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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Guruprasad",
    "type": "CREDITOFFICER",
    "_id": "668e1fb802fa372b423a007c",
    "email": "guruprasad.nadkarni@cosmosbank.in",
    "lastName": "Nadkarni",
    "mobileNo": "",
    "workMobileNo": "9869261322"
  },
  "fees": {
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    "expectedFees": 4750,
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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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
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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": "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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  "value": "Residential"
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"zone": {
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"mobileNo": "7499830659",
"shortName": "Amit",
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"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
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"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Nitesh",
"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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  "title": {
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "visitedDate": [
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      "dateTime": "2024-07-22",
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      "dateTime": "2024-07-22",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
  "label": false
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles 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": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Middle Class"
  },
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  },
  "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": "RMMS Society Ground",
    "east": "Building No. A-3 & A-4 & C. S. Road"
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  "asPerDocumentAgreement": {
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    "south": "Information not available",
    "east": "Information not available"
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      "south": "Society Compound",
      "west": "Flat No. 002"
    },
    "asPerDocument": {
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    "status": true
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    "status": true
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
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verified",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "61.5",
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"igrRate": {
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  "squareMeterGuideLineRate": "113080.00",
  "squareFeetGuideLineRate": "10505.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "59",
  "rate": "8072.00",
  "squareFeetGuideLineRate": "8072.00",
  "squareMeterGuideLineRate": "86889.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "RN1607771680000",
  "taxPaidHolderName": "Rashtriya Mazdoor Anand Nagar Unit No. 5 CHSL",
  "taxAmount": "Rs. 16716/- for assessment year 2020-2021 dated 01.01.2021",
  "electricityServiceConnectionNo": "Consumer No. 9000 0048 9585",
  "meterCardHolderName": "Pritam P. Panchal",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"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": {
    "value": "MunicipalWaterSupply",
    "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": "1983",
    "fullDate": "1/1/1983"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
  },
}
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"qualityOfConstruction": {
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "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": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
},
"systemOfAirConditioning": {
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"label": "No"
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  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "19",
"ageOfBuilding": "41",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "429.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1721725576718_Image.png",
    "routeLat": "19.256059",
    "routeLng": "72.864214",
    "stationName": "Dahisar",
    "routeDistance": "1.6 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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"type": "Point"
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    "id": "0osdvk",
    "name": "0osdvk",
    "image": "cases/669f42ef35f7d73f39369cfa/
routeMap_1721725492551_Image.png"
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"valuation": {
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    "depreciationPercentage": "61.5",
    "depreciatedCostOfConstruction": "738738.00",
    "totalFairMarketValue": "7626762.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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  "electricityDepositsQty": "0",
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  "extraCollapsibleGatesQty": "0",
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"bookValue": "0"
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"outward": {
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  "number": "2307377",
  "dayCount": "1",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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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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  "status": true
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  "selectedBuildUpValue": "429.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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  "selfieWithSiteVisitImages": [
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      "path": "cases/669f42ef35f7d73f39369cfa/externallmg_1721729735722_1.png",
      "orientation": "portrait"
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  "externalPhotos": [
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/669f42ef35f7d73f39369cfa/externallmg_1721725319668_externallm
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    "orientation": "portrait"
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    "orientation": "portrait"
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"indicatorRange": {
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    "min": "19775.00",
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  },
  "builtUpRateRange": {
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    "max": "20643.00"
  },
  "saleableRateRange": {
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    "max": "17202.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "status": true,
    "isEditable": false
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "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
},
createCase": "false",
type": "CASE",
leadType": {
  "label": "Lead",
  "value": "LEAD"
},
siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "429.00",
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  "HO/CREDIT/67/ 2019-20"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
  "66a1f94b1b03a77e0e1770c0"
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"_id": "669f42ef35f7d73f39369cfa",
"ownerName": "Mr. Pritam Prabhudas Panchal & Mrs. Purnima Pritam Panchal",
"ownerPhoneNo": "9833261522",
"appAddress": "FLAT NO 001 BLDG NO B/25 ANAND NAGAR CHHATRAPATI
SHIVAJI MARG DAHISAR EAST MUMBAI 400068",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "06/06/2000",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Smt. Savitri Gopal Phatak",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Pritam Prabhudas Panchal & Mrs. Purnima Pritam Panchal",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "3261/2000"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "263181",
    "path": "cases/669f42ef35f7d73f39369cfa/
document_1721713252510_1721713144454_Pritam_Panchal_Agreement.pdf",
    "fileName":
"document_1721713252510_1721713144454_Pritam_Panchal_Agreement.pdf"
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},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "19/11/2019",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": " 9000 0048 9585"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "910936",
