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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Lalita ",
    "type": "CREDITOFFICER",
    "_id": "65000e71a8e9b70221dfa1f3",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9820287285",
    "email": "Lalita@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "164546484",
    "discussWithPerson": "Lalita ",
    "expectedFees": 82273.242,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
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  "designation": "",
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  "firstName": "Binumon",
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  "lastName": "Moozhickal",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "longitude": "72.8873778295562"
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  "value": "Andheri",
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  "label": true
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  "key": "wing",
  "value": "L",
  "label": true
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  "label": true
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  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "label": "Cement Plastering + POP Finish"
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    "label": "Middle Class"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Ruby Isle Building",
    "east": "Road"
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  "asPerDocumentAgreement": {
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"west": "Passage"
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  "south": "Information not available",
  "west": "Information not available"
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    "status": true
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    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved building plan were not provided & not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
},
"compoundWall": "6'.0\'' High, R.C.C. column with B. B. masonry wall"
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"landAndBuildingDetails": {
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"igrRate": {
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  "rate": "96060",
  "landRate": "47870",
  "igrImage": "cases/66d1a3a30f117327db79829c/igr_1730107944799_Image.png",
  "squareMeterGuideLineRate": "100863.00",
  "squareFeetGuideLineRate": "9370.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "85",
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  "squareMeterGuideLineRate": "92914.00",
  "squareFeetGuideLineRate": "8632.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "N.A.",
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  "taxPaidHolderName": "",
  "taxAmount": "",
  "electricityServiceConnectionNo": ""
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"meterCardHolderName": "",
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"floorSpaceIndex": "Information not available",
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"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "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": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
  },
}
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"planningArea": {
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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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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Average",
  "label": "Average"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
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"label": "Good"
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"maintenanceIssues": {
  "value": "0",
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "10",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "19"
},
"finalPlinthArea": {
  "area": "246.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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"routeMapImg": "cases/66d1a3a30f117327db79829c/
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"routeLng": "72.886580",
"stationName": "Arey ",
"routeDistance": "4.2 Km",
"routeStation": {
  "value": "Metro_Station",
  "label": "Metro Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "d3kker",
    "name": "d3kker",
    "image": "cases/66d1a3a30f117327db79829c/
routeMap_1739622013130_Image.png"
  }
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},
"valuation": {
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    "depreciationPercentage": "24",
    "depreciatedCostOfConstruction": "147600.00",
    "totalFairMarketValue": "2209900.00"
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"electricityDepositsQty": "0",
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"outward": {
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
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    "label": "RCC Plinth",
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"isHideFloor": false,
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  "label": "Internal Brick Work",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "isHideFloor": false,
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"window": {
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
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"label": "External Painting",
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"label": "Electrification, Plumbing, Sanitary Installation",
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"label": "Lift Installation",
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"status": false
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"floorsCompleted": "",
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"status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "name":
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    "path": "cases/66d1a3a30f117327db79829c/
externallmg_1730090440508_WhatsApp_Image_20241028_at_100356.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "13847.00"
  },
  "builtUpRateRange": {
    "min": "9223.00",
    "max": "11539.00"
  },
  "saleableRateRange": {
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    "max": "9616.00"
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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"extraCollapsibleGates": {
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
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"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
"title": "Total",
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"ratePerUnit": "",
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"status": true,
"isEditable": false
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factorFavoringValue": {
"additionValueDetails": [],
"lessValueDetails": []
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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",
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leadType": {
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d1a3a30f117327db79829c",
"ownerName": "M/s. Bright Outdoor Media Pvt. Ltd.",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no - 1002 A, 10th floor, L Bldg, garden view apartment, L- Bldg,
Aarey milk colony, Goregaon East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
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    "inputs": {
