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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
    "label": "Bank Loan",
    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b99c"
    },
    "firstName": "Manisha",
    "type": "CREDITOFFICER",
    "_id": "667e7ffaaf848d643f6b387d",
    "email": "manisha.deshmukh@cosmosbank.in",
    "lastName": "Deshmukh",
    "mobileNo": "",
    "workMobileNo": "8655333687"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "4645464",
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    "expectedFees": 2322.732,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "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": {
  "_id": "5fc6c33c74d12c494856b99c",
  "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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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "62723addafd7d55eddeddfe4",
  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
  "type": "EMPLOYEE",
  "_id": "627222afafd7d55eddeddd82",
  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
  "mobileNo": "9821518537",
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    "designation": "",
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  "value": "BANK"
},
"location": {
  "latitude": "19.017201578663144",
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  "coordinates": [
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    19.017201578663144
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  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-08-24",
      "remark": "contact - Amit "
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
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  "underConstruction": false
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  "label": false
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  "value": "Lower Parel Division",
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  "value": "Mumbai",
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  "value": "G North",
  "label": true
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  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
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"key": "street2",
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  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "1/1309, 1/1320",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "101",
  "label": false
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  "label": false
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  "value": "",
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Dadar (West)",
  "label": false
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"general": {
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  "whichTheLocalityIsServed": {
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    "taxies": {
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    "auto": {
      "title": "Auto"
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  },
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"privateCars": {
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},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "19.5",
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  "buildingServicesDepreciatedRate": "936",
  "depreciatedCostOfConstruction": "44764.00",
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"igrRate": {
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  "landRate": "110080",
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  "squareFeetGuideLineRate": "25814.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "23788.00",
  "squareFeetGuideLineRate": "23788.00",
  "squareMeterGuideLineRate": "256049.00"
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"outgoingDetail": {
  "monthlyRent": ""
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"siteMeasurement": {
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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"dateOfConstruction": {
  "fullDate": "1/1/2011",
  "date": "1",
  "month": "1",
  "year": "2011"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
"estimatedAge": "47",
"noOfLifts": "1"
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"finalPlinthArea": {
  "area": "0.00"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "",
    "routeLng": "",
    "stationName": "",
    "routeDistance": ""
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  "finalLatLng": {
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  "locationMapImg": []
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
},
"window": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "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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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "10362053.00",
  "selectedBuildUpValue": "435.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "3637.00",
    "max": "49500.00"
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    },
    "builtUpRateRange": {
      "min": "3031.00",
      "max": "41250.00"
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    "saleableRateRange": {
      "min": "0.00",
      "max": "0.00"
    }
  },
  "detailsOfValuation": {
    "presentValueOfFlat": {
      "title": "Present value of the flat (incl. car parking, if provided)",
      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": false
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    "wardrobes": {
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      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "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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    "superfineFinish": {
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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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "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": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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": "PARTIAL",
"isExternalReport": true,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "363.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66c6db1cda840b1214caf7ea",
"ownerName": "Sanjay Ramesh Gala ",
"ownerPhoneNo": "9821465954",
"appAddress": "Unit no 101, 1st floor, Atlantic plaza, Bhavani Shankar road, dadar
West ",
"remark": "contact - Amit ",
"documents": [
  {
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"documentType": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
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"inputs": {
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "a",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "a",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "0"
},
"isHardCopy": false,
"displayStatus": false,
"id": "289174",
"path": "cases/66c6db1cda840b1214caf7ea/
document_1724308178446_1724308176294_101_unitsanjay_Gala.pdf",
"fileName":
"document_1724308178446_1724308176294_101_unitsanjay_Gala.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "13/10/2005",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 1466 / GN / ML / AP "
  },
}
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"isHardCopy": false,
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document_1724664785382_94569.pdf",
"id": "979611",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Aug 26 2024 15:05:20 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "26/08/2011",
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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  },
  "No": "SRA / ENG / 1466 / GN / ML / AP"
},
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{
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    "label": "Previous Valuation Report"
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  "inputs": {
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  {
    "id": "310433",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 22 2024 12:00:52 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Sanjay Ramesh Gala ",
    "phone": "9821465954",
    "ownershipShare": "",
    "email": "",
    "id": "147289"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
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    "docMeasurementType": {
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "33.72",
    "totalAreaDocument": "363",
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    "percentage": "20"
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  "expectedRate": "3636.36",
  "builtUpExpectedRate": "3030.30",
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    "squareMeterArea": "0.00",
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  "id": "383544"
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  "path": "cases/66c6db1cda840b1214caf7ea/
externallmg_1724490628711_1724490621965_image_7.jpeg",
  "orientation": "portrait"
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  ],
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externallmg_1724490631006_1724490621965_image_15.jpeg",
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},
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  "path": "cases/66c6db1cda840b1214caf7ea/
externallmg_1724490631316_1724490621965_image_16.jpeg",
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},
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{
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "66c9a3380f117327db75a0d0",
    "name": "externalImg_1724490551320_1724490544640_image_1.jpeg",
    "path": "cases/66c6db1cda840b1214caf7ea/
externalImg_1724490551320_1724490544640_image_1.jpeg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
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processingDocuments/1724649318375_cosmos__calculation__Gala.xlsx",
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  "size": "158974",
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processingDocuments/1724649318425_Summary__Gala.xlsx",
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  "createdAt": "Mon Aug 26 2024 10:45:18 GMT+0530 (India Standard Time)",
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  "createdAt": "Mon Aug 26 2024 10:45:37 GMT+0530 (India Standard Time)",
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  "filename": "1724649333541_IMG_20240822_164139.jpg",
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  "filename": "1724649335557_IMG_20240822_164158.jpg",
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  "createdAt": "Mon Aug 26 2024 10:45:37 GMT+0530 (India Standard Time)",
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"size": "4268525",
"createdAt": "Mon Aug 26 2024 10:45:37 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
}
],
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    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
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"__v": 0,
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"fullAddress": "Residential Office No. 101, 1st Floor, Atlantic Plaza, Cosmos Atlantic
Plaza Premises Co-Op. Soc. Ltd., Plot No. 569 (Pt.), T. P. S. - IV Mahim Division, New/
Current Survey No. 1/1309, 1/1320, Bhavani Shankar Road , Garage Galli , Village -
Lower Parel Division, Dadar (West), Taluka - G North, Mumbai, 400 028, State -
Maharashtra, India",
"updatedBy": "627222afafd7d55eddeddd82",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Sanjay Ramesh Gala ",
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Other Composition :			