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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63ae90ee191f7b344b005666"
    },
    "firstName": "Shweta Gavli",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc141903",
    "email": "shweta.gawli@cosmosbank.in",
    "mobileNo": "9082043317",
    "workMobileNo": "9082043317",
    "lastName": "Gavli"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 3750,
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "DAHISAR (EAST) Glorias BRANCH",
  "branchCode": "",
  "mobileNo": "022-28975314",
  "alternateMobileNo": "",
  "email": "guruprasad.nadkarni@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, \nDahisar
(East), Mumbai - 400 068"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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    "type": "EMPLOYEE",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
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"_id": "66850df5d9f18310ed2e5d98",
"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
"designation": "Site Engg",
"shortName": "Krishna",
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"rateVerifier": {
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Nitesh",
"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
"shortName": "NK",
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    "mobileNo": "8369040652",
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    {
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          "label": "Registered Valuer"
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      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        {
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        "title": {
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  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
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  "value": "BANK"
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  "longitude": "72.86724013549033"
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    {
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    }
  ],
  "visitedDate": [
    {
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      "dateTime": "2024-07-10",
      "remark": "MANUAL_IN_TASK"
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "",
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  "label": false
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  "key": "street1",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "name": "Suburb",
  "key": "suburb",
  "value": "Borivali (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 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": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Slum Area",
    "east": "Sant Ghadge Maharaj Marg"
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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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      "south": "",
      "east": ""
    },
    "asPerDocument": {
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"south": "",
"east": ""
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    "status": true
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  "taxies": {
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    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"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": "",
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "33",
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  "depreciatedCostOfConstruction": "18076",
  "depreciatedBuildingRate": "1876"
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"igrRate": {
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  "rate": "129070",
  "landRate": "56580",
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  "squareMeterGuideLineRate": "129070.00",
  "squareFeetGuideLineRate": "11991.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "78",
  "rate": "10509.00",
  "squareFeetGuideLineRate": "10509.00",
  "squareMeterGuideLineRate": "113122.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "Mr. Hitesh Pithwa",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2002",
    "fullDate": "1/1/2002"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Normal"
},
"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
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"label": "No"
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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,
"ageOfBuilding": "22",
"totalLifeBuilding": "60",
"estimatedAge": "38",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "423.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/668d2d4c8b724a2b48d263f8/
routeMap_1720860926368_Image.png",
  "routeLat": "19.239362",
  "routeLng": "72.866865",
  "stationName": "Borivali",
  "routeDistance": "2 km."
},
"finalLatLng": {
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"coordinates": [
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  null
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"showLocation": {
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},
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  {
    "id": "8jzahn",
    "name": "8jzahn",
    "image": "cases/668d2d4c8b724a2b48d263f8/
routeMap_1720860723621_Image.png"
  }
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},
"valuation": {
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    "depreciationPercentage": "33",
    "depreciatedCostOfConstruction": "390852.00",
    "totalFairMarketValue": "7646148.00"
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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"bookValueDocument": null,
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},
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
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    "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": false,
  "status": false
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  "label": "Window",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  "label": "External Development & Final Finishing",
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  "status": false
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"workCompleted": {
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    "status": true
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      "orientation": "portrait"
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  ],
  "selfieWithSiteVisitImages": [
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      "path": "cases/668d2d4c8b724a2b48d263f8/externallmg_1720860491730_externa
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    }
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      "path": "cases/668d2d4c8b724a2b48d263f8/externallmg_1720860491739_externa
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
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llmg_1720668145383_WhatsApp_Image_20240711_at_002018.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66923f4ca5e4a90b3200ab0f",
    "name": "Living Room",
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    "path": "cases/668d2d4c8b724a2b48d263f8/externallmg_1720860491751_externa
