1735205275436_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "544320.00",
    "totalFairMarketValue": "17215680.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "status": false
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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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    "orientation": "portrait"
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"compositionImages": []
},
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  "builtUpRateRange": {
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    "max": "19977.00"
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  "saleableRateRange": {
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    "max": "16647.00"
  }
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    "status": true,
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
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  "isEditable": true
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"status": true,
"isEditable": true
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"ratePerUnit": "",
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"status": true,
"isEditable": false
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"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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type": "CASE",
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siteVisitType": "PARTIAL",
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isSiteMeasurementAllowed": true,
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"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Noorbanu M. Shaikh ",
"ownerPhoneNo": "0000000000",
"fullAddress": "Industrial Unit No. 416A, 4th Floor, Wing - C, Dattani Plaza B & C Wing
Premises Co-Op. Soc. Ltd. , CTS No. 681, 681/1 to 4, Safed Pool, Andheri Kurla Road,
Near East West Industrial Estate, Village - Mohili, Andheri (East), Taluka - Kurla, District
- Mumbai Suburban , PIN - 400 072, State - Maharashtra, Country - India",
"remark": "Premises has 3 wings (A, B and C) ",
"documents": [
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      "label": "Agreement For Sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Carolyn Constructions Pvt. Ltd. ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Noorbanu M. Shaikh ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1600 / 2012"
    },
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document_1734506730696_Noorbanu_Shaikh_Cosmos_naupada.pdf",
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"fileName": "document_1734506730696_Noorbanu_Shaikh_Cosmos_naupada.pdf"
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    "label": "Amended Commencement Certificate"
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "3972 / BPES / AL"
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}
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  "label": "Retail"
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"createdBy": "627222afafd7d55eddeddd82",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 18 2024 07:25:37 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Noorbanu M. Shaikh ",
    "phone": "0000000000",
    "ownershipShare": ""
  }
]
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"email": "",
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    "width1": "37",
    "width2": "5",
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    "images": [],
    "extraAreas": [],
    "finalArea": "632.96"
  }
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"otherComposition": [],
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      "label": "Agreement For Sale"
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "960",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
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]
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"docFinalSaleable": "0",
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"builtUpArea": {
"area": "586.00",
"squareMeterArea": "54.44",
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"saleableArea": {
"area": "0.00",
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"floor": "",
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"expectedPrice": "9200000",
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"builtUpExpectedRate": "9200000",
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"squareMeterArea": "61.32",
"expectedRate": "18939.39",
"percentage": ""
},
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  "expectedRate": "15782.83",
  "percentage": "20"
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"floor": "",
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"expectedRate": "18939.39",
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"id": "171524"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "71.63",
    "expectedRate": "16861.22",
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"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "13000000",
"expectedRate": "20233.46",
"builtUpExpectedRate": "13000000",
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"id": "311819"
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    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "19976.31",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "78.13",
    "expectedRate": "16646.85",
    "percentage": "20"
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"expectedRate": "16646.848989298454",
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"id": "933837"
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externallmg_1734588281660_1734588275117_image_4.jpeg",
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externallmg_1734588281937_1734588275117_image_5.jpeg",
    "orientation": "portrait"
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Universal Time)"

}

Name	Length	Width	Total
Composition :			
Working Area	16'11"	37'5"	632.96
Other Composition :			