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    "RVDSValues": true,
    "proportionateValue": false
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    },
    "firstName": "Pooja",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418ed",
    "email": "Pooja@cosmosbank.in",
    "mobileNo": "9870363651",
    "workMobileNo": "9870363651",
    "lastName": "Madam"
  },
  "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",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Vile Parle (East) Branch",
  "email": "vileparle@cosmosbank.in",
  "mobileNo": "912226191096",
  "alternateMobileNo": "",
  "address": "Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile
Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "role": "SITEENGINEER",
  "firstName": "Saiprasad",
  "email": "saiprasadpatil1010@gmail.com",
  "lastName": "Patil",
  "mobileNo": "8830049996",
  "designation": "Valuation Engineer",
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  "email": "v.sarmalkar@vastukala.org",
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  "mobileNo": "9004437379",
  "shortName": "VS",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Shree Datta Mandir ",
    "south": "Slum Area ",
    "east": "RBL Bank"
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    "south": "Details not available ",
    "east": "Details not available "
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      "east": "Flat No. 406",
      "south": "Passage ",
      "west": "Flat No. 404"
    },
    "asPerDocument": {
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  }
}
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      "status": true
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      "status": true
    },
    "privateCars": {
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      "status": true
    }
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  "extraDetailOfProperty": "",
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itself is an issuing authority.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Ordinary"
  },
  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "All the above areas are 4% of the Agreement for Sale Area. The above
calculations and detail measurements taken by us prove that the Agreement for Sale
are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale
area.",
  "depreciationPercentage": "46.50000000000001",
  "depreciationRatioOfBuilding": "",

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"salvageValue": "10",
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  "rate": "137980",
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  "igrImage": "cases/66dfd91d3389c50dfa6b92fc/igr_1726228988170_Image.png",
  "squareMeterGuideLineRate": "110384.00",
  "squareFeetGuideLineRate": "10255.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "69",
  "rate": "8653.00",
  "squareFeetGuideLineRate": "8653.00",
  "squareMeterGuideLineRate": "93141.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Mr. Shridhar Govind Mahadik",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1993",
    "fullDate": "1/1/1993"
  },
  "planningArea": {
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    "label": "Residential"
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  "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"
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"buildingSpecification": {
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},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"value": "Normal",
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"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenancelssues": {
"value": "1",
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "29",
"ageOfBuilding": "31",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "324.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1726294762550_Image.png",
    "routeLat": "18.997806",
    "routeLng": "72.851167",
    "stationName": "Sewri ",
    "routeDistance": "550 Mtrs. ",
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  }
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  "finallatLng": false
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    "id": "7w4szk",
    "name": "7w4szk",
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    "depreciatedCostOfConstruction": "421848.00",
    "totalFairMarketValue": "9163152.00"
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  "wardrobesQty": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
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"totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0"
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"outward": {
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  "date": "Sat Sep 14 2024 12:45:55 GMT+0530 (India Standard Time)",
  "number": "2308173",
  "dayCount": "6",
  "monthCount": "179",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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},
"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "status": false
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  "status": false
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externallmg_1725952175526_1725952097234_image_7.jpeg",
      "orientation": "landscape"
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "39130.00"
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  "builtUpRateRange": {
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  }
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},
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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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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
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"isAdvanceInvoice": false,
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik",
"ownerPhoneNo": "0000000000",
"appAddress": "flat no - 405, 4th floor, B wing, bldg name - Sewree ashirwad co
operative housing society Ltd, A.D marg, Sewree, Mumbai ",
"remark": "",
"documents": [
  {
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"label": "Sale Deed"
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"inputs": {
  "documentDate": "30/05/2018",
  "from": {
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    "label": "Vendor"
  },
  "Vendor": "Mr. Amritlal Panalal Soni ",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "6775 / 2018"
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"isHardCopy": false,
"displayStatus": true,
"id": "669510",
"path": "cases/66dfd91d3389c50dfa6b92fc/document_1725946086486_1725946079314_Shrikant_Mahadik_Sheweri_Documents.pdf",
"fileName": "document_1725946086486_1725946079314_Shrikant_Mahadik_Sheweri_Documents.pdf"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "519-173-096*1 dated 21.08.2024 in the name of Mr. Shridhar Govind Mahadik"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "654110",
  "path": "cases/66dfd91d3389c50dfa6b92fc/document_1726293293942_538512.pdf",
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    "fileName": "document_1726293293942_538512.pdf"
  }
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"caseHistory": [
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    "id": "334240",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 10 2024 10:59:01 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shridhar Govind Mahadik & Mrs. Suvidha Shridhar Mahadik",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "570911"
  }
],
"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
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    "id": "481354",
    "name": "Living Room",
    "length": "10.00",
    "length1": "10",
    "length2": "00",
    "width": "9.42",
    "width1": "9",
    "width2": "5",
    "totalArea": "94.17",
    "images": [],
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  },
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    "label": "Square Feet"
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  "id": "1",
  "name": "Passage",
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  "length1": "6",
  "length2": "8",
  "width": "1.42",
  "width1": "1",
  "width2": "5",
  "totalArea": "9.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.44"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "48.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.33"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Kitchen",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "6.75",