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    "name": "Living Room",
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llmg_1720668130752_WhatsApp_Image_20240711_at_002015_1.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "24129.00"
  },
  "builtUpRateRange": {
    "min": "17323.00",
    "max": "20108.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "isEditable": false
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    "status": true,
    "isEditable": true
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  "showcases": {
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"title": "Showcases",
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"isEditable": true
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  "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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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  "label": "Lead",
  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "423.00",
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Savita Dinesh Sanap",
"ownerPhoneNo": "7045949950",
"appAddress": "FLAT NO 04 GROUND FLOOR BLDG NO V/1 ASHRAYA CHS LTD
SAVARPADA ASHOKVAN 2 BORIVALI WEST MUMBAI 400066",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "11/06/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Manish Dattaram Dangre",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Savita Dinesh Sanap & Mr. Dinesh Ramchandra Sanap",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "7849/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "316563",
    "path": "cases/668d2d4c8b724a2b48d263f8/
document_1720528018466_1720527899429_Savita_sanap_agreement.pdf",
    "fileName":
"document_1720528018466_1720527899429_Savita_sanap_agreement.pdf"
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},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / 4837 / BP (WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "414117",
  "path": "cases/668d2d4c8b724a2b48d263f8/document_1720862222222_OC.pdf",
  "fileName": "document_1720862222222_OC.pdf"
}
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"caseNumber": "009818",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "615547",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 09 2024 18:00:04 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Savita Dinesh Sanap",
    "phone": "7045949950",
    "ownershipShare": "",
    "email": "",
    "id": "917939"
  },
  {
    "name": "Mr. Dinesh Ramchandra Sanap",
    "phone": ""
  }
]
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"email": "",
"ownershipShare": "",
"id": "606452"
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "529732",
"name": "Living Room",
"length": "11.17",
"length1": "11",
"length2": "2",
"width": "9.08",
"width1": "9",
"width2": "1",
"totalArea": "101.43",
"images": [],
"extraAreas": [],
"finalArea": "101.43"
},
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "1",
"name": "Bedroom",
"length": "10.50",
"length1": "10",
"length2": "6",
"width": "10.08",
"width1": "10",
"width2": "1",
"totalArea": "105.87",
"images": [],
"extraAreas": [],
"finalArea": "105.87"
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"measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "22.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.69"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "88.38",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.38"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "440292",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "423",
    "squareMeterArea": "39.3",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBultupPercentage": "",
    "docSaleablePercentage": "0",
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"docFinalSaleableSquareMeter": "0"
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],
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    "squareMeterArea": "34.65",
    "expectedRate": "24128.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "447.60",
    "squareMeterArea": "41.58",
    "expectedRate": "20107.24",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": "1 BHK Flat In Shree Shankeshwar Nagar Society Borivali, Mumbai",
  "area": "373.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "9000000.00",
  "expectedRate": "24128.69",
  "builtUpExpectedRate": "20107.24",
  "image": "cases/668d2d4c8b724a2b48d263f8/
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  "squareMeter": "34.65",
  "id": "532208"
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{
  "carpetArea": {
    "area": "350.00",
    "squareMeterArea": "32.52",
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    "expectedRate": "22857.14",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "39.02",
    "expectedRate": "19047.62",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "1 BHK Flat In Maa Sakti Apartment For Sale In Dahisar East",
  "area": "350.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "8000000.00",
  "expectedRate": "22857.14",
  "builtUpExpectedRate": "19047.62",
  "image": "cases/668d2d4c8b724a2b48d263f8/
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  "squareMeter": "32.52",
  "id": "942567"
},
{
  "carpetArea": {
    "area": "529.00",
    "squareMeterArea": "49.15",
    "expectedRate": "20793.95",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "635.00",
    "squareMeterArea": "58.99",
    "expectedRate": "17322.83",
    "percentage": ""
  },
}
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "1 BHK Flat In Gauri Sadahana For Sale In Borivali East",
"area": "635.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "11000000.00",
"expectedRate": "20793.95",
"builtUpExpectedRate": "11000000.00",
"image": "cases/668d2d4c8b724a2b48d263f8/
indicator_1720787552994_Image.png",
"squareMeter": "58.99",
"id": "587886"
}
],
"externalImages": [
{
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  "status": false,
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  "name":
"externalImg_1720668145425_WhatsApp_Image_20240711_at_002214.jpeg",
  "path": "cases/668d2d4c8b724a2b48d263f8/
externalImg_1720668145425_WhatsApp_Image_20240711_at_002214.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "668f4ff1b8096d036f138a7d",
  "name":
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  "path": "cases/668d2d4c8b724a2b48d263f8/
externalImg_1720668145427_WhatsApp_Image_20240711_at_001941_1.jpeg",
  "orientation": "portrait"
},
}
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Hsg. Soc. Ltd., Shiv Vallabh Road, Ashokvan-II Layout, Savarpada , Village - Dahisar,
Borivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban, PIN - 400 066,
State - Maharashtra, India",
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"email": "",
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"buildingServicesRate": "2800",
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"otherCompositionCarpetTotal": "0.00",
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Name	Length	Width	Total
Composition :			
Living Room	11'2"	9'1"	101.43
Bedroom	10'6"	10'1"	105.87
Passage	7'2"	3'2"	22.69
Kitchen	11'11"	7'5"	88.38

WC	4'00"	3'00"	12.00
Bathroom	4'00"	4'00"	16.00
Other Composition :			