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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Prachi",
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    "_id": "640f306e63e4271bcefdbba0",
    "lastName": "Desai",
    "mobileNo": "",
    "workMobileNo": "9702602797",
    "email": "prachi.desai@cosmosbank.in"
  },
  "fees": {
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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": "Mulund East",
  "branchCode": "",
  "mobileNo": "020 67086708",
  "alternateMobileNo": "",
  "email": "komal.vanjari@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Vasanti\", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai –
400 081, State – Maharashtra, Country – India"
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"assetsClass": {
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  "value": "Residential"
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  "lastName": "Velonde",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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      "dateTime": "2024-07-23",
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  "label": false
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  "label": false
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    "value": "rcc_Slab"
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    "value": "Vitrified_Tile_Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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"finishing": {
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  "label": "Cement Plastering"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "value": "MCGM"
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  "whetherCoveredUnderAnyState": {
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    "south": "Sugam Apartments ",
    "east": "Gagan Vihar Building"
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  "asPerDocumentAgreement": {
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    "status": true
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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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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciatedBuildingRate": "2296"
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  "rate": "133330",
  "landRate": "67520",
  "igrImage": "cases/669f59daac43b53f525cbf2d/igr_1721801111171_Image.png",
  "squareMeterGuideLineRate": "133330.00",
  "squareFeetGuideLineRate": "12387.00"
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"igrFinalRate": {
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  "depreciationPercentage": "88",
  "rate": "11653.00",
  "squareFeetGuideLineRate": "11653.00",
  "squareMeterGuideLineRate": "125433.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
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"monthlyRent": "35,500/- Expected rental income per month",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  },
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    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with Open Car Parking Space No. 6",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
  },
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    "value": "Residential"
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  "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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"materialUsedList": {
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"label": "Yes",
"value": "1"
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"appearanceOfTheBuilding": {
"label": "Normal",
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"maintenanceOfTheBuilding": {
"label": "Normal",
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"maintenancelssues": {
"value": "0",
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"visibleDamageInBuilding": {
  "label": "No",
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "6",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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      "label": "Railway Station"
    },
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    "routeLng": "72.960589",
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  "finallatlng": true
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"locationMapImg": [
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    "name": "vo7uwq",
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "399168.00",
    "totalFairMarketValue": "17024832.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
}
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "name": "externallmg_1721759311144_image.jpeg",
      "path": "cases/669f59daac43b53f525cbf2d/
externallmg_1721759311144_image.jpeg",
      "orientation": "portrait"
    }
  ],
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      "path": "cases/669f59daac43b53f525cbf2d/
externallmg_1721759305994_image.jpeg",
      "orientation": "landscape"
    }
  ],
  "externalPhotos": [
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      "orientation": "portrait"
    }
  ],
  "parkingImages": [],

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externallmg_1721759307929_image.jpeg",
    "orientation": "portrait"
  }
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"compositionImages": [
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externallmg_1721759296013_image.jpeg",
    "orientation": "landscape"
  },
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    "name": "Living Room",
    "path": "cases/669f59daac43b53f525cbf2d/
externallmg_1721759297460_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "669ff657c474b30d54cc3e23",
    "name": "Living Room",
    "path": "cases/669f59daac43b53f525cbf2d/
externallmg_1721759304012_image.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "669ff657c474b30d54cc3e24",
    "name": "Living Room",
    "path": "cases/669f59daac43b53f525cbf2d/
externallmg_1721759304021_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "669ff657c474b30d54cc3e26",
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    "name": "Living Room",
    "path": "cases/669f59daac43b53f525cbf2d/
externallmg_1721759304033_image.jpeg",
    "orientation": "landscape"
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},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "27481.00"
  },
  "builtUpRateRange": {
    "min": "18797.00",
    "max": "22901.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
  },
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
}
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
},
"others": {
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  "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,
  "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",
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"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "792.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "669f59daac43b53f525cbf2d",
"ownerName": "Mr. Madhukar Padmanabha Kanchan & Mrs. Asha Madhukar
Kanchan",
"ownerPhoneNo": "9820871955",
"appAddress": "Flat no. 401, 4th Floor, Mam Trilok CHS, V.B.Phadke Road, Mulund
East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "26/05/2010",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Leela Enterprises",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Madhukar Padmanabha Kanchan & Mrs. Asha Madhukar