  "width1": "6",
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"totalArea": "56.81",
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    "label": "Square Feet"
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  "name": "WC",
  "length": "2.92",
  "length1": "2",
  "length2": "11",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "9.97",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.97"
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
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  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"name": "Passage",
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"length2": "3",
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"width1": "3",
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"images": [],
"extraAreas": [],
"finalArea": "10.29"
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"otherComposition": [
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "1.83",
  "length1": "1",
  "length2": "10",
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  "width1": "7",
  "width2": "9",
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  "percentage": "100"
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"externalReport": [],
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"typeOfDocument": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "25.08",
"totalAreaDocument": "270",
"docBuiltpUpPercentage": "20",
"docFinalBuiltpUp": "324.00",
"docFinalBuiltpUpSquareMeter": "30.10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "513440"
}
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"images": [],
"indicatorArr": [
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      "area": "180.00",
      "squareMeterArea": "16.72",
      "expectedRate": "33333.33",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "216.00",
      "squareMeterArea": "20.07",
      "expectedRate": "27777.78",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "printlnReport": true,
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    "property": "Flat",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "6000000",
"expectedRate": "33333.33",
"builtUpExpectedRate": "6000000",
"image": "cases/66dfd91d3389c50dfa6b92fc/indicator_1726228824532_Image.png",
"squareMeter": "20.07",
"id": "733929"
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{
  "carpetArea": {
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    "squareMeterArea": "17.81",
    "expectedRate": "39129.75",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "21.37",
    "expectedRate": "32608.70",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
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  "property": "Flat",
  "area": "230",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "7500000",
  "expectedRate": "39129.75",
  "builtUpExpectedRate": "7500000",
  "image": "cases/66dfd91d3389c50dfa6b92fc/indicator_1726228855635_Image.png",
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"id": "849724"
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{
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    "expectedRate": "36000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "270.00",
    "squareMeterArea": "25.08",
    "expectedRate": "30000.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66e42a87eff259c8fe6efff5",
  "property": "Flat",
  "area": "225",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "8100000",
  "expectedRate": "36000.00",
  "builtUpExpectedRate": "30000.00",
  "image": "cases/66dfd91d3389c50dfa6b92fc/indicator_1726228884401_Image.png",
  "squareMeter": "20.90",
  "id": "508769"
}
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"externallImages": [
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  "path": "cases/66dfd91d3389c50dfa6b92fc/
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  "orientation": "landscape"
},
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  "name": "externallmg_1725952119546_1725952097234_image_2.jpeg",
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externallmg_1725952119546_1725952097234_image_2.jpeg",
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},
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  "name": "externallmg_1725952127912_1725952097234_image_3.jpeg",
  "path": "cases/66dfd91d3389c50dfa6b92fc/
externallmg_1725952127912_1725952097234_image_3.jpeg",
  "orientation": "landscape"
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  "status": false,
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  "name": "externallmg_1725952141032_1725952097234_image_4.jpeg",
  "path": "cases/66dfd91d3389c50dfa6b92fc/
externallmg_1725952141032_1725952097234_image_4.jpeg",
  "orientation": "landscape"
},
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  "name": "externallmg_1725952157061_1725952097234_image_5.jpeg",
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      "orientation": "landscape"
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      "_id": "66dff0d8b0144f0e086bb385",
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externallmg_1725952199647_1725952097234_image_9.jpeg",
      "orientation": "landscape"
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  "orientation": "landscape"
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},
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  "_id": "66dff01a3389c50dfa6bb769",
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  "path": "cases/66dfd91d3389c50dfa6b92fc/
externallmg_1725951991046_1725951973640_image_1.jpeg",
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  "status": false,
  "_id": "66dff01a3389c50dfa6bb76a",
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  "path": "cases/66dfd91d3389c50dfa6b92fc/
externallmg_1725952004471_1725951973640_image_2.jpeg",
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    "filename": "1726229113281_cosmos__calculation_mahadik.xlsx",
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"uploadedBy": "5fc78e26625ecd20ec1f88e9"
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      "lastName": "Sarmalkar",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
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    "note": "value shared",
    "taskId": "66dfef673389c50dfa6bb4cf",
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"updatedAt": "2024-09-14T07:29:48.191Z",
"__v": 0,
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"value": "Commercial",
"label": "Commercial"
},
"fullAddress": "Residential Flat No. 405, 4th Floor, Wing - B, Sewree Ashirwad Co-Op.
Hsg. Soc. Ltd. , A.D. Marg , Village - Parel Sewree Division , Municipality Ward No. F/
South, District - Mumbai , Sewree, Mumbai, PIN - 400 015, State - Maharashtra, India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Shridhar Govind Mahadik\n",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "8652695233",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 270.00",
"flatRate": "35500",
"landOtherRate": "32700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + WC +
Bathroom",
"carpetTotal": "229.01",
"otherCarpetTotal": "14.21",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "14.21",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "284.04",
"finalCarpetArea": "258.22",
"finalSalableArea": "312.45",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\nAll the above areas are 4% of the Agreement for Sale Area.
```

The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 244.00\nCupboard Area in Sq. Ft. = 14.00\n\n",

"finalSaleablePercentage": "0",

"landDetails": {

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"label": "Free Hold",

"value": "Free\_Hold"

},

"leaseDetails": {

"lessorName": "",

"lesseeName": "",

"leasePremium": "",

"leaseRent": "",

"leasePeriod": 0,

"leaseFrom": "",

"leaseTo": "",

"remainingLeasePeriod": 0,

"leaseDate": ""

}

},

"reportGeneratedDate": "Sat Sep 14 2024 10:50:48 GMT+0530 (India Standard Time)",

"siteVisitDate": "2024-09-06"

}

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	10'00"	9'5"	94.17
Passage	6'8"	1'5"	9.44
Bedroom	7'3"	6'8"	48.33
Kitchen	8'5"	6'9"	56.81
WC	2'11"	3'5"	9.97
Bathroom	15'00"	1'00"	15.00
Passage	3'3"	3'2"	10.29



Other  
Composition :

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Cupboard	1'10"	7'9"	14.21
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