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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Guruprasad",
    "type": "CREDITOFFICER",
    "_id": "668e1fb802fa372b423a007c",
    "email": "guruprasad.nadkarni@cosmosbank.in",
    "lastName": "Nadkarni",
    "mobileNo": "",
    "workMobileNo": "9869261322"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 6000,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"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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  "name": "DAHISAR (EAST) Glorias BRANCH",
  "branchCode": "",
  "mobileNo": "022-28975314",
  "alternateMobileNo": "",
  "email": "guruprasad.nadkarni@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, \nDahisar
(East), Mumbai - 400 068"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"email": "vinita.surve@vastukala.org",
"lastName": "Surve",
"mobileNo": "9820652818",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "value": "BANK"
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  "longitude": "72.85802758493922"
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      "remark": "Nathababa kadam9987203335"
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      "dateTime": "2025-01-27",
      "remark": "MANUAL_IN_TASK"
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  "key": "country",
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  "label": false
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  "key": "village",
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  "label": false
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  "label": true
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"city": {
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  "label": true
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  "value": "Neelyog Virat",
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "key": "postalCode",
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  "label": false
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  "value": "Malad (East)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "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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      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
    },
    "finishing": {
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      "label": "Cement Plastering + POP Finish"
    }
  },
  "general": {
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      "label": "Joint Ownership"
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      "label": "Middle Class"
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    "populationGroupList": {
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      "label": "Urban"
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    "townplanApprovedByList": {
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      "label": "Slum Rehabilitation Authority"
    },
    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "west": "Rehab Building 2",
      "south": "Internal Road ",
      "east": "Western Express Highway "
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    "asPerDocumentAgreement": {
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      "west": "Details not available ",
      "south": "Details not available "
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  }
}

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"east": "Details not available "
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
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    "status": true
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    "title": "Taxies"
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
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"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"apfDetails": {
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "25500.00",
  "depreciatedBuildingRate": "3000"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "132420",
  "landRate": "62930",
  "igrImage": "cases/67976f394090f0a5b214d7b1/igr_1738060698027_Image.png",
  "squareMeterGuideLineRate": "132420.00",
  "squareFeetGuideLineRate": "12302.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "11979.00",
  "squareFeetGuideLineRate": "11979.00",
  "squareMeterGuideLineRate": "128946.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
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"taxAmount": "Details not available ",
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"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per SRA norms ",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"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": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2022",
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"fullDate": "1/1/2022"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"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",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
}
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"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": "57",
"ageOfBuilding": "3",
"noOfBasement": "2",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "3",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "636.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1738067115142_Image.png",
    "routeLat": "19.183750",
    "routeLng": "72.858083",
    "stationName": "Kurar",
    "routeDistance": "450 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "99yl79",
      "name": "99yl79",
      "image": "cases/67976f394090f0a5b214d7b1/
routeMap_1738066958910_Image.png"
    }
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1911000.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "14764500.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"outward": {
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},
"rateVerify": {
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"underConstruction": {
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  "isHideFloor": false,
  "status": false
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  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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"reportImages": {
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      "orientation": "portrait"
    }
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  "externalPhotos": [
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  ],
  {

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```

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      "orientation": "portrait"
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  "compositionImages": []
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    "max": "26549.00"
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  "builtUpRateRange": {
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    "max": "24136.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "status": true,
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"title": "Wardrobes",
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  "status": true,
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  "status": 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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  "ratePerUnit": "",
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  "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
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "579.00",
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"status": true,
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"paymentStatus": "NA",
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"ownerName": "Mrs. Ashwini Nathbaba Kadam & Mr. Nathbaba Maruti Kadam ",
"ownerPhoneNo": "7977815346",
"appAddress": "FLAT NO 303 BLDG NO 7 A WING NEELYOG VIRAT KHOT KUWA
ROAD WESTERN EXPRESS HIGHWAY MALAD EAST MUMBAI 400097",
"remark": "Nathababa kadam9987203335",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Neelyog Constructions Pvt. Ltd. ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Ashwini Nathbaba Kadam & Mr. Nathbaba Maruti Kadam ",
      "number": {
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    "label": "No"
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  "No": "13555 / 2022"
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document_1737977514399_1737977512298_Ashwini_kadam_agreement.pdf",
"fileName":
"document_1737977514399_1737977512298_Ashwini_kadam_agreement.pdf"
},
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    "label": "Amended Commencement Certificate"
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  "inputs": {
    "documentDate": "03/06/2022",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
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  "No": "SRA / ENG / 1886 / PN / PL / AP"
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    "label": "Full Occupation Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Slum Rehabilitation Authority (SRA)"
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  }
}
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  "fileName": "document_1738065770619_368913.pdf"
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    "label": "RERA Certificate"
  },
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800004052"
  },
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  "displayStatus": false,
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  "id": "923151",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Jan 28 2025 12:05:01 GMT+0000 (Coordinated Universal Time)"
}
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"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Jan 27 2025 11:34:17 GMT+0000 (Coordinated Universal Time)"
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],
"owners": [
{
"name": "Mrs. Ashwini Nathbaba Kadam & Mr. Nathbaba Maruti Kadam ",
"phone": "7977815346",
"ownershipShare": "",
"email": "",
"id": "846612"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"value": "Square_Feet",
"label": "Square Feet"
},
"id": "7",
"name": "Living Room",
"length": "10.58",
"length1": "10",
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"width": "17.67",
"width1": "17",
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"images": [],
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{
"measurementType": {
"value": "Square_Feet",
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"id": "1",
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"length": "8.42",
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  "id": "2",
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  "length": "6.25",
  "length1": "6",
  "length2": "3",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "26.56"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "10.58",
  "length1": "10",
  "length2": "7",
  "width": "10.92",
  "width1": "10",
  "width2": "11",
  "totalArea": "115.53",
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  "extraAreas": [],
  "finalArea": "115.53"
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{
  "measurementType": {
    "value": "Square_Feet",
```

