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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Pooja ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418f1",
    "email": "pooja.mithbhavkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9820568493",
    "lastName": "Mithbhavkar"
  },
  "fees": {
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    "expectedFees": 1750,
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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"
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Malad (East) Branch",
  "branchCode": "",
  "mobileNo": " 022 2881 0731",
  "alternateMobileNo": "",
  "email": "swapnil.deshmukh@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry
Road, Malad East, Mumbai 400097"
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  "value": "Residential"
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
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  "firstName": "Govind",
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  "lastName": "Pande",
  "mobileNo": "9096192041",
  "designation": "Site Engg",
  "shortName": "Deepak",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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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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  "role": "MAKER + RATE VERFIER",
  "firstName": "Komal",
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"shortName": "KP",
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  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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"fatherName": "Baburao"
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"visitedDate": [
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"marketAnalysisAndRemark": {
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  "value": "",
  "label": true
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  "key": "policeStation",
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  "key": "suburb",
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  "label": false
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"flatSpecifications": {
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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  "finishing": {
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  "label": "Urban"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road ",
  "south": "Internal Road ",
  "east": "Bungalow "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
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    "east": "Details not available ",
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  },
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  "auto": {
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "N.A. Copy of approved Building plan ware not provided
& not Verified ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Superior Colored"
},
"compoundWall": "6'0\"High, R.C.C. Column with B.B. Masonry wall "
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
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  "depreciatedBuildingRate": "1582"
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  "rate": "161640",
  "landRate": "76380",
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"squareFeetGuideLineRate": "15768.00"
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  "rate": "13686.00",
  "squareFeetGuideLineRate": "13686.00",
  "squareMeterGuideLineRate": "147320.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "35,000/- per Month present rental income per month",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM Norms ",
  "tenantName": "Mr. Ankit Jain & Mrs. Jyoti Jain ",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed Area ",
  "negativeFactorsOfAffectMarketValue": "No "
},
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  "roof": {
    "value": "rcc_Slab",
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"label": "R. C. C. Slab"
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
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  "label": "Yes"
},
"carParking": "Open Parking ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1995",
  "fullDate": "1/1/1995"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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"label": "Good"
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"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": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "31",
"ageOfBuilding": "29",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "717.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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      "label": "Railway Station"
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routeMap_1720698118433_Image.png",
    "routeLat": "19.210760",
    "routeLng": "72.861486",
    "stationName": "Borivali ",
    "routeDistance": "3.8 Km "
  },
  "finalLatLng": {
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    "type": "Point"
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    "image": "cases/668e7df4d8d5975295ecb8f2/
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "874524.00",
    "totalFairMarketValue": "14852876.00"
  },
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  "wardrobesQty": "0",
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  "status": false
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  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "status": false
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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externallmg_1720685188729_WhatsApp_Image_20240711_at_130335_2.jpeg",
      "orientation": "portrait"
    }
  ],
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      "orientation": "portrait"
    }
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externallmg_1720685188734_WhatsApp_Image_20240711_at_130335_3.jpeg",
      "orientation": "portrait"
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    "path": "cases/668e7df4d8d5975295ecb8f2/
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    "orientation": "portrait"
}
],
"societyNameBoardImage": [
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    "name":
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    "path": "cases/668e7df4d8d5975295ecb8f2/
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    "orientation": "portrait"
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    "status": false,
    "_id": "668f92910f434e4ba8547c7b",
    "name":
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    "path": "cases/668e7df4d8d5975295ecb8f2/
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    "orientation": "landscape"
}
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    "orientation": "portrait"
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      "orientation": "portrait"
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      "status": false,
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      "name": "Living Room",
      "path": "cases/668e7df4d8d5975295ecb8f2/
externallmg_1720685201420_WhatsApp_Image_20240711_at_130329.jpeg",
      "orientation": "portrait"
    },
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      "_id": "668f92910f434e4ba8547c85",
