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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63fd9d80ce84bf289baac3d6"
    },
    "firstName": "Sumedha",
    "type": "CREDITOFFICER",
    "_id": "650189eea8e9b70221e22779",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9967730169",
    "email": "Sumedha.trivedi@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
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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
},
"branch": {
  "_id": "63fd9d80ce84bf289baac3d6",
  "name": "Ghodbandar Road",
  "branchCode": "",
  "mobileNo": "02225896996",
  "alternateMobileNo": "",
  "email": "abhijit.panchpor@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road,
Manpada, Thane West 400 610"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "656aa949cebbe1714411d21b",
  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
  "profilePhoto": "users/656aa949cebbe1714411d21b/
profilePhoto_1731643469657_WhatsApp_Image_20241115_at_93358_AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
},
"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": "",
  "profilePhoto": "users/60f9147bf3dd69653a591e8c/
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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  "lastName": "Shilvanta",
  "mobileNo": "9821518537",
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"checker": null,
"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
}
],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"title": {
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},
"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
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{
"title": {
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"number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
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  "longitude": "72.98196021494469"
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"geo": {
  "type": "Point",
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-14T09:33:42.467Z",
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      "dateTime": "2025-02-13",
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    "remark": "MANUAL_IN_TASK"
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    "remark": "MANUAL_IN_TASK"
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},
"marketAnalysisAndRemark": {
  "audioNotes": [],
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  "rateMax": "15000",
  "areaType": {
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    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
  }
},
"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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"village": {
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  "value": "Dhokali",
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  "name": "Floor No",
  "key": "floorNo",
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  "label": false
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  "key": "buildingNo",
  "value": "A - 1",
  "label": true
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"district": {
  "status": true,
  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
  "status": true,
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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"value": "Thane",
"label": true
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  "key": "buildingName",
  "value": "Neelkanth Valley Co.-Op. Hsg. Soc. Ltd.",
  "label": false
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"selectArea": {
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Dhokali Naka",
  "label": false
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"wing": {
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "9/1/2, 9/ 5/1 & 9/6(P)",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
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"label": true
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "status": false,
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"value": "",
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  "key": "postalCode",
  "value": "PIN Code - 400 607",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "Vitrified Tile Flooring",
    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
    "label": "Teak Wood Door Frame With Flush Shutters",
    "value": "Teak_Wood_Door_Frame_With_Flush_Shutters"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Celling"
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}
},
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"general": {
  "ownership": {
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Riviera CHSL",
    "west": "Laksh Apartment / Dhokali Road",
    "south": "Dhokali Road / kolshet Road",
    "east": "Prathamesh Hills Building"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
  "unitBoundaries": {
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
    },
    "asPerDocument": {
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      "south": "Details not available",
      "west": "Details not available"
    }
  },
}
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"isDisplay": false,
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},
"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "24",
  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "16352",
  "depreciatedBuildingRate": "2052"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "100600",
  "landRate": "34400",
  "igrImage": "cases/67aedede36a56c9b5f677d08/igr_1739595035882_Image.png",
  "squareMeterGuideLineRate": "105630.00",
  "squareFeetGuideLineRate": "9813.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "84",
  "rate": "8755.00",
  "squareFeetGuideLineRate": "8755.00",
  "squareMeterGuideLineRate": "94233.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "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",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
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  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  },
  "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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"value": "Good",
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"materialUsedList": {
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"buildingSpecification": {
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"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",
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "Information_not_available",
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},
"visibleDamageInBuilding": {
"value": "Information_not_available",
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"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
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},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "12",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "808.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67aedede36a56c9b5f677d08/
routeMap_1739599179551_Image.png",
    "routeLat": "19.228955",
    "routeLng": "72.981945",
    "stationName": "Thane",
    "routeDistance": "5 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
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"locationMapImg": [
  {
    "id": "056vbf",
    "name": "056vbf",
    "image": "cases/67aedede36a56c9b5f677d08/
routeMap_1739599090793_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "2184300.00",
    "depreciationPercentage": "24",
    "depreciatedCostOfConstruction": "524232.00",
    "totalFairMarketValue": "10933768.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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    "orientation": "landscape"
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  "isEditable": 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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"finalValuationArea": "674.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"ownerName": "Mr. Suresh Devchand Chhabhaiya ",
"ownerPhoneNo": "9920298202",
"fullAddress": "Residential Flat No. 802, 8th Floor, Building No A - 1, Neelkanth Valley
Co.-Op. Hsg. Soc. Ltd., Dhokali Naka, Kolshet Road, Village - Dhokali, Taluka - Thane,
District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India",
"remark": "",
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Jagdishkumar Govind Patel Alias Mr. Jagdish Govind Patel",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Suresh Devchand Chhabhaiya",
      "number": {
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        "label": "No"
      },
      "No": "4030/2025"
    },
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  {
    "documentType": {
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      "label": "Amended Commencement Certificate"
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    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Thane_Municipal_Corporation",
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    "label": "Thane Municipal Corporation"
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  "number": {
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    "label": "V.P. No."
