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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "640f306e63e4271bcefdbb9e"
    },
    "firstName": "Chintamani",
    "type": "CREDITOFFICER",
    "_id": "64b7cf4dd0368073e3faafb0",
    "lastName": "Joshi",
    "mobileNo": "",
    "workMobileNo": "9819008564",
    "email": "chintamani.joshi@cosmosbank.in"
  },
  "fees": {
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"organization": {
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  "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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  "name": "Kalyan Khadakpada Branch",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "kalyan@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada
Kalyan West 421301\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"lastName": "Jadhav",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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  "label": "BANK"
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  "value": "",
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  "name": "District",
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  "value": "Thane",
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  "label": true
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  "value": "A",
  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "GUTNo",
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  "label": true
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  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "MS Rolling Shutter"
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  "label": "Casing Capping Electrical Wiring"
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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    "label": "sole ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Gopal Krishna Park Building",
    "south": "100 Feet Road",
    "east": "Shree Laxmi Food Court"
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  "asPerDocumentAgreement": {
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
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    "status": true
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  "auto": {
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The composition of shop is Single unit with Ovla Area.
Height of Shop is 8.90 Ft",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
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  "compositions": []
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  "remark": "",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16975",
  "depreciatedBuildingRate": "1975"
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"igrRate": {
  "propertyName": "Shop",
  "rate": "74600",
  "landRate": "14700",
  "igrImage": "cases/679b0c767dd57116683d1381/igr_1738828983108_Image.png",
  "squareMeterGuideLineRate": "74600.00",
  "squareFeetGuideLineRate": "6931.00"
},
"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "86",
  "rate": "6151.00",
  "squareFeetGuideLineRate": "6151.00",
  "squareMeterGuideLineRate": "66214.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 10,000.00 (Present rental income per month)",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KDMC norms",
"tenantName": "Mr. Arvin Vishwakarma / Rented since – 4 Years",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developd 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"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2011",
    "fullDate": "1/1/2011"
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"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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  "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",
  "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"
},
"walls": {
  "value": "1",
  "label": "Yes"
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  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
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"maintenanceIssues": {
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"value": "0",
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
},
"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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"routeMapDetail": {
  "routeMapImg": "cases/679b0c767dd57116683d1381/
routeMap_1738836980059_Image.png",
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  "routeLng": "73.130878",
  "stationName": "Kalyan",
  "routeDistance": "2.5 Km",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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    "id": "h69r7",
    "name": "h69r7",
    "image": "cases/679b0c767dd57116683d1381/
routeMap_1738836705771_Image.png"
  }
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"valuation": {
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    "depreciationPercentage": "21",
    "depreciatedCostOfConstruction": "139125.00",
    "totalFairMarketValue": "4498375.00"
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "number": "2310422",
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    "orientation": "landscape"
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"compositionImages": []
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    "max": "23735.00"
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  "CHECKER": false,
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  "PRINT": false,
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"DELIVERY": false,
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"paymentStatus": "NA",
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"ownerPhoneNo": "9619042638",
"fullAddress": "Commercial Shop No. 02, Ground Floor, Wing - A, krishna Dham, Near
Kalyan Janata Bank, New/Current Survey No. 55/1 (Pt), Village - Tisgaon, Taluka -
Kalyan, District - Thane, Kalyan (East), PIN Code - 421 306, State - Maharashtra,
India",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      }
    },
    "Promoter": "M/s. Gopal Krishna Developers ",
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"to": {
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  "label": "purchaser"
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"purchaser": "Shri. Ramjeet Ishwaree Prasad Yadav",
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  "label": "No"
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"No": "7215/2014"
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    "label": "Amended Commencement Certificate"
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  "inputs": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / KV / 377 - 160"
  },
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  "displayStatus": true,
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  "uploadedBy": "627222afafd7d55eddedd82",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 30 2025 05:21:58 GMT+0000 (Coordinated Universal Time)"
  }
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    "phone": "9619042638",
    "ownershipShare": "",
    "email": "",
    "id": "950059"
  }
],
"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
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    "width1": "1",
    "width2": "00",
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  "width1": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "33.00"
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      "label": "Square Feet"
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    "totalAreaDocument": "265",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
    "id": "286605"
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    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
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  "expectedPrice": "4900000",
  "expectedRate": "21397.38",
  "builtUpExpectedRate": "4900000",
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  "id": "504626"
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    "squareMeterArea": "14.68",
    "expectedRate": "28481.01",
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  "builtUpArea": {
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    "squareMeterArea": "17.61",
    "expectedRate": "23734.18",
    "percentage": "20"
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"expectedRate": "28481.01",
"builtUpExpectedRate": "23734.18",
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"squareMeter": "14.68",
"id": "147513"
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    "squareMeterArea": "13.66",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "16.39",
    "expectedRate": "17006.80",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "_id": "67a46d07a92c39df2abe6911",
  "property": "Shop",
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"path": "cases/679b0c767dd57116683d1381/
externalImg_1738215677896_WhatsApp_Image_20250130_at_101309_AM_2.jpeg",
"orientation": "landscape"
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  "orientation": "portrait"
},
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Name	Length	Width	Total
Composition :			
Shop	168'00"	1'00"	168.00
Otla	11'00"	3'00"	33.00
Other Composition :			