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{
  "typeOfReport": {
    "value": "Shop",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Housing Loan"
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    },
    "firstName": "Kiran",
    "type": "CREDITOFFICER",
    "_id": "66d034a3c884d11233541d7d",
    "email": "Colaba@cosmosbank.in",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9022145406"
  },
  "fees": {
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  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "email": "Colaba@cosmosbank.in",
  "ledgerName": "",
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  "address": "8, SHree Sadan ,Lala Nigam Road, Coloba Mumbai 400005"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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"zone": {
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  "zoneName": "Mumbai & Aurangabad Zone"
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"role": "FRONTDESK",
"firstName": "Priyanka",
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"shortName": "PCP",
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},
"siteEngineer": {
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"role": "FRONTDESK",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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"maker": {
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"mobileNo": "9821518537",
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "longitude": "72.82848548142623"
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  {
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    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "country",
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  "value": "",
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  "value": "Mumbai",
  "label": true
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  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Nauroji Road",
  "label": false
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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},
"flatSpecifications": {
  "roof": {
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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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  "doors": {
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    "label": "MS Rolling Shutter"
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    "label": "Concealed Electrical Wiring"
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    "label": "Cement Plastering + POP Finish"
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  "label": "MHADA"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Road / Paras Bhavan ",
  "south": "2nd Koli Lane",
  "east": "Road / Chandrabhaga Kute Chawl"
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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": "Shop No. 23",
    "south": "Entrance 22-A",
    "west": "Shop No. 22"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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  "status": true
},
"privateCars": {
  "title": "Private Cars",
  "status": true
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"extraDetailOfProperty": "",
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not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "45",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "58740",
  "depreciatedBuildingRate": "1540"
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  "rate": "724760",
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"squareFeetGuideLineRate": "67332.00"
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"igrFinalRate": {
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  "depreciationPercentage": "70",
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  "squareFeetGuideLineRate": "54598.00",
  "squareMeterGuideLineRate": "587687.00"
},
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    "label": "Commercial use"
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per Local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"label": "R. C. C. Slab"
},
"partitions": {
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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"
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"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1994",
  "fullDate": "1/1/1994"
},
"planningArea": {
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  "label": "Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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"value": "Information_Not_Available",
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"structuralSafety": {
"value": "Normal",
"label": "Normal"
},
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"protAgainstNatDis": {
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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},
"walls": {
"value": "1",
"label": "Yes"
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"label": "Good"
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"maintenanceOfTheBuilding": {
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"label": "Normal"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Information_not_available",
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "30",
"ageOfBuilding": "30",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "20"
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"finalPlinthArea": {
  "area": "49.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66d6b84d00f75047be605a42/
routeMap_1725528431053_Image.png",
    "routeLat": "18.916401",
    "routeLng": "72.828460",
    "stationName": "Churchgate",
    "routeDistance": "2.6 Km",