      "name": "Living Room",
      "path": "cases/668e7df4d8d5975295ecb8f2/
externallmg_1720685201428_WhatsApp_Image_20240711_at_130331_1.jpeg",
      "orientation": "portrait"
    }
  ]
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "26005.00"
  },
  "builtUpRateRange": {
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    "max": "21671.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": 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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  "status": true,
  "isEditable": true
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  "ratePerUnit": "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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"quantity": "0.00",
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"status": true,
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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",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "598.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain ",
"ownerPhoneNo": "9833939280",
"appAddress": "Flat no 501 5 th floor Om Gokul Garden O- 2 -wing (O-1 , O-2 ) Co-op
HSG Soc Ltd Thanku Complex WEH Kandivali East Mumbai 400101",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "01/02/2008",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Ahok Kumar Jain & Mrs. Ankita Ashok Jain ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
],
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"purchaser": "Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain ",
"number": {
  "value": "Document_No",
  "label": "Document No"
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"Document_No": "907 / 2008"
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"isHardCopy": false,
"displayStatus": true,
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document_1720614368878_1720614249829_Navin_Ratanchand_jain_Index_2.pdf",
"fileName":
"document_1720614368878_1720614249829_Navin_Ratanchand_jain_Index_2.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "26/02/2008",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "41"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "310470",
  "path": "cases/668e7df4d8d5975295ecb8f2/
document_1720689622628_Navin_Kumar_Jain_CB_Malad_East.pdf",
  "fileName": "document_1720689622628_Navin_Kumar_Jain_CB_Malad_East.pdf"
},
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  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/04/2024",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
}
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    "Document_No": "43"
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  "displayStatus": true,
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  "path": "cases/668e7df4d8d5975295ecb8f2/document_1720695976172_44798.pdf",
  "id": "120106",
  "uploadedBy": "657157794999312746cdc402",
  "createdAt": "Thu Jul 11 2024 16:36:16 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "93128730412"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1720696085913_73767.pdf",
  "path": "cases/668e7df4d8d5975295ecb8f2/document_1720696085913_73767.pdf",
  "id": "901607",
  "uploadedBy": "657157794999312746cdc402",
  "createdAt": "Thu Jul 11 2024 16:38:06 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009841",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "209594",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jul 10 2024 17:56:28 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Navin Ratanchand Jain & Mrs. Monica Navin Jain ",
    "phone": "9833939280",
    "ownershipShare": ""
  }
]
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    "email": "",
    "id": "936165"
  }
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"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "612340",
    "name": "Living Room",
    "length": "15.50",
    "length1": "15",
    "length2": "6",
    "width": "10.17",
    "width1": "10",
    "width2": "2",
    "totalArea": "157.58",
    "images": [],
    "extraAreas": [],
    "finalArea": "157.58"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "1",
    "name": "Passage",
    "length": "7.00",
    "length1": "7",
    "length2": "0",
    "width": "3.25",
    "width1": "3",
    "width2": "3",
    "totalArea": "22.75",
    "images": [],
    "extraAreas": [],
    "finalArea": "22.75"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "11.58",
  "width1": "11",
  "width2": "7",
  "totalArea": "83.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "83.01"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "0",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "123.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "123.33"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "11.75",
  "width1": "11",
  "width2": "9",
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"totalArea": "122.40",
"images": [],
"extraAreas": [],
"finalArea": "122.40"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "11.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.39"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "36.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
```



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"id": "9",
"name": "Passage",
"length": "",
"length1": "4",
"length2": "0",
"width": "",
"width1": "3",
"width2": "2",
"totalArea": "12.67",
"images": [],
"finalArea": "12.67",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "36.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.56"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "id": "950686",
    "selectAreaTypeDocument": "Carpet",
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"totalAreaDocument": "598",
"squareMeterArea": "55.56",
"docFinalBuiltUp": "717.6",
"docFinalBuiltUpSquareMeter": "66.672",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "588.00",
"squareMeterArea": "54.63",
"expectedRate": "24659.86",
"percentage": ""
},
"builtUpArea": {
"area": "705.60",
"squareMeterArea": "65.55",
"expectedRate": "20549.89",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "668fae36703f2e4ba733c075",
"property": "Gokul Garden VWX, Kandivali East, Mumbai",
"area": "588.00",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "14500000.00",
"expectedRate": "24659.86",
"builtUpExpectedRate": "20549.89",
"image": "cases/668e7df4d8d5975295ecb8f2/
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"id": "598827"
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{
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    "expectedRate": "24444.44",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "540.00",
    "squareMeterArea": "50.17",
    "expectedRate": "20370.37",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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(O1 & O2) Co. Op. Hsg. Soc. Ltd. , Thakur Complex, Western Express Highway, Village
- Poisar, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban , PIN -
400 101, State - Maharashtra, India",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	15'6"	10'2"	157.58

Passage	7'0"	3'3"	22.75
Kitchen	7'2"	11'7"	83.01
Bedroom	10'0"	12'4"	123.33
Bedroom	10'5"	11'9"	122.40
Passage	3'5"	3'4"	11.39
Toilet	5'4"	6'9"	36.00
Passage	4'0"	3'2"	12.67
Toilet	5'5"	6'9"	36.56
Other Composition :			