Kanchan",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "4606/2010"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "871271",
    "path": "cases/669f59daac43b53f525cbf2d/document_1721722907791_82286.pdf",
    "fileName": "document_1721722907791_82286.pdf"
  },
  {
    "documentType": {
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"label": "Society Share Certificate"
},
"inputs": {
  "documentDate": "02/07/2017",
  "to": {
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    "label": "purchaser"
  },
  "purchaser": "Madhukar Padmanabha Kanchan ",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "09"
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"isHardCopy": false,
"displayStatus": true,
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Jul 24 2024 12:08:27 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/03/2008",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CE / 4945 / BPES / AT"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1721803161419_110570.pdf",
  "path": "cases/669f59daac43b53f525cbf2d/
document_1721803161419_110570.pdf",
  "id": "372739",
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"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Wed Jul 24 2024 12:09:21 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "010097",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "478214",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 23 2024 12:50:58 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Madhukar Padmanabha Kanchan & Mrs. Asha Madhukar Kanchan",
    "phone": "9820871955",
    "ownershipShare": "",
    "email": "",
    "id": "395512"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "669ff599c474b30d54cc3de3",
    "area": "716",
    "providedByName": "Madhukar Padmnabha Kanchan And Asha Madhukar Kanchan",
    "providedByContactNo": "9820871955"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    }
  }
]
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},
  "id": "280003",
  "name": "Living Room",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "54.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.25"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "8.25",
  "length1": "8",
  "length2": "3",
  "width": "17.42",
  "width1": "17",
  "width2": "5",
  "totalArea": "143.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "143.69"
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{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "66.35",
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"images": [],
"extraAreas": [],
"finalArea": "66.35"
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  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "11.75",
  "length1": "11",
  "length2": "9",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
  "totalArea": "125.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "125.33"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "11.50",
  "length1": "11",
  "length2": "6",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
  "totalArea": "122.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "122.67"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
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"name": "Passage",
"length": "15.25",
"length1": "15",
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"width2": "9",
"totalArea": "57.19",
"images": [],
"extraAreas": [],
"finalArea": "57.19"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "29.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.86"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "27.50",
  "images": [],
  "extraAreas": [],
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    "finalArea": "27.50"
  }
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "0",
    "length": "2.33",
    "length1": "2",
    "length2": "4",
    "width": "8.75",
    "width1": "8",
    "width2": "9",
    "totalArea": "20.42",
    "images": [],
    "extraAreas": [],
    "finalArea": "20.42",
    "percentageBeforeTotal": "20.42",
    "percentage": "100"
  },
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "length": "2.33",
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"length1": "2",
"length2": "4",
"width": "11.75",
"width1": "11",
"width2": "9",
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"images": [],
"extraAreas": [],
"finalArea": "27.42",
"percentageBeforeTotal": "27.42",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "length": "2.25",
  "length1": "2",
  "length2": "3",
  "width": "11.67",
  "width1": "11",
  "width2": "8",
  "totalArea": "26.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.25",
  "percentageBeforeTotal": "26.25",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
```

```
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "length": "2.25",
  "length1": "2",
  "length2": "3",
  "width": "7.17",
  "width1": "7",
  "width2": "2",
  "totalArea": "16.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.12",
  "percentageBeforeTotal": "16.12",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "73.58",
    "totalAreaDocument": "792",
    "docBultupPercentage": "",
    "docFinalBultUp": "0.00",
    "docFinalBultUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "279744"
  }
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"images": [],
"indicatorArr": [
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  "carpetArea": {
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    "squareMeterArea": "58.06",
    "expectedRate": "27200.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "750.00",
    "squareMeterArea": "69.68",
    "expectedRate": "22666.67",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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"value": "Retail",
"label": "Retail"
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Mansion), Mam Trilok Co-op. Hsg. Soc. Ltd., Vasudev Balwant Phadke Marg, Sane
Guruji Nagar , Village - Mulund, Municipality Ward No. T - Ward, Mulund (East), Taluka
- Kurla, District - Mumbai Suburban District , Mumbai, PIN Code - 400 081, State -
Maharashtra, India",
"addressForMap": "",
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"contactPersonName": "Mr. Madhukar Padmanabha Kanchan",
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"email": "",
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet",
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"siteVisitDate": "2024-07-23",
"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "0",
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 "reportGeneratedDate": "Wed Jul 24 2024 11:39:21 GMT+0530 (India Standard Time)"
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| Name | Length | Width | Total |
|------------------------|--------|-------|--------|
| Composition : | | | |
| Living Room | 10'4" | 5'3" | 54.25 |
| Passage | 8'3" | 17'5" | 143.69 |
| Kitchen | 8'9" | 7'7" | 66.35 |
| Bedroom | 11'9" | 10'8" | 125.33 |
| Bedroom | 11'6" | 10'8" | 122.67 |
| Passage | 15'3" | 3'9" | 57.19 |
| Toilet | 4'2" | 7'2" | 29.86 |
| Toilet | 3'8" | 7'6" | 27.50 |
| Other Composition : | | | |
| Balcony Area | 2'4" | 8'9" | 20.42 |
| Balcony Area | 2'4" | 11'9" | 27.42 |
| Balcony Area | 2'3" | 11'8" | 26.25 |
| Dry Balcony | 2'3" | 7'2" | 16.12 |