    "routeStation": {
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      "label": "Railway Station"
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    "image": "cases/66d6b84d00f75047be605a42/
routeMap_1725528116191_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "45",
    "depreciatedCostOfConstruction": "61740.00",
    "totalFairMarketValue": "2398260.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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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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    "status": false
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    "isHideFloor": false,
    "status": false
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  "label": "External Brick Work",
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "percentage": "0.00",
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  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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"reportImages": {
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externallmg_1725357974263_WhatsApp_Image_20240903_at_33000_PM_1.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/66d6b84d00f75047be605a42/
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      "orientation": "portrait"
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      "status": false,
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externallmg_1725357974752_WhatsApp_Image_20240903_at_33005_PM_3.jpeg",
      "orientation": "portrait"
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      "name":
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      "path": "cases/66d6b84d00f75047be605a42/
externallmg_1725357974773_WhatsApp_Image_20240903_at_33005_PM.jpeg",
      "orientation": "portrait"
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}
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  "orientation": "portrait"
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  "_id": "66d6df96433b95fe09e266a3",
  "name":
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  "path": "cases/66d6b84d00f75047be605a42/
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  "orientation": "portrait"
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  "status": false,
  "_id": "66d6df96433b95fe09e2669e",
  "name":
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  "path": "cases/66d6b84d00f75047be605a42/
externallmg_1725357974478_WhatsApp_Image_20240903_at_33003_PM_1.jpeg",
  "orientation": "portrait"
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  "name":
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  "path": "cases/66d6b84d00f75047be605a42/
externallmg_1725357974678_WhatsApp_Image_20240903_at_33005_PM_1.jpeg",
  "orientation": "landscape"
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  "status": false,
  "_id": "66d6df96433b95fe09e2669f",
  "name":
"externallmg_1725357974508_WhatsApp_Image_20240903_at_33003_PM_2.jpeg",
  "path": "cases/66d6b84d00f75047be605a42/
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "name":
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    "path": "cases/66d6b84d00f75047be605a42/
externallmg_1725357974263_WhatsApp_Image_20240903_at_33000_PM_1.jpeg",
    "orientation": "portrait"
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    "path": "cases/66d6b84d00f75047be605a42/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "min": "47142.00",
    "max": "73334.00"
  },
  "builtUpRateRange": {
    "min": "39286.00",
    "max": "61112.00"
  },
  "saleableRateRange": {
    "min": "32739.00",
    "max": "50926.00"
  }
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"presentValueOfFlat": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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"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",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "41.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d6b84d00f75047be605a42",
"ownerName": "Shri. Satish Shantaram Kargutkar",
"ownerPhoneNo": "9833933990",
"fullAddress": "Commercial Shop No. 22 A, Ground Floor, Vijaydeep Co.-Op. Hsg. Soc.
Ltd., Nauroji Road, Municipality Ward No. A, District - Mumbai, Culaba, PIN Code - 400
005, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
  },
  "inputs": {
    "documentDate": "18/12/2008",
    "from": {
      "value": "Vendor",
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    "label": "Vendor"
  },
  "Vendor": "Smt. Vidya Bharat Singh",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Satish Shantaram Kargutkar",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "N.A."
},
"isHardCopy": false,
"displayStatus": true,
"id": "547604",
"path": "cases/66d6b84d00f75047be605a42/
document_1725347912217_82071.pdf",
"fileName": "document_1725347912217_82071.pdf"
},
{
  "documentType": {
    "value": "60ae125caa6d152c1801b34c",
    "label": "MHADA Letter"
  },
  "inputs": {
    "documentDate": "18/09/2010",
    "remark": " issued by Mumbai Building Repairs & Reconstruction Board
(MBRRB).",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "D&P / UMA / S.K./913 / 10"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "105226",
  "path": "cases/66d6b84d00f75047be605a42/
document_1725526044917_121847.pdf",
  "fileName": "document_1725526044917_121847.pdf"
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{
  "documentType": {
    "value": "60af71b42ffdf65bcd65862a",
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    "label": "Intimation Letter"
  },
  "inputs": {
    "documentDate": "16/10/2000",
    "remark": " issued by Mumbai Building Repairs & Reconstruction Board "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "361163",
