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{
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    "firstName": "Sandip",
    "type": "CREDITOFFICER",
    "_id": "665af4ab0ebf377aea04334e",
    "lastName": "Thakur",
    "mobileNo": "",
    "workMobileNo": "9920855456",
    "email": "sandeep.tahkur@cosmosbank.in"
  },
  "fees": {
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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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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b94e",
  "branchCode": "000009",
  "type": "BRANCH",
  "name": "Santacruz (East) Branch",
  "email": "vidyadhar.rangnekar@cosmosbank.in",
  "mobileNo": "02226126971",
  "alternateMobileNo": "",
  "address": "Ground Floor, Uday Darshan Buidling, Jawaharlal Nehru Road, Golibar,
Santacruz (East), Mumbai - 400055, State -\r\n\r\nMaharashtra, Country - India ",
  "ledgerName": "COSMOS BANK- SANTACRUZ (EAST)",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
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  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
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  "lastName": "Kuperkar",
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"lastName": "Acharya",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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    {
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  "key": "newSurveyNumber",
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"value": "",
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  "label": false
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Marble Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Jivdani Vandan Building",
    "east": "'A' Wing of Mohak Chamber CHSL"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "east": "Staircase",
      "south": "Marginal Space",
      "west": "Flat No. 202"
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    "asPerDocument": {
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      "east": "Information not available",
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    "south": "Information not available",
    "west": "Information not available"
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    "status": true
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    "status": true
  },
  "privateCars": {
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    "status": true
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"extraDetailOfProperty": "(i.e. 1 BHK Flat)",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Superior White"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"depreciatedCostOfConstruction": "6450",
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  "squareMeterGuideLineRate": "51840.00",
  "squareFeetGuideLineRate": "4816.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "72",
  "rate": "3772.00",
  "squareMeterGuideLineRate": "40601.00",
  "squareFeetGuideLineRate": "3772.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
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  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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    "anyFavouringForExtraPotentialValue": "Located in developed area",
    "negativeFactorsOfAffectMarketValue": "No"
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  "siteMeasurement": {
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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 Space",
    "constructionWorkStatus": {
      "value": "Completed",
      "label": "Completed"
    },
    "asthetikLook": {
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      "label": "Plain Looking"
    },
    "dateOfConstruction": {
      "date": "1",
      "month": "1",
      "year": "1996",
      "fullDate": "1/1/1996"
    },
    "planningArea": {
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      "label": "Residential"
    },
    "typeOfStructure": {
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      "label": "R.C.C. Framed Structure"
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    "typeOfFoundation": {
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Good"
},
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  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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},
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
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  "label": "Information not available"
},
"groundStilt": {
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},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "32",
"ageOfBuilding": "28",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1725607138326_Image.png",
    "routeLat": "19.449243",
    "routeLng": "72.817542",
    "stationName": "Virar",
    "routeDistance": "700m",
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      "label": "Railway Station"
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},
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  "type": "Point"
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    "id": "chiomv",
    "name": "chiomv",
    "image": "cases/66d96f61807b2347dd5bdae7/
routeMap_1725606986146_Image.png"
  }
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    "depreciatedCostOfConstruction": "473340.00",
    "totalFairMarketValue": "3201660.00"
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "status": false
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  "internalBrickWork": {
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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    "status": true
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  "selectedBuildUpValue": "490.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
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      "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257501_externa
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    }
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mage_20240905_at_141949_2.jpeg",
      "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257519_externa
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      "orientation": "portrait"
    }
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      "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257486_externa
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      "name": "externallmg_1725606257496_externallmg_1725530696290_WhatsApp_I
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"societyNameBoardImage": [],
"compositionImages": [
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    "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257477_externa
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257522_externa
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257518_externa
llmg_1725530709663_WhatsApp_Image_20240905_at_141948_2.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "66daa97215784548070ea36c",
    "name": "Living Room",
    "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257517_externa
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  "name": "Living Room",
  "path": "cases/66d96f61807b2347dd5bdae7/externallmg_1725606257483_externa
limg_1725530696283_WhatsApp_Image_20240905_at_141951_2.jpeg",
  "orientation": "portrait"
}
]
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "7991.00"
  },
  "builtUpRateRange": {
    "min": "5715.00",
    "max": "6660.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
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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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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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": {
