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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    },
    "firstName": "Umesh",
    "type": "CREDITOFFICER",
    "_id": "6687cee3194f4629de0a920b",
    "email": "umesh.purandare@cosmosbank.in",
    "lastName": "Purandare",
    "mobileNo": "",
    "workMobileNo": "9011070068"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 4742.3075,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Dadar Branch ",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62723addafd7d55eddeddfe4/
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"siteEngineer": {
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  "_id": "63fc575ece84bf289ba9e82d",
  "role": "SITEENGINEER",
  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
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"rateVerifier": {
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  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "mobileNo": "8369040652",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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"key": "village",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
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  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Goregaon (East), Mumbai",
  "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": "Marble Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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}
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Vasundhara CHSL",
  "south": "Road & Lakshchandi Heights",
  "east": "Slum Area "
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
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    "east": ""
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"whichTheLocalityIsServed": {
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  "auto": {
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    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
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verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
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"compoundWall": "6'.0\ High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "51",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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  "depreciatedBuildingRate": "1372"
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"rate": "159760",
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"igrImage": "cases/6687d16dbec4e37f7ac6aada/igr_1720251268479_Image.png",
"squareMeterGuideLineRate": "159760.00",
"squareFeetGuideLineRate": "14842.00"
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"igrFinalRate": {
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  "depreciationPercentage": "66",
  "rate": "12301.00",
  "squareFeetGuideLineRate": "12301.00",
  "squareMeterGuideLineRate": "132410.00"
},
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  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "24,500/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1990",
  "fullDate": "1/1/1990"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
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},
"materialUsedList": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
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"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "26",
"ageOfBuilding": "34",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
"area": "0.00"
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"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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"routeMapImg": "cases/6687d16dbec4e37f7ac6aada/
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"routeLat": "19.173196",
"routeLng": "72.870426",
"stationName": "Goregaon",
"routeDistance": "3.3 Km."
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"finalLatLng": {
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"type": "Point"
},
}
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  "finallatlng": true
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    "image": "cases/6687d16dbec4e37f7ac6aada/
routeMap_1720673360874_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "785400.00",
    "totalFairMarketValue": "11864600.00"
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"totalOthersRate": "0",
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"rateVerify": {
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"underConstruction": {
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    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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  "internalBrickWork": {
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"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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    "isHideFloor": true,
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
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externallmg_1720416558767_IMG_20240706_164017.jpg",
      "orientation": "portrait"
    }
  ]
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  "carpetRateRange": {
    "min": "23944.00",
    "max": "26559.00"
  },
  "builtUpRateRange": {
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    "max": "22116.00"
  },
  "saleableRateRange": {
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"detailsOfValuation": {
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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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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar",
"ownerPhoneNo": "9833093157",
"appAddress": "staff case \n\n1 day before confirmation for site visit ",
"remark": "flat no - B- 203 2nd floor, B Wing , kaustubham co - op hsg soc ltd,
Gokuldham, Film City road, goregaon East ",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Jose Mathews",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "4952/2005"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/6687d16dbec4e37f7ac6aada/
document_1720176983948_1720176861488_CB_Dadar__Sandeep_Patkar.pdf",
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"document_1720176983948_1720176861488_CB_Dadar__Sandeep_Patkar.pdf"
  },
  {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "CHE / 6067 / BP (WS) / AP / AR"
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"isHardCopy": false,
"displayStatus": true,
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document_1720674761003_120852.pdf",
"id": "494014",
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"createdAt": "Thu Jul 11 2024 10:42:41 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009750",
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"caseHistory": [
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    "id": "630035",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jul 05 2024 16:26:45 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sandeep Sadanand Patkar & Mr. Sadanand Eknath Patkar",
    "phone": "9833093157",
    "ownershipShare": "",
    "email": "",
    "id": "460490"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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    "name": "Living Room",  
    "length": "15.58",  
    "length1": "15",  
    "length2": "7",  
    "width": "9.25",  
    "width1": "9",  
    "width2": "3",  
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    "width": "3.00",  
    "width1": "3",  
    "width2": "00",  
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    "finalArea": "22.25"  
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      "label": "Square Feet"  
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    "name": "Passage",  
    "length": "4.42",  
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"length2": "5",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
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  "width1": "13",
  "width2": "3",
  "totalArea": "124.77",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.77"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "",
  "length1": "6",
  "length2": "4",
  "width": "",
  "width1": "3",
  "width2": "11",
  "totalArea": "24.81",
  "images": [],
  "finalArea": "24.81",
  "extraAreas": []
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  "label": "Square Feet"
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"width2": "9",
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"images": [],
"extraAreas": [],
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "11.42",
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  "width2": "7",
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  "images": [],
  "extraAreas": [],
  "finalArea": "86.58"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
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    "label": "Square Feet"
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  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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  {
    "carpetArea": {
      "area": "660.00",
      "squareMeterArea": "61.32",
      "expectedRate": "25000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "792.00",
      "squareMeterArea": "73.58",
      "expectedRate": "20833.33",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
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    "property": "2 BHK Flat In Gaurav Arpan Darpan Kanyapada For Sale In Goregaon (East)",
    "area": "660.00",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "Nobroker.com",
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"expectedPrice": "16500000.00",
"expectedRate": "25000.00",
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"squareMeter": "61.32",
"id": "128555"
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    "squareMeterArea": "37.16",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "44.59",
    "expectedRate": "21875.00",
    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "10500000.00",
  "expectedRate": "26250.00",
  "builtUpExpectedRate": "21875.00",
  "image": "cases/6687d16dbec4e37f7ac6aada/
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  "squareMeter": "37.16",
  "id": "643163"
},
{
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"carpetArea": {
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  "squareMeterArea": "65.96",
  "expectedRate": "23943.66",
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"builtUpArea": {
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  "squareMeterArea": "79.15",
  "expectedRate": "19953.05",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"area": "710.00",
"builtUpPercentage": "20",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "17000000.00",
"expectedRate": "23943.66",
"builtUpExpectedRate": "19953.05",
"image": "cases/6687d16dbec4e37f7ac6aada/
indicator_1720250865596_Image.png",
"squareMeter": "65.96",
"id": "615345"
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{
  "carpetArea": {
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    "squareMeterArea": "40.23",
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    "percentage": ""
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    "squareMeterArea": "48.31",
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    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "6688fa72bec4e37f7ac6f730",
  "property": "1 BHK Flat In Doordarshan Society For Sale In Gokuldham Colony,
Goregaon East",
  "area": "520.00",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "11500000.00",
  "expectedRate": "26558.89",
  "builtUpExpectedRate": "11500000.00",
  "image": "cases/6687d16dbec4e37f7ac6aada/
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  "squareMeter": "48.31",
  "id": "490120"
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Hsg. Soc. Ltd., Gokuldharm, Film City Road, Village - Malad (East), Goregaon (East),
Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 063,
State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			

Living Room	15'7"	9'3"	144.15
Passage	7'5"	3'00"	22.25
Passage	4'5"	3'3"	14.35
Bedroom	9'5"	13'3"	124.77
Bathroom	6'4"	3'11"	24.81
WC	4'5"	2'9"	12.15
Kitchen	11'5"	7'7"	86.58
Other Composition :			