  },
  "V_P_No_": "2002 / 82 / TMC / TDD / 768 "
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"uploadedBy": "627222afafd7d55eddeddd82",
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "09/06/2009",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "2002 / 82 / TMC / TDD / 154"
  },
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  "displayStatus": true,
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 14 2025 06:12:46 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Suresh Devchand Chhabhaiya ",
    "phone": "9920298202",
    "ownershipShare": "",
    "email": "",
    "id": "240139"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67af0a3dd716769af0d773e0",
    "area": "692",
    "providedByName": "Mr. Suresh Devchand Chhabhaiya ",
    "providedByContactNo": "9920298202"
  }
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"composition": [
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    "value": "Square_Feet"
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  "width2": "00",
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  "extraAreas": [],
  "finalArea": "105.00"
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    "value": "Square_Feet"
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  "length1": "18",
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  "images": [],
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  "length": "15.00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "75.00",
  "images": [],
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  "id": "4",
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  "length": "4.00",
  "length1": "4",
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  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Toilet",
  "length": "5.00",
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"images": [],
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"finalArea": "20.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Passage",
  "length": "6.00",
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  "length2": "0",
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  "width1": "6",
  "width2": "0",
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  "images": [],
  "finalArea": "36.00",
  "extraAreas": []
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "squareMeterArea": "62.62",
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    "docFinalBuiltUpSquareMeter": "75.14",
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"expectedRate": "16666.67",
"percentage": ""
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"builtUpArea": {
"area": "720.00",
"squareMeterArea": "66.89",
"expectedRate": "13888.89",
"percentage": "20"
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"saleableArea": {
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"percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "10000000",
"expectedRate": "16666.67",
"builtUpExpectedRate": "13888.89",
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"id": "662418"
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"carpetArea": {
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    "percentage": "20"
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "16220.47",
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    "orientation": "portrait"
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  "orientation": "portrait"
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    "firstName": "Vinita",
    "lastName": "Surve",
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  },
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"contactPersonName": "Mr. Suresh Devchand Chhabhaiya ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"reald": "",
"siteVisitContactNo": "9920298202",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
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"otherCarpetTotal": "0.00",
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"buildingServicesRate": "2700",
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"finalAsPerArea": "Agreement for sale",
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    "value": "Independent_Building"
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  "mall": false
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"builtupPercentage": "10",
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}
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"reportGeneratedDate": "Sat Feb 15 2025 05:08:16 GMT+0000 (Coordinated Universal Time)"

}

Name	Length	Width	Total
Composition :			
Living Room	25'0"	10'0"	250.00
Bedroom	15'00"	7'00"	105.00
Bedroom	18'00"	10'00"	180.00
Kitchen	15'00"	5'00"	75.00
Toilet	4'00"	7'00"	28.00
Toilet	5'00"	4'00"	20.00
Passage	6'0"	6'0"	36.00
Other Composition :			