  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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
},
"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "490.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d96f61807b2347dd5bdae7",
"ownerName": "Saraswat Co-operative Bank Ltd.",
"ownerPhoneNo": "9226158401",
"appAddress": "Flat no - D/201, 2nd floor, Mohak chamers co operative housing
society Ltd, Virar East, Palghar ",
"remark": "p.bayer case ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "02/07/2015",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Subodh Shankar Kelaskar",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Sameer Suresh Shirodkar",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "4714/2015"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "519455",
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document_1725525702857_1725525701476_Ashwini__CB_Santacruz.pdf",
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"fileName":
"document_1725525702857_1725525701476_Ashwini__CB_Santacruz.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "23/12/1996",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CIDCO/VVSR/BP-835/E/9287"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "250856",
  "path": "cases/66d96f61807b2347dd5bdae7/document_1725608675392_OC.pdf",
  "fileName": "document_1725608675392_OC.pdf"
},
{
  "documentType": {
    "value": "60ae126baa6d152c1801b391",
    "label": "Development Permission"
  },
  "inputs": {
    "documentDate": "18/05/1994",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " CIDCO/VVSR/BP-836/I/31415"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "336430",
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"path": "cases/66d96f61807b2347dd5bdae7/
document_1725608853501_Development_Permission.pdf",
"fileName": "document_1725608853501_Development_Permission.pdf"
},
{
"documentType": {
"value": "60ae12a8aa6d152c1801b4a7",
"label": "Title Search Report"
},
"inputs": {
"documentDate": "03/09/2024",
"remark": " Ref. No. 804/SGM/2024 in the name of Proposed Purchaser /
Buyer(s) : Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar and
Name of the Owner : Mr. Sameer Suresh Shirodkar legal heirs Mr. Sachin Suresh
Shirodkar issued by S.G.M. & Associates, Advocate High Court"
},
"isHardCopy": false,
"displayStatus": true,
"id": "631845",
"path": "cases/66d96f61807b2347dd5bdae7/document_1725609143843_TIR.pdf",
"fileName": "document_1725609143843_TIR.pdf"
},
{
"documentType": {
"value": "60ae1266aa6d152c1801b37d",
"label": "Sale Certificate "
},
"inputs": {
"from": {
"value": "Seller",
"label": "Seller"
},
"to": {
"value": "Purchasers",
"label": "Purchasers"
},
"Purchasers": "Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh
Mahaddalkar "
},
"isHardCopy": false,
"displayStatus": true,
"id": "153419",
"path": "cases/66d96f61807b2347dd5bdae7/
document_1725609479584_Sale_Certificate.pdf",
"fileName": "document_1725609479584_Sale_Certificate.pdf"
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}
],
"caseNumber": "011067",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "597085",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 05 2024 14:14:17 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Saraswat Co-operative Bank Ltd.",
    "phone": "9226158401",
    "ownershipShare": "",
    "email": "",
    "id": "198151"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "623605",
    "name": "Living Room",
    "length": "16.92",
    "length1": "16",
    "length2": "11",
    "width": "8.67",
    "width1": "8",
    "width2": "8",
    "totalArea": "146.61",
    "images": [],
    "extraAreas": [],
    "finalArea": "146.61"
  },
]
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "22.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "58.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "58.94"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
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"width": "9.00",
"width1": "9",
"width2": "00",
"totalArea": "102.75",
"images": [],
"extraAreas": [],
"finalArea": "102.75"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "19.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.86"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "11.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.10"
},
{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "2.92",
  "length1": "2",
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  "width1": "1",
  "width2": "8",
  "totalArea": "4.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.86"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "864943",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "490",
    "squareMeterArea": "45.52",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "454.17",
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"squareMeterArea": "42.19",
"expectedRate": "7486.18",
"percentage": ""
},
"builtUpArea": {
  "area": "545.00",
  "squareMeterArea": "50.63",
  "expectedRate": "6238.53",
  "percentage": "20"
},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "66da970c15784548070e7ff2",
"property": "Mohak City, Virar East",
"area": "545",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "Middle",
"source": "https://www.99acres.com/",
"expectedPrice": "3400000",
"expectedRate": "7486.18",
"builtUpExpectedRate": "3400000",
"image": "cases/66d96f61807b2347dd5bdae7/
indicator_1725601051682_Image.png",
"squareMeter": "50.63",
"id": "784032"
},
{
  "carpetArea": {
    "area": "408.33",
    "squareMeterArea": "37.94",
    "expectedRate": "7347.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "490.00",
    "squareMeterArea": "45.52",
    "expectedRate": "6122.45",
    "percentage": "20"
  }
}
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},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": "0"
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"printlnReport": true,
"_id": "66da970c15784548070e7ff3",
"property": "Mohak Chambers, Virar East",
"area": "490",
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  "uploadedBy": "60f91b6f344e052188ffd1fc"
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  "__v": 0,
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    "label": "Retail"
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  "updatedAt": "60f915d3f3dd69653a592199",
  "addressForMap": "",
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  "email": "",
  "isExternal": "false",
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  "proposePurchaserName": "Mrs. Ashwini Mahesh Mahaddalkar & Mr. Mahesh Suresh Mahaddalkar",
```

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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Bank Staff",
"siteVisitContactNo": "7977110196",
"buildingServicesRate": "2300",
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"flatRate": "7500",
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+ WC",
"carpetTotal": "366.56",
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"builtupPercentage": "20",
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"finalSalableArea": "439.87",
"salablePercentage": "0",
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"siteMeasurementRemark": "",
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"siteVisitDate": "2024-09-05",
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    "leaseDate": ""
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```

Name	Length	Width	Total
Composition :			
Living Room	16'11"	8'8"	146.61
Passage	8'5"	2'8"	22.44
Kitchen	5'9"	10'3"	58.94
Bedroom	11'5"	9'00"	102.75
Bathroom	5'5"	3'8"	19.86
WC	3'11"	2'10"	11.10
Passage	2'11"	1'8"	4.86
Other Composition :			