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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
    "label": "Housing Loan",
    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9e6"
    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f5a",
    "firstName": "Amruta ",
    "email": "amruta.pathak@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769900929",
    "lastName": "Pathak"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 3750,
    "quotedAmount": "2500"
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  "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
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"branch": {
  "_id": "5fc6c33c74d12c494856b9e6",
  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) Branch",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg 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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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"pickupPerson": {
  "type": "EMPLOYEE",
  "_id": "6410199a140f140ffc59b58c",
  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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"valuersRegistrationNumber": [
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"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"_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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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "value": "BANK"
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"location": {
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-02-08",
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"schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"address": {
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
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    "value": "Chole",
    "label": true
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  "value": "",
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  "value": "GB Pathrali",
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  "value": "",
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  "value": "",
  "label": false
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  "label": true
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  "status": false,
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": false
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  "label": false
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  "depreciationPercentage": "22.5",
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  "depreciatedCostOfConstruction": "9070.00",
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"igrRate": {
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  "rate": "58000",
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  "squareFeetGuideLineRate": "5658.00"
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"igrFinalRate": {
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  "depreciationPercentage": "85",
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  "squareMeterGuideLineRate": "54510.00"
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"siteMeasurement": {
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    "label": "Completed"
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  "dateOfConstruction": {
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    "date": "1",
    "month": "1",
    "year": "2009"
  },
  "typeOfStructure": {
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  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
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    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "ageOfBuilding": "15",
  "totalLifeBuilding": "60",
  "estimatedAge": "45",
  "noOfLifts": "1"
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"finalPlinthArea": {
  "area": "0.00"
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  "finalLatLng": {
    "coordinates": []
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  "locationMapImg": []
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"outward": {
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"rateVerify": {
  "status": false
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    "status": true
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    "status": false
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  "fullBuildingRcc": {
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    "status": false
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  "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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"workCompleted": {
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"label": "Work Completed (%)",
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"selectedBuildUpValue": "853.20",
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"reportImages": {
"frontPageImages": [],
"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
"carpetRateRange": {
"min": "9322",
"max": "9836"
},
"builtUpRateRange": {
"min": "7769",
"max": "8197"
}
},
"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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"estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "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
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"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
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"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",
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},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "711.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentId": [],
"_id": "65c46b07d93fe4510d44e920",
"ownerName": "Mrs. Dimpal Ashish Dutiya & Mr. Ashish Maheshchandra Dutiya",
"ownerPhoneNo": "9702644999",
"appAddress": "604, 6 th flr., Shree manjunath tower building, GB Pathrali, Chole
village, dombivali",
"remark": "pl Check This Internal Photo (BED ROOM LEAKED)",
"documents": [
  {
    "documentType": {
      "label": "Index- II",
      "value": "60ae1246aa6d152c1801b2e4"
    },
    "isHardCopy": false,
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document_1707371238067_51327.pdf",
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    "displayStatus": false,
    "id": "123488",
    "uploadedBy": "6410199a140f140ffc59b58c",
    "createdAt": "Thu Feb 08 2024 11:17:51 GMT+0530 (India Standard Time)"
  },
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "22/01/2010",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Shivam Construction and Land Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
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    },
    "purchaser": "Mrs. Dimpal Ashish Dutiya & Mr. Ashish Maheshchandra Dutiya",
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      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "442/2010"
  },
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  "displayStatus": true,
  "fileName": "document_1707999713652_Ashish_Dutiya_cos_D.pdf",
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    "phone": "9702644999",
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"updatedBy": "627222afafd7d55eddedd82",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mrs. Dimpal Ashish Dutiya & Mr. Ashish Maheshchandra
Dutiya",
"email": "",
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"isUrgent": "false",
"ownershipShare": "",
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"flatRate": "9700",
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Other Composition :			