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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9e6"
    },
    "firstName": "Amruta ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f5a",
    "email": "amruta.pathak@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769900929",
    "lastName": "Pathak"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "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": "Residential"
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"staff": {
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"pickupPerson": {
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "_id": "60f9147bf3dd69653a591e8c",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
  "shortName": "V",
  "workWithDocumentMaker": "",
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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"checker": null,
"valuers": [
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{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"_id": "60af80072ffdf65bcd658652",
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"shortName": "MBC",
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"fatherName": "Baburao"
}
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  "label": "BANK"
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"location": {
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  "longitude": "73.97900084215037"
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"geo": {
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"siteVisit": {
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  "schedule": [],
  "visitedDate": [
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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    "label": true
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    "label": false
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    "value": "",
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  "value": "Dombivali (East)",
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  "value": "",
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  "value": "3",
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "label": false
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  "key": "postalCode",
  "value": "PIN Code - 421 201",
  "label": false
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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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  "flooring": {
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    "label": "Mosaic Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door_with_M.S_Safety_door",
    "label": "Teak Wood Door frame with Solid flush door with M.S Safety door"
  },
  "windows": {
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    "label": "Alluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Open plumbing with C.P. fittings. Casing Capping wiring"
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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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 Mahanagar Palika"
  },
  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "north": "Laxmi Kiran Building",
  "west": "Gopal Nagar Road No. 2",
  "south": "Open Plot",
  "east": "Sudhanwa CHSL"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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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": {
  "buses": {
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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
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    }
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  "dateOfIssusApprovePlan": "",
  "approvePlanVerified": "",
  "empanelledOfApprovePlan": "",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Ordinary"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "48",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7800",
  "depreciatedBuildingRate": "1300"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "76900",
  "landRate": "28700",
  "igrImage": "cases/67a311e8a92c39df2abda1cf/igr_1738931375937_Image.png",
  "squareMeterGuideLineRate": "61520.00",
  "squareFeetGuideLineRate": "5715.00"
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"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "68",
  "rate": "4740.00",
  "squareFeetGuideLineRate": "4740.00",
  "squareMeterGuideLineRate": "51018.00"
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"outgoingDetail": {
  "areaStatusList": {
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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"propertyOccupiedByList": {
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  "label": "Seller Occupied"
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"monthlyRent": "N.A.",
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per KMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Open Parking",
"constructionWorkStatus": {
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"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
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"dateOfConstruction": {
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"month": "1",
"year": "1993",
"fullDate": "1/1/1993"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
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"protAgainstNatDis": {
"value": "Information_not_available",
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"sewerageSystem": {
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
"value": "Information_not_available",
"label": "Information not available"
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"visibleDamageInBuilding": {
"value": "Information_not_available",
"label": "Information not available"
},
"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "480.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a311e8a92c39df2abda1cf/
routeMap_1739008498259_Image.png",
    "routeLat": "19.214877",
    "routeLng": "73.096190",
    "stationName": "Dombivli",
    "routeDistance": "1.4 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "3d60au",
    "name": "3d60au",
    "image": "cases/67a311e8a92c39df2abda1cf/
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  }
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"valuation": {
  "fairMarketValue": {
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"costOfConstruction": "1200000.00",
"depreciationPercentage": "48",
"depreciatedCostOfConstruction": "576000.00",
"totalFairMarketValue": "3024000.00"
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"totalwardrobesRate": "0",
"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
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"finaltotal": "3600000.00",
"finalValue": "3600000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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},
"underConstruction": {
  "rccFootingFoundation": {
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  "status": true
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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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"ownerName": "Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya",
"ownerPhoneNo": "9930154113",
"fullAddress": "Residential Flat No. B/13, 4th Floor, Sagar Sudha Co.- Op. Hsg. Soc.
Ltd., Gopal Nagar Galli No. 2, Near Janki Hotel, Plot No. 3, Village - Gajbandhan
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Patharli, Taluka - Kalyan, District - Thane, Dombivali (East), PIN Code - 421 201, State - Maharashtra, India",

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"inputs": {

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"from": {

"value": "Vendor",

"label": "Vendor"

},

"Vendor": "Mrs. N Hemavathy ",

"to": {

"value": "purchaser",

"label": "purchaser"

},

"purchaser": "Mrs. Meghna Mahesh Zanzrukiya & Mr. Mahesh Naresh Zanzrukiya ",

"number": {

"value": "No",

"label": "No"

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"No": "1903/2025"

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    }
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"phone": "9930154113",
"ownershipShare": "",
"email": "",
"id": "995696"
}
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"proposePurchasers": [],
"siteInspection": [],
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  "width2": "00",
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  "length1": "4",
  "length2": "0",
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  "width1": "5",
  "width2": "0",
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  "extraAreas": []
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    "label": "Square Feet"
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  "width": "2.00",
  "width1": "2",
  "width2": "00",
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  "extraAreas": [],
  "finalArea": "26.00"
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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    "squareMeterArea": "37.16",
    "totalAreaDocument": "400",
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    "docFinalBUILTUp": "480.00",
    "docFinalBUILTUpSquareMeter": "44.59",
    "docSaleablePercentage": "",
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  }
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"images": [],
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      "expectedRate": "8993.58",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "52.06",
      "expectedRate": "7494.65",
      "percentage": "20"
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    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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    "printlnReport": true,
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    "property": "Flat",
    "area": "467",
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    "expectedRate": "8253.46",
    "percentage": "20"
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  "saleableArea": {
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  "mall": false
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Name	Length	Width	Total
Composition :			
Living Room	15'00"	9'00"	135.00
Bedroom	15'00"	7'00"	105.00
Kitchen	9'00"	7'00"	63.00
Bathroom	17'00"	1'00"	17.00
WC	13'00"	1'00"	13.00
Passage	4'0"	5'0"	20.00
Passage	2'00"	2'00"	4.00
Balcony	13'00"	2'00"	26.00
Other Composition :			