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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Sonali",
    "type": "CREDITOFFICER",
    "_id": "64e31653ae896715ef7f8b9b",
    "lastName": "Keni",
    "mobileNo": "",
    "workMobileNo": "9870198131",
    "email": "sonalikenic@cosmosbank.in"
  },
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"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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  "type": "BRANCH",
  "name": "Kandivali (West) Branch",
  "email": "kandivali@cosmosbank.in",
  "mobileNo": "022-28073762 ",
  "alternateMobileNo": "28051426",
  "address": "Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road,
Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "COSMOS BANK- KANDIVALI(WEST)",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "role": "PICKUPPERSON",
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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  "role": "MAKER",
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  "lastName": "Rasam",
  "mobileNo": "9529385821",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "number": "CAT-I-F-1763"
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    "number": "AM161706-3"
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  "value": "BANK"
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  "longitude": "72.86118722302061"
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    {
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    }
  ]
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"visitedDate": [
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  }
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    "label": true
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    "value": "Country - India",
    "label": false
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    "value": "Bhayander",
    "label": true
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  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "301",
  "label": false
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  "label": false
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  "name": "Mouza",
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"SRO": {
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  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
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"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 flush door"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Cement Plastering + POP Finish"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "west": "Shri Guru Nanak Darbar",
    "south": "Internal Road",

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"east": "Kalpana CHSL "
},
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"unauthorizedConstruction": "",
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"classOfSanitary": {
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  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "54",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1350",
  "depreciatedCostOfConstruction": "11650.00",
  "depreciatedBuildingRate": "1150"
},
"igrRate": {
  "propertyName": "Residential Flat ",
  "rate": "84900",
  "landRate": "37100",
  "igrImage": "cases/6762b013fe1fd12ff2132085/igr_1735194797190_Image.png",
  "squareMeterGuideLineRate": "84900.00",
  "squareFeetGuideLineRate": "7887.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "64",
  "rate": "6289.00",
  "squareFeetGuideLineRate": "6289.00",
  "squareMeterGuideLineRate": "67692.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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"value": "Owner_Occupied",
"label": "Owner Occupied"
},
"monthlyRent": "N.A",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
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"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MBMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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"label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
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  "fullDate": "1/1/1988"
},
"planningArea": {
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  "label": "Residential"
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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": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
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"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"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": "24",
"ageOfBuilding": "36",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
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"finalPlinthArea": {
  "area": "390.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Gift Deed"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6762b013fe1fd12ff2132085/
routeMap_1735209028099_Image.png",
    "routeLat": "19.281158",
    "routeLng": "72.864061",
    "stationName": "Mira Road",
    "routeDistance": "1.00 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "p6wd9",
      "name": "p6wd9",
      "image": "cases/6762b013fe1fd12ff2132085/
routeMap_1735208938701_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
      "costOfConstruction": "975000.00",
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      "depreciatedCostOfConstruction": "526500.00",
      "totalFairMarketValue": "4543500.00"
    }
  },
}
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"wardrobesRate": "0",
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"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5070000.00",
"finalValue": "5070000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
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"percentage": "0.00",
"isHideFloor": false,
"status": true
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"rccPlinth": {
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  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
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"internalBrickWork": {
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  "isHideFloor": false,
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"externalBrickWork": {
  "label": "External Brick Work",
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"internalPlastering": {
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},
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  "floorsCompleted": "",
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"externalPainting": {
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "min": "13539.00",
    "max": "16924.00"
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  "builtUpRateRange": {
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    "max": "14103.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "quantity": "0.00",
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"quantity": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "390.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6762b013fe1fd12ff2132085",
"ownerName": "Smt. Sharda Kaniyalal Gandhi ",
"ownerPhoneNo": "9930332209",
"appAddress": "Flat no 301 3 rd Floor Bldg no 6 Nayandeep Shanti Nagar Co-op HSG
Soc Ltd Sector 6 Mira road East Thane 40107",
"remark": "",
"documents": [
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    "documentType": {
      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    }
  },
  "inputs": {
    "documentDate": "11/11/2022",
    "remark": " (5 pages from documents) ",
    "from": {
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      "label": "Donor"
    }
  },
  "Donor": "Mr. Bharat Parshotam Shah",
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"to": {
  "value": "donee",
  "label": "donee"
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"donee": "Smt. Sharda Kaniyalal Gandhi "
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"fileName": "document_1734520609599_1734520607176_Sharda_Gandhi_Cb_Kandivali_West.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "23/06/1988",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Not legible "
  },
  "isHardCopy": false,
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  "id": "990938",
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  "fileName": "document_1735207547241_Agreement.pdf"
}
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"caseNumber": "013161",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "331604",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Wed Dec 18 2024 11:20:51 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
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  "phone": "9930332209",
  "ownershipShare": "",
  "email": "",
  "id": "431733"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "id": "869325",
  "name": "Living Room",
  "length": "14.00",
  "length1": "14",
  "length2": "00",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "129.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "129.50"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Passage",
  "length": "30.00",
  "length1": "30",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
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"length1": "12",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
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"finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "96.00",
  "length1": "96",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "96.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
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"totalAreaDocument": "390",
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"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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"carpetArea": {
"area": "400.00",
"squareMeterArea": "37.16",
"expectedRate": "16500.00",
"percentage": ""
},
"builtUpArea": {
"area": "480.00",
"squareMeterArea": "44.59",
"expectedRate": "13750.00",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "400",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "6600000",
"expectedRate": "16500.00",
"builtUpExpectedRate": "13750.00",
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"id": "434983"
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "390.00",
    "squareMeterArea": "36.23",
    "expectedRate": "14102.56",
    "percentage": ""
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "390",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "5500000",
  "expectedRate": "16923.08",
  "builtUpExpectedRate": "5500000",
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  "id": "999515"
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    "percentage": ""
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  "builtUpArea": {
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"area": "390.00",
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"percentage": ""
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  "expectedRate": "0.00",
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"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4500000",
"expectedRate": "13846.15",
"builtUpExpectedRate": "4500000",
"image": "cases/6762b013fe1fd12ff2132085/indicator_1735194569858_Image.png",
"squareMeter": "36.23",
"id": "682180"
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{
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    "squareMeterArea": "30.19",
    "expectedRate": "13538.46",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "36.23",
    "expectedRate": "11282.05",
    "percentage": ""
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
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    "floor": "",
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    "expectedPrice": "4400000",
    "expectedRate": "13538.46",
    "builtUpExpectedRate": "4400000",
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    "id": "541586"
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    "orientation": "landscape"
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Shantinagar Co-Op. Hsg. Soc. Ltd., Sector VI, Shanti Nagar, Village - Bhayander, Mira
Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra,
Country - India",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mr. Bhavesh Gandhi",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"rerald": "",
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"finalValuationAreaString": "Built Up Area in Sq. Ft. = 390.00",
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WC",
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"reportGeneratedDate": "Thu Dec 26 2024 09:55:39 GMT+0000 (Coordinated
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Name	Length	Width	Total
Composition :			
Living Room	14'00"	9'3"	129.50
Passage	30'00"	1'00"	30.00
Kitchen	8'00"	5'11"	47.33
Bathroom	17'00"	1'00"	17.00
WC	12'00"	1'00"	12.00
Bedroom	96'00"	1'00"	96.00

Other
Composition :
