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{
  "typeOfReport": {
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "Housing Loan",
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  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64c8b0a2a5c3051014f5f888",
    "firstName": "Priti",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9773028294",
    "email": "preeti.shinde@comsosbank.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "7500000",
    "discussWithPerson": "Priti",
    "expectedFees": 3750,
    "quotedAmount": "4000"
  },
  "organization": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
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"address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "_id": "5fc6c33c74d12c494856b9e6",
  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) Branch",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "6410199a140f140ffc59b58c",
  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/6410199a140f140ffc59b58c/
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
  "mobileNo": "9821518537",
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{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"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": {
"label": "IBBI"
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
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{
"title": {
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}
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  "shortName": "MBC",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
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  "longitude": "73.09146441736159"
},
"geo": {
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  "coordinates": [
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    19.211440366834854
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
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      "remark": ""
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"marketAnalysisAndRemark": {
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"audioNotes": [],
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "value": "India",
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    "value": "",
    "label": true
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"key": "district",
"value": "Thane",
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"city": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
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  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "value": "",
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  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
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"wing": {
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  "value": "",
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"projectName": {
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  "value": "",
  "label": false
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  "name": "Old Survey No.",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "B1",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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"general": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1612.5",
  "depreciatedCostOfConstruction": "7387.50",
  "depreciatedBuildingRate": "887.5"
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"igrRate": {
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  "rate": "73500",
  "landRate": "22800",
  "igrImage": "cases/65a50dd402c44c777bb58ea8/igr_1705488265443_Image.png",
  "squareMeterGuideLineRate": "73500.00",
  "squareFeetGuideLineRate": "6828.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "57",
  "rate": "4803.00",
  "squareFeetGuideLineRate": "4803.00",
  "squareMeterGuideLineRate": "51699.00"
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"outgoingDetail": {
  "monthlyRent": ""
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"siteMeasurement": {
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    "label": "Completed"
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  "dateOfConstruction": {
    "fullDate": "1/1/1981",
    "date": "1",
    "month": "1",
    "year": "1981"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "yearOfConstructionAsPer": {
    "value": "Building_Completion_Certificate",
    "label": "Building Completion Certificate"
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"ageOfBuilding": "43",
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"estimatedAge": "17"
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"routeMap": {
  "finalLatLng": {
    "coordinates": []
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  "locationMapImg": []
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
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    "status": false
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  "fullBuildingRcc": {
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  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "Work Completed (%)",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": true,
"status": true
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"guidelineDetails": {
  "finalGuidelineValue": "1753095.00",
  "selectedBuildUpValue": "365.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "8000",
    "max": "11111"
  },
  "builtUpRateRange": {
    "min": "7273",
    "max": "9260"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "isEditable": true
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"title": "Showcases",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
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},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "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",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "365.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentId": [],
"_id": "65a50dd402c44c777bb58ea8",
"ownerName": "Nagesh Khatavkar",
"ownerPhoneNo": "9321692226",
"appAddress": "203, 2nd Flr., Shree Gaondevi Siddhi Soc Ltd, Devicha Pada,
Retibundar cross Road, Dombivali west",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "19/12/1989",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Chamunda Builders",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Nagesh Mohan Khataokar ",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "Not mention"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "755137",
    "path": "cases/65a50dd402c44c777bb58ea8/
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"documentType": {
  "value": "60ae124eaa6d152c1801b30c",
  "label": "Architect Plan"
},
"inputs": {
  "nameOfApprovingAuthority": {
    "value": "Dombivali_Municipal_Council",
    "label": "Dombivali Municipal Council"
  }
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1705387847896_Plan.pdf",
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      "label": "Dombivali Municipal Council"
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    "number": {
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  },
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},
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      "label": "No"
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"displayStatus": true,
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    "label": "Electricity Bill"
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  "inputs": {
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    "number": {
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      "label": "Consumer No"
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  },
  "Consumer_No": "020012182351 "
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/65a50dd402c44c777bb58ea8/
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jan 18 2024 10:45:45 GMT+0530 (India Standard Time)"
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    "datetime": "Mon Jan 15 2024 16:19:56 GMT+0530 (India Standard Time)"
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    "phone": "9321692226",
    "ownershipShare": "",
    "email": "",
    "id": "163753"
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    "expectedRate": "7272.73",
    "builtUpExpectedRate": "4000000",
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    "id": "220046"
  },
  {
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    "builtUpExpectedRate": "8928.57",
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    "expectedPrice": "3000000",
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    "builtUpExpectedRate": "9259.26",
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    "id": "379023"
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{
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    "orientation": "portrait"
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    "filename": "1705488317989_cosmos__calculation__Nagesh.xlsx",
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  },
  {
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    "createdAt": "Wed Jan 17 2024 16:15:18 GMT+0530 (India Standard Time)",
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  "createdAt": "Wed Jan 17 2024 16:15:18 GMT+0530 (India Standard Time)",
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  "size": "99120",
  "createdAt": "Wed Jan 17 2024 16:15:18 GMT+0530 (India Standard Time)",
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  "label": "Commercial"
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"fullAddress": "Residential Flat No. B1, Ground Floor, Laxmi Sadan, Pandit Din Dayal
Road, Taluka - Kalyan, District - Thane, Dombivli (West), State - Maharashtra, India",
"updatedAt": "627222afafd7d55eddedd82",
"addressForMap": "",
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"siteVisitDate": "2024-01-16",
"buildingServicesRate": "2500",
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"finalAsPerArea": "Agreement for sale",
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"finalCarpetConvertToBuiltUpPer": "0",
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Other			
Composition :			