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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b99c"
    },
    "firstName": "Sarika Dudhane",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418b5",
    "email": "sarika@cosmosbank.in",
    "mobileNo": "9930733599",
    "workMobileNo": "9930733599",
    "lastName": " Dudhane"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 2500,
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  "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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  "branchCode": "000011",
  "type": "BRANCH",
  "name": "Dadar Branch ",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
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  "firstName": "Anwar",
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  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
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  "firstName": "Shobha",
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  "lastName": "Kuperkar",
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  "designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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          "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "schedule": [
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  "audioNotes": []
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"compositionFlatType": {
  "value": "1BHK",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "label": false
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  "key": "city",
  "value": "Virar",
  "label": false
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  "label": true
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  "value": "Vasai ",
  "label": true
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"buildingName": {
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "F",
  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "402",
  "label": false
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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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": "Cement Plastering + POP Finish"
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  "west": "Wing - G",
  "south": "Internal Road ",
  "east": "Internal Road "
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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  "asPerActual": {
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    "east": "Marginal Space ",
    "south": "Marginal Space ",
    "west": "Flat No. 403"
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  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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    "status": true
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "superior_colored",
  "label": "Superior Colored"
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"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "At the time of site visit, building external painting work was in progress. ",
  "depreciationPercentage": "24",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "8200",
  "depreciatedBuildingRate": "1900"
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"igrRate": {
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  "rate": "58200",
  "landRate": "12800",
  "igrImage": "cases/66a7223b391d6b05c70ccdd8/igr_1722318423358_Image.png",
  "squareMeterGuideLineRate": "46560.00",
  "squareFeetGuideLineRate": "4326.00"
},
"igrFinalRate": {
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"depreciationPercentage": "84",
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"squareFeetGuideLineRate": "3824.00",
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "9,000/- Present rental income per month",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per CIDCO norms ",
  "tenantName": "Miss. Kamala Patel<br />Occupied Since - Last 2 months",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
  }
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
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},
"carParking": "Stilt Car Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
},
"planningArea": {
  "value": "Residential",
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
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  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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    "value": "As_Per_Part_Occupancy_Certificate",
    "label": "As Per Part Occupancy Certificate"
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  "isSiteVisitAllowed": true,
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  "estimatedAge": "44",
  "ageOfBuilding": "16",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "7",
  "flatFloorNo": "4",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "492.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Article of Agreement"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1722336358789_Image.png",
    "routeLat": "19.441583",
    "routeLng": "72.810500",
    "stationName": "Virar",
    "routeDistance": "3.9 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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"locationMapImg": [
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{
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}
],
},
"valuation": {
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    "depreciationPercentage": "24",
    "depreciatedCostOfConstruction": "295200.00",
    "totalFairMarketValue": "4034400.00"
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "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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  "totalelectricityDepositsRate": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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"bookValueDocument": null,
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"outward": {
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    "isHideFloor": false,
    "status": true
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    "status": false
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    "isHideFloor": false,
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  "status": false
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  "status": false
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  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"reportImages": {
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externallmg_1722241932744_WhatsApp_Image_20240729_at_131855.jpeg",
    "orientation": "portrait"
  }
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    "orientation": "portrait"
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externallmg_1722241944657_WhatsApp_Image_20240729_at_131859_2.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name":
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    "orientation": "portrait"
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externallmg_1722241944670_WhatsApp_Image_20240729_at_131901.jpeg",
    "orientation": "landscape"
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    "name":
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    "path": "cases/66a7223b391d6b05c70ccdd8/
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    "orientation": "landscape"
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    "path": "cases/66a7223b391d6b05c70ccdd8/
externallmg_1722241932744_WhatsApp_Image_20240729_at_131855.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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"max": "10393.00"
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"builtUpRateRange": {
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"saleableRateRange": {
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  "max": "0.00"
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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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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  "superfineFinish": {
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"quantity": "0.00",
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"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "492.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66a7223b391d6b05c70ccdd8",
"ownerName": "Mr. Shishir Bhujanga Shetty ",
"ownerPhoneNo": "9820077671",
"appAddress": "flat no - 42, 4th floor, F wing, Poonam orchid, F And G co operative housing society Ltd, Yashwant Nagar , Bolinj, Virar West "
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"remark": "contact - Shishir \nUrgent basis \nEducation loan ",
"documents": [
  {
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      "value": "60ae124faa6d152c1801b30f"
    },
    "inputs": {
      "documentDate": "14/02/2011",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Krishnachandra Mishra & Mrs. Meera K. Mishra ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Shishir Bhujanga Shetty "
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66a7223b391d6b05c70ccdd8/
document_1722229149672_1722229046967_Shishir.pdf",
    "fileName": "document_1722229149672_1722229046967_Shishir.pdf"
  },
  {
    "documentType": {
      "value": "60ae1250aa6d152c1801b316",
      "label": "Part Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "19/12/2008",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CIDCO / VVSR / POC / BP - 2762 / W / 3612"
    },
    "isHardCopy": false,
    "displayStatus": true,
  }
]
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    "id": "284292",
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    "fileName": "document_1722331490602_Part_OC.pdf"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "27/02/2003",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CIDCO / VVSR / CC / BP - 2762 / W / 4491"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66a7223b391d6b05c70ccdd8/
document_1722331605064_Articles_Agreement.pdf",
    "fileName": "document_1722331605064_Articles_Agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae1248aa6d152c1801b2ef",
      "label": "Society Share Certificate"
    },
    "inputs": {
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Shishir Bhujanga Shetty ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " 14 transferred dated 27.03.2011 issued by Poonam Orchid F & G Co-Op.
