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{
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Samita",
    "type": "CREDITOFFICER",
    "_id": "66a21fa88414a97fe8862d8d",
    "email": "samita.kumbhar@cosmosbank.in",
    "lastName": "kumbhar",
    "mobileNo": "",
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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",
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  "status": true
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  "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": "",
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
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  "shortName": "RP",
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  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "firstName": "Rashmi",
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"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
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"marketAnalysisAndRemark": {
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  "label": true
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  "label": false
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  "value": "Andheri (West)",
  "label": false
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "east": "Sai Sahwas CHSL"
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      "south": "Flat No. 1203",
      "west": "Lift"
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    "asPerDocument": {
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}
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      "status": true
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      "status": true
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    "privateCars": {
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      "status": true
    }
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  "extraDetailOfProperty": "",
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  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Superior Colored"
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  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick.",
  "landAndBuildingDetails": {
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    "documentsBuildingBoundaries": []
  },
  "compositeRate": {
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    "depreciationPercentage": "24",
    "depreciationRatioOfBuilding": ""
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  "squareMeterGuideLineRate": "126232.00",
  "squareFeetGuideLineRate": "11727.00"
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"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "84",
  "rate": "11077.00",
  "squareFeetGuideLineRate": "11077.00",
  "squareMeterGuideLineRate": "119227.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "undividedAreaOfLandAsPerSaleDeed": "Details not provided",
  "floorSpaceIndex": "Details not provided",
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"label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open car parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2008",
    "fullDate": "1/1/2008"
  },
  "planningArea": {
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    "label": "Residential"
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"value": "rcc",
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"buildingSpecification": {
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"structuralSafety": {
"value": "Good",
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},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"maintenanceOfTheBuilding": {
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "525.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1722860432282_Image.png",
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    "routeLng": "72.839813",
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    "routeDistance": "900 Mts.",
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  }
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  "finallatLng": false
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    "name": "e6aehf",
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  }
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    "depreciatedCostOfConstruction": "353472.00",
    "totalFairMarketValue": "9063528.00"
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  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
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"extraCollapsibleGatesQty": "0",
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"othersQty": "0",
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"bookValueDocument": null,
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"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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  "label": "Internal Painting",
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  "isHideFloor": false,
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "Work Completed (%)",
  "floorsCompleted": "",
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  "selectedBuildUpValue": "525.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"externalImg_1722860576971_WhatsApp_Image_20240805_at_32252_PM.jpeg",
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externalImg_1722860576971_WhatsApp_Image_20240805_at_32252_PM.jpeg",
      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
      "path": "cases/66a9f1d224c0566f86162343/
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      "orientation": "portrait"
    }
  ],
  {
    "status": false,
    "_id": "66b0c42f41e40f6121250e96",
    "name": "Living Room",
    "path": "cases/66a9f1d224c0566f86162343/
externalImg_1722860576986_WhatsApp_Image_20240805_at_32305_PM.jpeg",
    "orientation": "portrait"
  },
}
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  "name": "Living Room",
  "path": "cases/66a9f1d224c0566f86162343/
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/66a9f1d224c0566f86162343/
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  "orientation": "portrait"
},
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  "name": "Living Room",
  "path": "cases/66a9f1d224c0566f86162343/
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  "orientation": "portrait"
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  "status": false,
  "_id": "66b0c42f41e40f6121250e8b",
  "name": "Living Room",
  "path": "cases/66a9f1d224c0566f86162343/
externallmg_1722860576964_WhatsApp_Image_20240805_at_32250_PM.jpeg",
  "orientation": "portrait"
}
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "18353.00",
    "max": "27285.00"
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    "builtUpRateRange": {
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      "max": "22738.00"
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    "saleableRateRange": {
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      "max": "18948.00"
    }
  },
  "detailsOfValuation": {
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      "title": "Present value of the flat (incl. car parking, if provided)",
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      "estimatedValue": "0.00",
      "status": true,
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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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      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
    "superfineFinish": {
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      "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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"title": "Total",
"quantity": "",
"ratePerUnit": "",
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"status": true,
