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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Kiran",
    "type": "CREDITOFFICER",
    "_id": "66d034a3c884d11233541d7d",
    "email": "Colaba@cosmosbank.in",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9022145406"
  },
  "fees": {
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    "expectedFees": 3242.324,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "alternateMobileNo": "",
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  "ledgerName": "",
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  "address": "8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005"
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"assetsClass": {
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"firstName": "Ramkrishna ",
"email": "rampatakar1991@gmail.com",
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"siteEngineer": {
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"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
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"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
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"firstName": "Jayaraja",
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"designation": ""
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.80981002420393"
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2025-02-21",
      "remark": "MANUAL_IN_TASK"
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  ]
},
"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "label": "2 BHK"
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  "label": true
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  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
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  "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"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"value": "Joint_Ownership",
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"townplanApprovedByList": {
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"label": "Vasai Virar City Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
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"north": "Wing G-1 of Residency Park Building No. G",
"west": "HDIL Park Road",
"south": "Open Plot",
"east": "Wing G-3 of Residency Park Building No. G"
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"asPerDocumentAgreement": {
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"west": "Information not available",
"south": "Information not available",
"east": "Information not available"
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"unitBoundaries": {
"asPerActual": {
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"south": "Marginal Space",
"west": "Marginal Space"
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"asPerDocument": {
"north": "Flat No. 605",
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"whichTheLocalityIsServed": {
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    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "+ Flowerbed & Dry Area (i.e. 2 BHK)",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_white",
  "label": "Superior White"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "15",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9125",
  "depreciatedBuildingRate": "2125"
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"rate": "61000",
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"igrImage": "cases/67b72040e1b0fbb7b7efce69/igr_1740392644118_Image.png",
"squareMeterGuideLineRate": "64050.00",
"squareFeetGuideLineRate": "5950.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "90",
  "rate": "5506.00",
  "squareFeetGuideLineRate": "5506.00",
  "squareMeterGuideLineRate": "59265.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Occupied by relative of owner"
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  "monthlyRent": "Rs. 14,000/- Present rental income per month",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Consumer No. 001522009071",
  "meterCardHolderName": "Nitu Rajkumar & Rajkumar Ramcharitra Yadav",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Open / Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2015",
  "fullDate": "1/1/2015"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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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"
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},
"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
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"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": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
"area": "0.00"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67b72040e1b0fbb7b7efce69/
routeMap_1740393826674_Image.png",
"routeLat": "19.465792",
"routeLng": "72.810143",
"stationName": "Virar",
"routeDistance": "2.7 km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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"finalLatLng": {
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0,
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"type": "Point"
},
}
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"showLocation": {
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    "image": "cases/67b72040e1b0fbb7b7efce69/
routeMap_1740393679369_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "15",
    "depreciatedCostOfConstruction": "288000.00",
    "totalFairMarketValue": "5792000.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "number": "2310732",
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
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      "orientation": "portrait"
    },
    {
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      "_id": "67bc4c4c9af7e67a8b920c06",
      "name": "externallmg_1740393547555_externallmg_1740121758296_IMG20250221WA0067.jpg",
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"compositionImages": [
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
    "_id": "67bc4c4c9af7e67a8b920c02",
    "name": "Living Room",
    "path": "cases/67b72040e1b0fbb7b7efce69/externalImg_1740393547510_external
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    "orientation": "portrait"
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    "status": false,
    "_id": "67bc4c4c9af7e67a8b920c03",
    "name": "Living Room",
    "path": "cases/67b72040e1b0fbb7b7efce69/externalImg_1740393547533_external
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67bc4c4c9af7e67a8b920c05",
    "name": "Living Room",
    "path": "cases/67b72040e1b0fbb7b7efce69/externalImg_1740393547552_external
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"quantity": "0.00",
"ratePerUnit": "0.00",
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"status": true,
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"status": true,
"isEditable": true
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"ratePerUnit": "",
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"status": true,
"isEditable": false
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"lessValueDetails": []
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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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leadType": {
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"value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav",
"ownerPhoneNo": "9322227755",
"appAddress": "flat no - 604 ,6th floor, Wing - G2, Bldg no - G, HDIL residency park G
wing cooperative housing society Ltd, Dongre ,Vasai Virar ",
"remark": "Tomorrow visit ",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Pradeep Hariprasad Agarwal",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav ",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 7962/2021"
    },
    "isHardCopy": false,
    "displayStatus": true,
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"id": "736846",
"path": "cases/67b72040e1b0fbb7b7efce69/
