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{
  "typeOfReport": {
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    "type": "CREDITOFFICER",
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    "firstName": "Nilesh",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "9881298896",
    "email": "bom1582@mahabank.co.in"
  },
  "fees": {
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    "quotedAmount": ""
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  "organization": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "name": "Kasarwadavli Branch\t",
  "branchCode": "",
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  "email": "bom1582@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S no 50, H
No 6 Kasarwadavali Thane west\n"
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  "label": "Land & Building / Immovable Property"
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
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"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
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"siteEngineer": {
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  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
  "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordinatiion",
  "shortName": "RJ",
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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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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        "title": {
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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]
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  "label": "BANK"
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"externalReportDetails": {
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  "label": true
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  "value": "Thane (West)",
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  "value": "",
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  "label": false
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"street2": {
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Solitaire CJ Co-Op. Hsg. Soc. Ltd., Phase - 1, Cosmos Jewels, Near D'
Mart",
  "label": false
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  "value": "A",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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165/6, 165/7, 166/10C, 166/11C, 166/12B, 166/13A, 166/14A, 166/15C/1, 166/16B/1 &
other ",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
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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 "
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
  }
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  "ownership": {
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  "label": "Middle Class"
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  "label": "Thane Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Prestige Valley Building",
  "south": "Wing - B",
  "east": "Ghodbunder Service Road"
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"asPerDocumentAgreement": {
  "north": "Land of M/s. Aniline Dyestuffs & Pharmaceuticals Pvt. Ltd.",
  "west": "Land of M/s. Bombay Wire Rope Ltd.",
  "south": "Land of M/s. Bombay Wire Rope Ltd.",
  "east": "Land of M/s. Bombay Wire Rope Ltd."
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Walls",
    "south": "Passage",
    "west": "Walls / Staircase"
  },
  "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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"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
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"compositeRate": {
"remark": "As per actual measurement Carpet area is 1173.00 Sq. Ft. (including
Balcony Area) is more than carpet area mentioned in the Agreement. We have
considered the area mentioned in the documents. Hence to give proper weightage to
the value of the property, higher rate i.e. 21,738/- per Sq. Ft. - after depreciation
considered.",
"depreciationPercentage": "10.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "21737.5",
"depreciatedBuildingRate": "2237.5"
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"rate": "118800",
"landRate": "24500",
"igrImage": "cases/6560636acabee4333993a74a/igr_1701235889954_Image.png",
"squareMeterGuideLineRate": "130680.00",
"squareFeetGuideLineRate": "12141.00"
},
"igrFinalRate": {
"floorRatePercentage": "0.00",
"depreciationPercentage": "93",
"rate": "11450.00",
"squareFeetGuideLineRate": "11450.00",
"squareMeterGuideLineRate": "123247.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "I_Class",
"label": "I Class"
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Owner_Occupied",
"label": "Owner Occupied"
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"monthlyRent": "52000.00",
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"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "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": {
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    "label": "Yes"
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  "carParking": "Along with Proportionate 1 Stack Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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    "label": "Plain Looking"
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"month": "1",
"year": "2016",
"fullDate": "1/1/2016"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "1",
"noOfFloors": "29",
"flatFloorNo": "15",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
}
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      "value": "Railway_Station",
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    "routeMapImg": "cases/6560636acabee4333993a74a/
routeMap_1701243225284_Image.png",
    "routeLat": "19.259739",
    "routeLng": "72.969078",
    "stationName": "Thane",
    "routeDistance": "8.4 Km"
  },
  "finalLatLng": {
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    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": []
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "2",
"othersRate": "250000",
"totalothersRate": "500000",
"finaltotal": "21368480.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "20868480.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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},
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  "status": false
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  "status": false
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      "orientation": "portrait"
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    }
  ]
}
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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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    "name": "Bedroom",
    "path": "cases/6560636acabee4333993a74a/
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    "orientation": "portrait"
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    "name": "Kitchen",
    "path": "cases/6560636acabee4333993a74a/
externallmg_r_1700926195823_1700926256661_image_3.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "6562131ecabee43339976433",
    "name": "Passage",
    "path": "cases/6560636acabee4333993a74a/
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    "orientation": "portrait"
  },
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    "_id": "6562131ecabee4333997642f",
    "name": "Entrance",
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    "max": "18428"
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  }
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  "status": true,
  "isEditable": false
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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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"type": "CASE",
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  "value": "LEAD"
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"status": true,
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"ownerName": "Mrs. Bakul Avinash Patil & Mr. Avinash Mulchand Patil",
"ownerPhoneNo": "9833881444",
"fullAddress": "Residential Flat No. 15A, 15th Floor, Building No 1, Wing - A, Solitaire ,
Solitaire CJ Co-Op. Hsg. Soc. Ltd., Phase - 1, Cosmos Jewels, Near D' Mart,
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Ghodbunder Road, Village - Kavesar, Taluka - Thane, District - Thane, Thane (West),
PIN Code - 400 615, State - Maharashtra, India",

