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{
  "typeOfReport": {
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    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@cosmosbank.in"
  },
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"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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  "branchCode": "",
  "mobileNo": "02512990632\t",
  "alternateMobileNo": "",
  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near
Hutatma Chawk Ambarnath (East)\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
},
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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},
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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  "shortName": "SH",
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"lastName": "Shilvanta",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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      "remark": ""
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      "dateTime": "2025-02-12",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "Belavalli",
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  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "",
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  "value": "",
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  "key": "selectNo",
  "value": "002",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "SRO",
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  "key": "postalCode",
  "value": "PIN Code - 421 503",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "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": "MS Rolling Shutter"
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  "windows": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kulgaon_Badlapur_Municipal_Council",
    "label": "Kulgaon Badlapur Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Sidh Swayambhu Shiv Mandir Road",
    "east": "Railway Track"
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      "south": "Details not available",
      "west": "Details not available"
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"south": "Details not available",
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    "status": true
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  "auto": {
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "The Composition of Commercial Shop is single Unit + Toilet",
"dateOfIssusApprovePlan": "As Building Completion Certificate is received may be assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"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": []
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"compositeRate": {
  "remark": "",
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"depreciationPercentage": "15",
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"salvageValue": "10",
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"depreciatedBuildingRate": "2125"
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"igrRate": {
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  "rate": "65800",
  "landRate": "10950",
  "igrImage": "cases/67ac246836a56c9b5f65e0cc/igr_1740547893052_Image.png",
  "squareMeterGuideLineRate": "65800.00",
  "squareFeetGuideLineRate": "6113.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
  "rate": "5603.00",
  "squareFeetGuideLineRate": "5603.00",
  "squareMeterGuideLineRate": "60315.00"
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"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
  },
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    "label": "Tenant Occupied"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "Mr. Avinash Barde",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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"marketabilityList": {
  "value": "Good",
  "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "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": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
  },
  "planningArea": {
    "value": "Residential_cum_Commercial",
    "label": "Residential cum Commercial"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"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"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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"value": "0",
"label": "No"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "9"
},
"finalPlinthArea": {
"area": "229.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67ac246836a56c9b5f65e0cc/
routeMap_1740560483300_Image.png",
"routeLat": "19.171168",
"routeLng": "73.231238",
"stationName": "Badlapur",
"routeDistance": "1.5 Km",
"routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
  {
    "id": "6ujvs",
    "name": "6ujvs",
    "image": "cases/67ac246836a56c9b5f65e0cc/
routeMap_1740560163333_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "15",
    "depreciatedCostOfConstruction": "85875.00",
    "totalFairMarketValue": "2779125.00"
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
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"outward": {
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
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"status": false
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  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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"max": "18750.00"
},
"builtUpRateRange": {
  "min": "9466.00",
  "max": "15625.00"
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"saleableRateRange": {
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  "max": "0.00"
}
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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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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    "status": true,
    "isEditable": true
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    "isEditable": true
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "isEditable": false
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  "lessValueDetails": []
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"taskStatus": {
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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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"createCase": "false",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "191.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67ac246836a56c9b5f65e0cc",
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"ownerName": "Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre",
"ownerPhoneNo": "9326012290",
"fullAddress": "Commercial Shop No. 002, Ground Floor, Rosefinch Phase - I, New/
Current Survey No. 33/P, 35/1(P), 35/1(P), 35/1(P) & others, Village - Belavalli, Taluka -
Ambarnath, District - Thane, PIN Code - 421 503, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "09/11/2011",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Pranjee properties Pvt Ltd.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "11412/2011"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "602320",
    "path": "cases/67ac246836a56c9b5f65e0cc/
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    "fileName": "document_1739334753703_Bakare_shop_Cos_A.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Kulgaon_Badlapur_Municipal_Council",
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    "label": "Kulgaon Badlapur Municipal Council"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "KBNP / BP / 1864 -3 "
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67ac246836a56c9b5f65e0cc/
document_1740561979622_222442.pdf",
"id": "142562",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Wed Feb 26 2025 09:26:19 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/04/2015",
    "nameOfApprovingAuthority": {
      "value": "Kulgaon_Badlapur_Municipal_Council",
      "label": "Kulgaon Badlapur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KBNP / NRV /2616 / 2014- 2015"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67ac246836a56c9b5f65e0cc/
document_1740562069615_268592.pdf",
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Feb 26 2025 09:27:49 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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"caseNumber": "014259",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 12 2025 04:32:40 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Lalit Deepak Bakre & Mrs. Rajshree Lalit Bakre",
    "phone": "9326012290",
    "ownershipShare": "",
    "email": "",
    "id": "909396"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Shop",
    "length": "187.00",
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    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "187.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "187.00"
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
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  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "17.74",
  "totalAreaDocument": "191",
  "docBultupPercentage": "20",
  "docFinalBultUp": "229.20",
  "docFinalBultUpSquareMeter": "21.29",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "435151"
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"images": [],
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      "squareMeterArea": "9.91",
      "expectedRate": "18749.41",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "128.00",
      "squareMeterArea": "11.89",
      "expectedRate": "15625.00",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
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    "area": "128",
  }
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"builtUpPercentage": "20",
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"expectedPrice": "2000000",
"expectedRate": "18749.41",
"builtUpExpectedRate": "2000000",
"image": "cases/67ac246836a56c9b5f65e0cc/
indicator_1740547457782_Image.png",
"squareMeter": "11.89",
"id": "821154"
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{
  "carpetArea": {
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    "squareMeterArea": "34.84",
    "expectedRate": "13333.33",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "41.81",
    "expectedRate": "11111.11",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Built_Up",
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  "source": "Nobroker.com",
  "expectedPrice": "5000000",
  "expectedRate": "13333.33",
  "builtUpExpectedRate": "5000000",
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"image": "cases/67ac246836a56c9b5f65e0cc/
indicator_1740547517546_Image.png",
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"id": "462301"
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    "squareMeterArea": "14.96",
    "expectedRate": "11359.01",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "17.95",
    "expectedRate": "9465.84",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Belavali, Badlapur",
  "area": "161",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "-",
  "source": "Index_no.2",
  "expectedPrice": "1828800",
  "expectedRate": "11359.01",
  "builtUpExpectedRate": "9465.84",
  "image": "cases/67ac246836a56c9b5f65e0cc/
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"externallImages": [
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"status": false,
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/67ac246836a56c9b5f65e0cc/
externalimg_r_1739443093784_1739443083749_image_4.jpg",
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},
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  "path": "cases/67ac246836a56c9b5f65e0cc/
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externalimg_r_1739443089694_1739443083749_image_0.jpg",
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},
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  "path": "cases/67ac246836a56c9b5f65e0cc/
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  "orientation": "portrait"
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  "status": false,
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    "orientation": "portrait"
  },
  {
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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Rajashree Barde ",
"email": "",
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"isUrgent": "false",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 191.00",
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    "value": "Independent_Building"
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"carpetTotal": "187.00",
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Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"finalBuiltupArea": "205.70",
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"finalSalableArea": "226.27",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
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"toBeAdded": "",
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  "leaseFrom": "",
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}

```

Name	Length	Width	Total
Composition :			
Shop	187'00"	1'00"	187.00
Other Composition :			