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "438.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66a9f1d224c0566f86162343",
"ownerName": "Mr. Asif Shaikh ",
"ownerPhoneNo": "8291369674",
"appAddress": "flat no - 1204, Wing B 2, 12 th floor, Divyam heights co-operative housing society Ltd, off Andheri village, near Gilbert hill, Andheri West, \n ",
"remark": "urgent basis \n\ncarpent area - 438 sq ft \n\nno OC ",
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"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": "in the name of July 2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Asif Shaikh ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Anand Santosh Gani, Mr. Ashok Santosh Gani and Mrs. Renuka Santosh Gani "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "305351",
    "path": "cases/66a9f1d224c0566f86162343/document_1722413521009_88331.pdf",
    "fileName": "document_1722413521009_88331.pdf"
  },
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "13/07/2015",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Harsh Construction",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Asif Shaikh",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    },
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  },
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  "displayStatus": true,
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  "path": "cases/66a9f1d224c0566f86162343/
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  "fileName": "document_1722857995613_Asif_Shaikh__Pbayer__Anand_gani.pdf"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/11/2014",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 4549 / WS/ AK "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "244321",
  "path": "cases/66a9f1d224c0566f86162343/
document_1722858306139_412743.pdf",
  "fileName": "document_1722858306139_412743.pdf"
}
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"caseNumber": "010269",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "188023",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jul 31 2024 13:42:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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{
  "name": "Mr. Asif Shaikh ",
  "phone": "8291369674",
  "ownershipShare": "",
  "email": "",
  "id": "953256"
},
"proposePurchasers": [
  {
    "name": "Mr. Anand Santosh Gani, Mr. Ashok Santosh Gani and Mrs. Renuka Santosh Gani",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "782720",
    "name": "Living Room",
    "length": "14.67",
    "length1": "14",
    "length2": "8",
    "width": "10.00",
    "width1": "10",
    "width2": "0",
    "totalArea": "146.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "146.67"
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Passage",
    "length": "2.83",
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"length2": "10",
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"images": [],
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"finalArea": "12.28"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "11.25",
  "width1": "11",
  "width2": "3",
  "totalArea": "111.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "111.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
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  "label": "Square Feet"
},
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"name": "Toilet",
"length": "4.17",
"length1": "4",
"length2": "2",
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"width1": "7",
"width2": "2",
"totalArea": "29.86",
"images": [],
"extraAreas": [],
"finalArea": "29.86"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "9.33",
  "length1": "9",
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  "width": "7.08",
  "width1": "7",
  "width2": "1",
  "totalArea": "66.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "66.11"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "3.33",
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"width1": "3",
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"finalArea": "17.78"
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "3.00",
  "width1": "3",
  "width2": "0",
  "totalArea": "10.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.50"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "659541",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "438",
    "squareMeterArea": "40.69",
    "docFinalBuiltUp": "525.6",
    "docFinalBuiltUpSquareMeter": "48.827999999999996",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "20",
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"docFinalSaleable": "630.72",
"docFinalSaleableSquareMeter": "58.593599999999995"
}
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"images": [],
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"carpetArea": {
"area": "425.00",
"squareMeterArea": "39.48",
"expectedRate": "18352.94",
"percentage": ""
},
"builtUpArea": {
"area": "510.00",
"squareMeterArea": "47.38",
"expectedRate": "15294.12",
"percentage": "20"
},
"saleableArea": {
"area": "612.00",
"squareMeterArea": "56.86",
"expectedRate": "12745.10",
"percentage": "20"
},
"printInReport": true,
"_id": "66b06feb99c9cc6113f803c0",
"property": "Flat",
"area": "425",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "7800000",
"expectedRate": "18352.94",
"builtUpExpectedRate": "15294.12",
"image": "cases/66a9f1d224c0566f86162343/
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"squareMeter": "39.48",
"id": "328171"
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"carpetArea": {
"area": "329.86",
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"squareMeterArea": "30.65",
"expectedRate": "27284.30",
"percentage": ""
},
"builtUpArea": {
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  "squareMeterArea": "36.77",
  "expectedRate": "22737.03",
  "percentage": "20"
},
"saleableArea": {
  "area": "475.00",
  "squareMeterArea": "44.13",
  "expectedRate": "18947.37",
  "percentage": "20"
},
"printlnReport": true,
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"property": "Flat",
"area": "475",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9000000",
"expectedRate": "18947.36842105263",
"builtUpExpectedRate": "22737.03",
"image": "cases/66a9f1d224c0566f86162343/
indicator_1722838808797_Image.png",
"squareMeter": "44.13",
"id": "655212"
},
{
  "carpetArea": {
    "area": "700.00",
    "squareMeterArea": "65.03",
    "expectedRate": "24142.86",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "840.00",
    "squareMeterArea": "78.04",
    "expectedRate": "20119.05",
    "percentage": "20"
  }
}
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},
"saleableArea": {
  "area": "1008.00",
  "squareMeterArea": "93.65",
  "expectedRate": "16765.87",
  "percentage": "20"
},
"printlnReport": true,
"_id": "66b06feb99c9cc6113f803c2",
"property": "Flat",
"area": "700",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
"expectedPrice": "16900000",
"expectedRate": "24142.86",
"builtUpExpectedRate": "20119.05",
"image": "cases/66a9f1d224c0566f86162343/
indicator_1722838874638_Image.png",
"squareMeter": "65.03",
"id": "349783"
}
],
"externallImages": [
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b0c42f41e40f6121250e88",
    "name":
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Mumbai Suburban , PIN - 400 058, State - Maharashtra, Country - India",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Anand Santosh Gani, Mr. Ashok Santosh Gani and
Mrs. Renuka Santosh Gani",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	14'8"	10'0"	146.67
Passage	2'10"	4'4"	12.28
Bedroom	9'11"	11'3"	111.56
Toilet	7'0"	4'0"	28.00
Toilet	4'2"	7'2"	29.86
Kitchen	9'4"	7'1"	66.11
Passage	5'4"	3'4"	17.78
Passage	3'6"	3'0"	10.50
Other Composition :			