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      "amount": "Rs. 7,42,188/-",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "M/s. Royal Palms (India) Pvt. Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "M/s. Bright Outdoor Media Pvt. Ltd. ",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "1284/2009"
    }
  },
  "isHardCopy": false,
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    "displayStatus": true,
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document_1739621093061_Agreement__Bright_Outdoor_Media_Pvt_Ltd.pdf",
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    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Sat Feb 15 2025 12:04:55 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "21/09/2006",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "CHE / 9196 / BP (WS) / AP / "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1739621179173_Commencement_Certificate.pdf",
    "path": "cases/66d1a3a30f117327db79829c/
document_1739621179173_Commencement_Certificate.pdf",
    "id": "545900",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Sat Feb 15 2025 12:06:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "010949",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "474485",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Aug 30 2024 16:19:07 GMT+0530 (India Standard Time)"
  }
],
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"owners": [  
  {  
    "name": "M/s. Bright Outdoor Media Pvt. Ltd.",  
    "phone": "0000000000",  
    "ownershipShare": "",  
    "email": "",  
    "id": "717711"  
  }  
],  
"proposePurchasers": [],  
"siteInspection": [],  
"composition": [  
  {  
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      "value": "Square_Feet",  
      "label": "Square Feet"  
    },  
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    "name": "Living Room",  
    "length": "13.42",  
    "length1": "13",  
    "length2": "5",  
    "width": "9.67",  
    "width1": "9",  
    "width2": "8",  
    "totalArea": "129.69",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "129.69"  
  },  
  {  
    "measurementType": {  
      "value": "Square_Feet",  
      "label": "Square Feet"  
    },  
    "id": "1",  
    "name": "Kitchen",  
    "length": "5.67",  
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    "length2": "8",  
    "width": "4.83",  
    "width1": "4",  
    "width2": "10",  
    "totalArea": "27.39",  
    "images": [],  
    "extraAreas": [],  
  }  
]
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"finalArea": "27.39"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "5.42",
  "width1": "5",
  "width2": "5",
  "totalArea": "39.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.72"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Any Other Document",
      "value": "60ae124aaa6d152c1801b2f7"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "19.05",
    "totalAreaDocument": "205",
    "docBuiltpupPercentage": "20",
    "docFinalBuiltpup": "246.00",
    "docFinalBuiltpupSquareMeter": "22.85",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "843707"
  }
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"images": [],
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"indicatorArr": [
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      "squareMeterArea": "60.39",
      "expectedRate": "13846.15",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "72.46",
      "expectedRate": "11538.46",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "936.00",
      "squareMeterArea": "86.96",
      "expectedRate": "9615.38",
      "percentage": "20"
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    "saleablePercentage": "20",
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    "areaType": "Carpet",
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    "expectedPrice": "9000000",
    "expectedRate": "13846.15",
    "builtUpExpectedRate": "11538.46",
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    "squareMeter": "60.39",
    "id": "742986"
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      "squareMeterArea": "69.68",
      "expectedRate": "11066.67",
      "percentage": ""
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```

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"area": "900.00",
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"expectedRate": "9222.22",
"percentage": "20"
},
"saleableArea": {
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  "squareMeterArea": "100.34",
  "expectedRate": "7685.19",
  "percentage": "20"
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"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "8300000",
"expectedRate": "11066.67",
"builtUpExpectedRate": "9222.22",
"image": "cases/66d1a3a30f117327db79829c/
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"squareMeter": "69.68",
"id": "302687"
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    "area": "392.88",
    "squareMeterArea": "36.50",
    "expectedRate": "11453.88",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "43.8",
    "expectedRate": "9544.82",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "565.75",
    "squareMeterArea": "52.56",
    "expectedRate": "7954.04",
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  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "4500000",
  "expectedRate": "11453.88",
  "builtUpExpectedRate": "4500000",
  "image": "cases/66d1a3a30f117327db79829c/
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  "squareMeter": "43.8",
  "id": "420295"
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{
  "carpetArea": {
    "area": "370.93",
    "squareMeterArea": "34.46",
    "expectedRate": "11862.08",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "41.35",
    "expectedRate": "9884.97",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "534.14",
    "squareMeterArea": "49.62",
    "expectedRate": "8237.54",
    "percentage": "20"
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  "printlnReport": true,
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  "property": "Flat",
  "area": "370.93",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"builtUpExpectedRate": "9884.97",
"image": "cases/66d1a3a30f117327db79829c/
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"squareMeter": "34.46",
"id": "880044"
}
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"externalImages": [
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"status": false,
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"path": "cases/66d1a3a30f117327db79829c/
externalImg_1730090428019_WhatsApp_Image_20241028_at_100350_1.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
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"name":
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externalImg_1730090428027_WhatsApp_Image_20241028_at_100350.jpeg",
"orientation": "landscape"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "671f15bc1a3e43c859d44216",
"name":
"externalImg_1730090428073_WhatsApp_Image_20241028_at_100351.jpeg",
"path": "cases/66d1a3a30f117327db79829c/
externalImg_1730090428073_WhatsApp_Image_20241028_at_100351.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
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    "path": "cases/66d1a3a30f117327db79829c/
externallmg_1730090428125_WhatsApp_Image_20241028_at_100352_1.jpeg",
    "orientation": "portrait"
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(East), Taluka - Andheri, District - Mumbai City & Mumbai Suburban, Mumbai, 400 065,
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'5"	9'8"	129.69
Kitchen	5'8"	4'10"	27.39
Toilet	7'4"	5'5"	39.72
Other Composition :			