  "path": "cases/669f42ef35f7d73f39369cfa/document_1721727724588_184494.pdf",
  "fileName": "document_1721727724588_184494.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "09/07/2024",
    "remark": "in the name of Mr. Pritam Prabhudas Panchal / Purnima P. Panchal  
issued by R M Anand Nagar Unit no. 5 Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 141"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "874918",
  "path": "cases/669f42ef35f7d73f39369cfa/document_1721727869429_134665.pdf",
  "fileName": "document_1721727869429_134665.pdf"
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{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
}
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"inputs": {
  "documentDate": "29/11/1983",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CE/4413/BSII/AR"
},
"isHardCopy": false,
"displayStatus": true,
"id": "587519",
"path": "cases/669f42ef35f7d73f39369cfa/document_1722498856568_257227.pdf",
"fileName": "document_1722498856568_257227.pdf"
},
{
  "documentType": {
    "value": "60ae12a9aa6d152c1801b4b0",
    "label": "Tax Invoice"
  },
  "inputs": {
    "documentDate": "01/01/2021",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " Book No. RN1607771680000, for assessment year 2020-2021 in the
name of Rashtriya Mazdoor Anand Nagar Unit No. 5 CHSL"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "487395",
  "path": "cases/669f42ef35f7d73f39369cfa/document_1722517179614_118602.pdf",
  "fileName": "document_1722517179614_118602.pdf"
}
],
"caseNumber": "010091",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "380001",
    "title": "Create Lead",
    "description": "Create Lead",
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"datetime": "Tue Jul 23 2024 11:13:11 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Pritam Prabhudas Panchal & Mrs. Purnima Pritam Panchal",
  "phone": "9833261522",
  "ownershipShare": "",
  "email": "",
  "id": "730557"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "300238",
  "name": "Living Room",
  "length": "15.42",
  "length1": "15",
  "length2": "5",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "138.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "138.75"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "10.83",
  "length1": "10",
  "length2": "10",
  "width": "9.00",
  "width1": "9",
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"totalArea": "97.50",
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"finalArea": "97.50"
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "11.08",
  "length1": "11",
  "length2": "1",
  "width": "9.33",
  "width1": "9",
  "width2": "4",
  "totalArea": "103.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "103.44"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "14.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.78"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "4",
"name": "WC",
"length": "3.33",
"length1": "3",
"length2": "4",
"width": "3.08",
"width1": "3",
"width2": "1",
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"extraAreas": [],
"finalArea": "10.28"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "155727",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "429",
  "squareMeterArea": "39.86",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "320.00",
    "squareMeterArea": "29.73",
    "expectedRate": "22346.88",
    "percentage": ""
  }
}
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},
"builtUpArea": {
  "area": "385.00",
  "squareMeterArea": "35.77",
  "expectedRate": "18574.03",
  "percentage": ""
},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "669f5e25a139cc568c47d6ab",
"property": "Green Villy CHSL, Anand Nagar, Dahisar (East), Mumbai",
"area": "385.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "7151000.00",
"expectedRate": "22346.88",
"builtUpExpectedRate": "7151000.00",
"image": "cases/669f42ef35f7d73f39369cfa/indicator_1721720327842_Image.png",
"squareMeter": "35.77",
"id": "346248"
},
{
  "carpetArea": {
    "area": "357.00",
    "squareMeterArea": "33.17",
    "expectedRate": "21428.57",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "428.08",
    "squareMeterArea": "39.77",
    "expectedRate": "17870.49",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
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"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Aklavya CHSL, NL Complex, Dahisar (East), Mumbai",
"area": "428.08",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "7650000.00",
"expectedRate": "21428.57",
"builtUpExpectedRate": "7650000.00",
"image": "cases/669f42ef35f7d73f39369cfa/indicator_1721719578604_Image.png",
"squareMeter": "39.77",
"id": "727630"
},
{
"carpetArea": {
"area": "354.00",
"squareMeterArea": "32.89",
"expectedRate": "19774.01",
"percentage": ""
},
"builtUpArea": {
"area": "425.00",
"squareMeterArea": "39.48",
"expectedRate": "16470.59",
"percentage": ""
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "1 BHK Flat In Shri Sai Nagar Chs For Sale In Dahisar East",
"area": "425.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
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"areaType": "Built_Up",
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  {
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processingDocuments/1721728496257_Pan_Card.jpeg",
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    "path": "cases/669f42ef35f7d73f39369cfa/
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    "filename": "1721728496273_Site_Details.jpeg",
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processingDocuments/1721728496273_Site_Details.jpeg",
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  {
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Panchal.pdf",
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      "firstName": "Nitesh",
      "lastName": "Khedekar",
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    },
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    "status": true,
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      "role": "ADMIN",
      "firstName": "Jagdish ",
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    },
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    "status": true,
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    "note": "Add OC COPY (Task Reopen)",
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  "status": true,
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  "createdAt": "2024-08-01T07:54:40.860Z"
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    "lastName": "Bhatt",
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    "lastName": "Bhatt",
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      "lastName": "Moozhickal",
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    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "for O.C (Task Reopen)",
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  }
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"updatedAt": "2024-08-02T04:11:12.152Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 001, Ground Floor, Building No B/25, Rashtriya
Mazdoor Anand Nagar Unit No. 5 Co-op. Hsg. Soc. Ltd., Anand Nagar Road, C.S.
Road, Opp. B.M.C. Market, Village - Dahisar, Dahisar (East), Mumbai, Taluka - Borivali,
District - Mumbai Suburban, PIN - 400068, State - Maharashtra, India",
"updatedBy": "60f91b6f344e052188ffd1fc",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Pritam Prabhudas Panchal",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"siteVisitContactNo": "9833261522",
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"buildingServicesRate": "2800",
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"finalAsPerArea": "Agreement for sale",
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"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 429.00",
"flatRate": "19500",
"landOtherRate": "16700",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC",
"carpetTotal": "364.75",
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"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionSaleableTotal": "0.00"

}

Name	Length	Width	Total
Composition :			
Living Room	15'5"	9'00"	138.75
Kitchen	10'10"	9'00"	97.50
Bedroom	11'1"	9'4"	103.44
Bathroom	4'8"	3'2"	14.78
WC	3'4"	3'1"	10.28
Other Composition :			