"remark": "",

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 "label": "Agreement for sale"

},

"inputs": {
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 "from": {
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 "label": "Promoter"

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"Promoter": "Cosmos Lifestyles",

"to": {
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"purchaser": "Mrs. Bakul Avinash Patil & Mr. Avinash Mulchand Patil",

"number": {
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"No": "10381/2014"

},

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},

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"inputs": {
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 "label": "Thane Municipal Corporation"

},

"number": {

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  "V.P._No._": "88 / 415 / TMC / TDD / 197"
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},
{
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    "label": "Occupancy Certificate"
  },
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "V.P. No. "
    }
  },
  "V.P._No._": "88 / 415 / TMC / TDD / 144"
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"createdAt": "Wed Nov 29 2023 12:16:04 GMT+0530 (India Standard Time)"
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    "label": "Share Certificate "
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  "inputs": {
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"remark": "in the name of Mrs. Bakul Avinash Patil & Mr. Avinash Mulchand Patil",
"number": {
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  "label": "No"
},
"No": "71"
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"id": "516243",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Wed Nov 29 2023 12:17:58 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "005244",
"createdBy": "6430f74691d7c62df11f3f15",
"caseHistory": [
{
  "id": "611555",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Fri Nov 24 2023 14:18:42 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mrs. Bakul Avinash Patil & Mr. Avinash Mulchand Patil",
  "phone": "9833881444",
  "ownershipShare": "",
  "email": "",
  "id": "350132"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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"width2": "00",
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  "length1": "10",
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  "width2": "0",
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  "extraAreas": []
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    "label": "Square Feet"
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  "length1": "12",
  "length2": "00",
  "width": "10.00",
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  "width2": "00",
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  "extraAreas": [],
  "finalArea": "120.00"
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "15.00",
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"extraAreas": [],
"finalArea": "180.00"
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    "label": "Square Feet"
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  "length1": "15",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "180.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length1": "8",
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  "images": [],
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  "extraAreas": []
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  "width2": "0",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
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  "length1": "12",
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  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "9.00",
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  "width2": "0",
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  "images": [],
  "finalArea": "45.00",
  "extraAreas": []
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      "value": "Carpet"
    },
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      "value": "Entrance"
    },
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"extraAreas": [],
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"finalArea": "63"
}
],
"externalReport": [],
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    "label": "Agreement for sale"
  },
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Name	Length	Width	Total
Composition :			
Living Room	21'00"	11'00"	231.00

Dining	10'0"	10'0"	100.00
Passage	5'0"	6'0"	30.00
Passage	5'0"	5'0"	25.00
Bedroom	12'00"	10'00"	120.00
Bedroom	15'00"	12'00"	180.00
Bedroom	15'00"	12'00"	180.00
Toilet	8'0"	5'0"	40.00
Toilet	5'0"	10'0"	50.00
Toilet	5'0"	8'0"	40.00
Kitchen	12'0"	11'0"	132.00
Balcony	5'0"	9'0"	45.00
Other Composition :			
Entrance	9'00"	7'00"	63.00