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"fileName": "document_1740054564359_1740054561568_Nitu.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "14/10/2015",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " VVCMC/TP/OC/VP-0693/163/2015-16"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67b72040e1b0fbb7b7efce69/document_1740396835986_OC.pdf",
"fileName": "document_1740396835986_OC.pdf"
},
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  "documentType": {
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    "label": "Development Permission"
  },
  "inputs": {
    "documentDate": "22/02/2013",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": " VVCMC/TP/CC/VP-0693/3180/2012-13"
},
"isHardCopy": false,
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    "displayStatus": true,
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    "fileName": "document_1740396967487_Development_Permission.pdf"
  },
  {
    "documentType": {
      "value": "60ae1249aa6d152c1801b2f3",
      "label": "Electricity Bill"
    },
    "inputs": {
      "documentDate": "22/11/2024",
      "number": {
        "value": "Consumer_No",
        "label": "Consumer No"
      },
      "Consumer_No": " 001522009071"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "139975",
    "path": "cases/67b72040e1b0fbb7b7efce69/
document_1740397064648_271204.pdf",
    "fileName": "document_1740397064648_271204.pdf"
  }
],
"caseNumber": "014482",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "276519",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 20 2025 12:29:52 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Nitu Rajkumar Yadav & Mr. Rajkumar Ramcharitra Yadav",
    "phone": "9322227755",
    "ownershipShare": "",
    "email": "",
    "id": "764639"
  }
],
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"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "9.83",
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    "width": "15.83",
    "width1": "15",
    "width2": "10",
    "totalArea": "155.69",
    "images": [],
    "extraAreas": [],
    "finalArea": "155.69"
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      "label": "Square Feet"
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    "name": "Passage",
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    "width1": "1",
    "width2": "8",
    "totalArea": "12.50",
    "images": [],
    "extraAreas": [],
    "finalArea": "12.50"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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"length": "9.83",
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"width1": "1",
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"images": [],
"extraAreas": [],
"finalArea": "15.57"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "10.75",
  "length1": "10",
  "length2": "9",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "28.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.67"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "8.83",
  "length1": "8",
  "length2": "10",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "67.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "67.72"
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Toilet",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "25.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.94"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Store Room",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "19.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "6.33",
  "length1": "6",
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"length2": "4",
"width": "2.75",
"width1": "2",
"width2": "9",
"totalArea": "17.42",
"images": [],
"extraAreas": [],
"finalArea": "17.42"
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    "label": "Square Feet"
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  "length": "9.92",
  "length1": "9",
  "length2": "11",
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  "width1": "9",
  "width2": "3",
  "totalArea": "91.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "91.73"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Cupboard",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
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  "width1": "2",
  "width2": "6",
  "totalArea": "19.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.58"
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{
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  "label": "Square Feet"
},
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"name": "Toilet",
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"length1": "3",
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"width1": "6",
"width2": "9",
"totalArea": "24.75",
"images": [],
"extraAreas": [],
"finalArea": "24.75"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Bedroom",
  "length": "8.83",
  "length1": "8",
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  "width2": "9",
  "totalArea": "77.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "77.29"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Cupboard",
  "length": "2.58",
  "length1": "2",
  "length2": "7",
  "width": "3.83",
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"images": [],
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"finalArea": "9.90"
}
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"otherComposition": [
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "8.08",
  "width1": "8",
  "width2": "1",
  "totalArea": "43.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "43.11",
  "percentageBeforeTotal": "43.11",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
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"fullAddress": "Residential Flat No. 604, 6th Floor, Wing - G2, Residency Park Building
No. G, HDIL Residency Park G Wing Co-op. Hsg. Soc. Ltd., HDIL Phase 2, Narangi
Bypass Road, Village - Dongare, Taluka - Vasai, District - Palghar, Virar (West), PIN -
401 303, State - Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Arun Yadav & Mrs. Archana Yadav",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Relative of owners ",
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"siteVisitContactNo": "9322227755",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Any Other Document",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 640.00",
"flatRate": "9500",
"landOtherRate": "7000",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 3 Passage + Dining +
2 Toilet + Store Room + 2 Cupboard",
"carpetTotal": "566.45",
"otherCarpetTotal": "56.53",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "56.53",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "747.58",
"finalCarpetArea": "622.98",
"finalSalableArea": "747.58",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 580.00\nBalcony Area in Sq. Ft. =
60.00\n\nAll the above areas are within 3% of the Agreement for Sale Area. The above
calculations and detailed measurements taken by us prove that the Agreement for Sale
area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement
for Sale area",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 566.45\nFlowerbed Area in Sq.
Ft. = 43.11\nDry Area in Sq. Ft. = 13.42\n<br />\n",
"finalSaleablePercentage": "",
"reportGeneratedDate": "Mon Feb 24 2025 10:32:40 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-21",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
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  "leaseDetails": {
    "lessorName": "",
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"leasePremium": "",
"leaseRent": "",
"leasePeriod": 0,
"leaseFrom": "",
"leaseTo": "",
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"leaseDate": ""

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}
}
}

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Name	Length	Width	Total
Composition :			
Living Room	9'10"	15'10"	155.69
Passage	7'6"	1'8"	12.50
Dining	9'10"	1'7"	15.57
Passage	10'9"	2'8"	28.67
Kitchen	8'10"	7'8"	67.72
Toilet	6'11"	3'9"	25.94
Store Room	3'9"	5'3"	19.69
Passage	6'4"	2'9"	17.42
Bedroom	9'11"	9'3"	91.73
Cupboard	7'10"	2'6"	19.58
Toilet	3'8"	6'9"	24.75
Bedroom	8'10"	8'9"	77.29
Cupboard	2'7"	3'10"	9.90
Other Composition :			
Flowerbed	5'4"	8'1"	43.11
Dry Balcony Area	1'9"	7'8"	13.42