```
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.17",
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  "length2": "2",
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  "width1": "7",
  "width2": "00",
  "totalArea": "29.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "67.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "67.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "6",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
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"totalArea": "14.25",
"images": [],
"extraAreas": [],
"finalArea": "14.25"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "53.79",
  "totalAreaDocument": "579",
  "docBultupPercentage": "10",
  "docFinalBultUp": "636.90",
  "docFinalBultUpSquareMeter": "59.17",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "153690"
}
],
"images": [],
"indicatorArr": [
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    "squareMeterArea": "62.62",
    "expectedRate": "25964.39",
    "percentage": ""
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  "bultUpArea": {
    "area": "741.40",
    "squareMeterArea": "68.88",
    "expectedRate": "23603.99",
    "percentage": "10"
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  "saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Flat",
"area": "674",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "17500000",
"expectedRate": "25964.39",
"builtUpExpectedRate": "23603.99",
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"id": "432973"
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{
"carpetArea": {
"area": "744.00",
"squareMeterArea": "69.12",
"expectedRate": "25940.86",
"percentage": ""
},
"builtUpArea": {
"area": "818.40",
"squareMeterArea": "76.03",
"expectedRate": "23582.60",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": "Flat",
"area": "744",
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"expectedPrice": "19300000",
"expectedRate": "25940.86",
"builtUpExpectedRate": "23582.60",
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"id": "272630"
},
{
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    "squareMeterArea": "65.03",
    "expectedRate": "22857.14",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "770.00",
    "squareMeterArea": "71.54",
    "expectedRate": "20779.22",
    "percentage": "10"
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  "floor": "",
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"expectedRate": "26548.67",
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"area": "745.80",
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    "expectedRate": "23198.79",
    "percentage": "10"
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  "id": "734872"
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    "orientation": "portrait"
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    "uploadedBy": "60f9147bf3dd69653a591e8c"
  },
  {
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    "filename": "1738060790682_Ashwini_Kadam_Cal.xlsx",
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    "filename": "1738060801284_1406.pdf",
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    "size": "135292",
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  },
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    "size": "134636",
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    "firstName": "Vinita",
    "lastName": "Surve",
    "profilePhoto": "users/60f9147bf3dd69653a591e8c/
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  },
  "workType": "RATE_VERIFY",
  "display": true,
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  "createdAt": "2025-01-28T04:44:35.562Z"
}
],
"createdAt": "2025-01-27T11:34:17.984Z",
"updatedAt": "2025-01-29T04:33:53.832Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 303, 3rd Floor, Wing - A, Sale Building No. 7,
Neelyog Virat, Khot Kuwa Road, Adjacent to Western Express Highway, Village - Malad
East, Malad (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 097, State -
Maharashtra, Country - India",
"updatedBy": "60f9147bf3dd69653a591e8c",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mrs. Ashwini Nathbaba Kadam",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner ",
"rerald": "",
"siteVisitContactNo": "7977815346",
"buildingServicesRate": "3000",
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"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
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"finalCarpetConvertToBuiltUpPer": "10",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 579.00",
"flatRate": "25500",
"landOtherRate": "22500",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "525.49",
"extendOfSiteRemark": "\nAll the above areas are within 10% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"finalBuiltupArea": "578.04",
"finalCarpetArea": "525.49",
"finalSalableArea": "635.84",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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"leaseDetails": {
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  "leasePremium": "",
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  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
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"reportGeneratedDate": "Wed Jan 29 2025 00:00:00 GMT+0000 (Coordinated
```

Universal Time)",
"siteVisitDate": "2025-01-27"
}

Name	Length	Width	Total
Composition :			
Living Room	10'7"	17'8"	186.97
Bedroom	8'5"	10'2"	85.57
Toilet	6'3"	4'3"	26.56
Bedroom	10'7"	10'11"	115.53
Toilet	4'2"	7'00"	29.17
Kitchen	6'11"	9'9"	67.44
Passage	3'00"	4'9"	14.25
Other Composition :			