  "path": "cases/66d6b84d00f75047be605a42/
document_1725526701900_101360.pdf",
  "fileName": "document_1725526701900_101360.pdf"
},
{
  "documentType": {
    "value": "60ae1255aa6d152c1801b329",
    "label": "Possession Receipt"
  },
  "inputs": {
    "documentDate": "24/11/2000",
    "remark": "issued by Mumbai Building Repairs & Reconstruction Board (MBRRB)."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "863338",
  "path": "cases/66d6b84d00f75047be605a42/
document_1725526870525_68656.pdf",
  "fileName": "document_1725526870525_68656.pdf"
},
{
  "documentType": {
    "value": "60ae1296aa6d152c1801b457",
    "label": "Letter"
  },
  "inputs": {
    "documentDate": "06/09/2000",
    "remark": "issued by Mumbai Building Repairs & Reconstruction Board (MBRRB)."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "875943",
  "path": "cases/66d6b84d00f75047be605a42/
document_1725527070097_109575.pdf",
  "fileName": "document_1725527070097_109575.pdf"
}
],
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"caseNumber": "011014",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "626101",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 03 2024 12:48:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Satish Shantaram Kargutkar",
    "phone": "9833933990",
    "ownershipShare": "",
    "email": "",
    "id": "988151"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Shop",
    "length": "41.00",
    "length1": "41",
    "length2": "0",
    "width": "1.00",
    "width1": "1",
    "width2": "0",
    "totalArea": "41.00",
    "images": [],
    "finalArea": "41.00",
    "extraAreas": []
  }
],
"otherComposition": [],
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "3.81",
    "totalAreaDocument": "41",
    "docBultupPercentage": "20",
    "docFinalBultUp": "49.20",
    "docFinalBultUpSquareMeter": "4.57",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "572363"
  }
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"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "75.00",
      "squareMeterArea": "6.97",
      "expectedRate": "73333.33",
      "percentage": ""
    },
    "bultUpArea": {
      "area": "90.00",
      "squareMeterArea": "8.36",
      "expectedRate": "61111.11",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "108.00",
      "squareMeterArea": "10.03",
      "expectedRate": "50925.93",
      "percentage": "20"
    },
    "printInReport": true,
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"property": "Shop",
"area": "90",
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"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5500000",
"expectedRate": "73333.33",
"builtUpExpectedRate": "5500000",
"image": "cases/66d6b84d00f75047be605a42/
indicator_1725519947606_Image.png",
"squareMeter": "8.36",
"id": "635527"
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{
"carpetArea": {
"area": "100.00",
"squareMeterArea": "9.29",
"expectedRate": "50000.00",
"percentage": ""
},
"builtUpArea": {
"area": "120.00",
"squareMeterArea": "11.15",
"expectedRate": "41666.67",
"percentage": "20"
},
"saleableArea": {
"area": "144.00",
"squareMeterArea": "13.38",
"expectedRate": "34722.22",
"percentage": "20"
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"printlnReport": true,
"_id": "66d95b92807b2347dd5bc71a",
"property": "Shop",
"area": "100",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "5000000",
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    "expectedRate": "50000.00",
    "builtUpExpectedRate": "41666.67",
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    "squareMeter": "9.29",
    "id": "569982"
  },
  {
    "carpetArea": {
      "area": "116.67",
      "squareMeterArea": "10.84",
      "expectedRate": "47141.51",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "140.00",
      "squareMeterArea": "13.01",
      "expectedRate": "39285.71",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "168.00",
      "squareMeterArea": "15.61",
      "expectedRate": "32738.10",
      "percentage": "20"
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    "printlnReport": true,
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    "saleablePercentage": "20",
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    "areaType": "Built_Up",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "5500000",
    "expectedRate": "47141.51",
    "builtUpExpectedRate": "5500000",
    "image": "cases/66d6b84d00f75047be605a42/
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    "squareMeter": "13.01",
    "id": "279153"
  },
  {
    "carpetArea": {
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    "area": "129.88",
    "squareMeterArea": "12.07",
    "expectedRate": "56975.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "155.86",
    "squareMeterArea": "14.48",
    "expectedRate": "47478.51",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "187.03",
    "squareMeterArea": "17.38",
    "expectedRate": "39565.85",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "66d95b92807b2347dd5bc71c",
  "property": "Shop",
  "area": "155.86",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "7400000",
  "expectedRate": "56975.67",
  "builtUpExpectedRate": "7400000",
  "image": "cases/66d6b84d00f75047be605a42/
indicator_1725520334149_Image.png",
  "squareMeter": "14.48",
  "id": "903433"
}
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"externallImages": [
  {
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    "status": false,
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    "name":
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Name	Length	Width	Total
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Shop	41'0"	1'0"	41.00
Other			
Composition :			