Hsg. Soc. Ltd."
    }
  }

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    },
    "isHardCopy": false,
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document_1722331766830_Share_Certificate.pdf",
    "fileName": "document_1722331766830_Share_Certificate.pdf"
  },
  {
    "documentType": {
      "value": "60ae125eaa6d152c1801b353",
      "label": "Maintenance Bill"
    },
    "inputs": {
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "2300817 dated 01.03.2024 in the name of Mr. Shishir Bhujanga
Shetty issued by Poonam Orchid F & G Co-Op. Hsg. Soc. Ltd."
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "549808",
    "path": "cases/66a7223b391d6b05c70ccdd8/
document_1722331832211_Maintanace.pdf",
    "fileName": "document_1722331832211_Maintanace.pdf"
  }
],
"caseNumber": "010219",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "703406",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 29 2024 10:31:47 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shishir Bhujanga Shetty ",
    "phone": "9820077671",
    "ownershipShare": "",
    "email": "",
    "id": "590086"
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```
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "259922",
    "name": "Living Room",
    "length": "9.42",
    "length1": "9",
    "length2": "5",
    "width": "14.92",
    "width1": "14",
    "width2": "11",
    "totalArea": "140.46",
    "images": [],
    "extraAreas": [],
    "finalArea": "140.46"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Passage",
    "length": "3.17",
    "length1": "3",
    "length2": "2",
    "width": "7.58",
    "width1": "7",
    "width2": "7",
    "totalArea": "24.01",
    "images": [],
    "extraAreas": [],
    "finalArea": "24.01"
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      "value": "Square_Feet",
      "label": "Square Feet"
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  },
}
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"id": "7",
"name": "Kitchen",
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"width1": "1",
"width2": "0",
"totalArea": "30.00",
"images": [],
"finalArea": "30.00",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Passage",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "14.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.35"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "93.96",
  "images": [],
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```
"extraAreas": [],
"finalArea": "93.96"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "13.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bathroom",
  "length": "21.00",
  "length1": "21",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    }
  },

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"name": {
  "label": "Flower Bed Area",
  "value": "Flower_Bed_Area"
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"measurementType": {
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  "label": "Square Feet"
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"length": "17.00",
"length1": "17",
"length2": "00",
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"width1": "1",
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"images": [],
"extraAreas": [],
"finalArea": "17",
"percentageBeforeTotal": "17.00",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "11.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "11",
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"percentageBeforeTotal": "11.00",
"percentage": "100"
}
],
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"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Article of Agreement",
    "value": "60ae124faa6d152c1801b30f"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "45.71",
  "totalAreaDocument": "492",
  "docBultupPercentage": "",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "397190"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
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    "squareMeterArea": "43.36",
    "expectedRate": "10392.78",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "560.00",
    "squareMeterArea": "52.03",
    "expectedRate": "8660.71",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66a87f272282636f80b2c6a4",
  "property": "Yashwant Nagar, Virar West",
  "area": "560",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "Middle",
  "source": "Nobroker.com",
  "expectedPrice": "4850000",
  "expectedRate": "10392.78",
  "builtUpExpectedRate": "4850000",
  "image": "cases/66a7223b391d6b05c70ccdd8/
indicator_1722318217452_Image.png",
  "squareMeter": "52.03",
  "id": "534449"
},
{
  "carpetArea": {
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Orchid F & G Co-Op. Hsg. Soc. Ltd., Yashwant Nagar, Village - Bolinj, Virar (West),
Taluka - Vasai , District - Palghar , Virar, PIN - 401 303, State - Maharashtra, Country -
India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
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"contactPersonName": "Miss. Kamala Patel ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"siteVisitContactNo": "9820077671",
"buildingServicesRate": "2500",
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"flatRate": "8800",
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Bathroom",
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Name	Length	Width	Total
Composition :			
Living Room	9'5"	14'11"	140.46
Passage	3'2"	7'7"	24.01
Kitchen	30'0"	1'0"	30.00
Passage	4'5"	3'3"	14.35
Bedroom	10'3"	9'2"	93.96
WC	13'00"	1'00"	13.00
Bathroom	21'00"	1'00"	21.00
Other Composition :			
Flower Bed Area	17'00"	1'00"	17.00
Cupboard	11'00"	1'00"	11.00