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  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    },
    "firstName": "Resham ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b31",
    "email": "resham.kulkarni@cosmosbank.in",
    "mobileNo": "9987780572",
    "workMobileNo": "9987780572",
    "lastName": "Kulkarni"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "email": "thane@cosmosbank.in",
  "mobileNo": "022-25345923",
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  "address": "Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India.\r\n",
  "ledgerName": "",
  "fax": "",
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  "lastName": "Velonde",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
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  "lastName": "Patil",
  "mobileNo": "9769797568",
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  "designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
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    {
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      "dateTime": "2024-09-20",
      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "label": false
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  "value": "",
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  "key": "suburb",
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  "label": false
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    "value": "rcc_Slab"
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    "value": "VerifiedTileFlooring"
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  "doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Play Ground & Garden",
    "south": "Building No. 3",
    "east": "Internal Road & Chawls"
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  "asPerDocumentAgreement": {
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  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "title": "Boundaries of The Flat"
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    "status": true
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    "status": true
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  "auto": {
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. VP. No.
2001 / 03 / TMC / TDD / 6 Dated 25.04.2017 issued by Thane Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
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    "label": "Ordinary"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per Site Inspection, Flat No. 92-A & 92-B are internally amalgamated to form a single flat with single entrance. For the purpose of valuation, we have considered area as per Agreement for Sale of Flat No. 92-B only.",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13716.5",
  "depreciatedBuildingRate": "2416.5"
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"igrRate": {
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  "rate": "115500",
  "landRate": "23600",
  "igrImage": "cases/66eb9dfeeff259c8fe716a8e/igr_1726811408371_Image.png",
  "squareMeterGuideLineRate": "121275.00",
  "squareFeetGuideLineRate": "11267.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "93",
  "rate": "10632.00",
  "squareFeetGuideLineRate": "10632.00",
  "squareMeterGuideLineRate": "114438.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  }
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"monthlyRent": "N.A.",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"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": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
  },
  "carParking": "Stilt & Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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"date": "1",
"month": "1",
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"fullDate": "1/1/2017"
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  "value": "Residential"
},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Yes",
  "value": "1"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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"value": "0"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "14",
"flatFloorNo": "9",
"noOfLifts": "2",
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"finalPlinthArea": {
"area": "0.00"
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    "routeLng": "72.974591",
    "stationName": "Thane",
    "routeDistance": "8.2 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
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    "finallatLng": false
  },
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    {
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      "name": "ur0i0r",
      "image": "cases/66eb9dfeeff259c8fe716a8e/
routeMap_1726817104919_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "163863.00",
    "totalFairMarketValue": "6584137.00"
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  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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"bookValueDocument": null,
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"outward": {
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  "status": false
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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"percentage": "0.00",
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"status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
}
},
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  "selectedBuildUpValue": "578.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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"externalImg_1726824001412_WhatsApp_Image_20240920_at_14250_PM_1.jpeg",
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externalImg_1726824001412_WhatsApp_Image_20240920_at_14250_PM_1.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "orientation": "landscape"
    }
  ]
},
],
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    "orientation": "portrait"  
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externallmg_1726824001572_WhatsApp_Image_20240920_at_14251_PM.jpeg",  
    "orientation": "portrait"  
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    "orientation": "landscape"  
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    "orientation": "landscape"  
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    "status": false,  
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    "_id": "66ec7979ada7094de492c8f9",
    "name": "externallmg_1726773610646_image.jpeg",
    "path": "cases/66eb9dfeeff259c8fe716a8e/
externallmg_1726773610646_image.jpeg",
    "orientation": "landscape"
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    "status": false,
    "_id": "66ec7979ada7094de492c8f5",
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    "path": "cases/66eb9dfeeff259c8fe716a8e/
externallmg_1726773609054_image.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
    "_id": "66ec7979ada7094de492c8f2",
    "name": "externallmg_1726773608542_image.jpeg",
    "path": "cases/66eb9dfeeff259c8fe716a8e/
externallmg_1726773608542_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66ec7979ada7094de492c8f3",
    "name": "externallmg_1726773608706_image.jpeg",
    "path": "cases/66eb9dfeeff259c8fe716a8e/
externallmg_1726773608706_image.jpeg",
    "orientation": "portrait"
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externallmg_1726773613169_image.jpeg",
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  "builtUpRateRange": {
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    "max": "11920.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "isEditable": true
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    "isEditable": true
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    "title": "Kitchen arrangements",
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"quantity": "0.00",
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"estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
}
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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",
"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "482.00",
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"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerPhoneNo": "9867645329",
"appAddress": "Flat no. 92B, 9th Floor, Building no. 1, Vijay Enclave CHS, Kavesar
Thane",
"remark": "Urgent Visit Today ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "18/11/2010",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Lavin Mansukhani",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Natwarlal Keshavlal Panchal & Mrs. Hansaben Natwarlal
Panchal",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "11828/2010"
    },
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    "fileName": "document_1726717395152_73195.pdf"
  },
  {
    "documentType": {
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      "label": "Release Deed"
    },
    "inputs": {
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    "documentDate": "13/03/2023",
    "remark": " b/w Mr. Hitesh Natwarlal Panchal & Mr. Mitesh Natwarlal Panchal
\n(Releasors) and Smt. Hansaben Natwarlal Panchal (Releasee)",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "6021/2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1726823699331_222547.pdf",
  "path": "cases/66eb9dfeeff259c8fe716a8e/document_1726823699331_222547.pdf",
  "id": "628325",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Sep 20 2024 14:44:59 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "VP. No. 2001 / 03 / TMC / TDD / 6 Dated 25.04.2017"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1726823735455_269824.pdf",
  "path": "cases/66eb9dfeeff259c8fe716a8e/document_1726823735455_269824.pdf",
  "id": "735071",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Sep 20 2024 14:45:35 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Sep 19 2024 09:13:58 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": " Smt. Hansaben Natwarlal Panchal",
"phone": "9867645329",
"ownershipShare": "",
"email": "",
"id": "901556"
}
],
"proposePurchasers": [],
"siteInspection": [
{
"areaType": {
"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "66ec78b1bdd9ce4dabce6b5e",
"area": "996",
"providedByName": "Natwarlal Panchal",
"providedByContactNo": "9867645329"
}
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"value": "Square_Feet"
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"name": "Living Room",
"length": "15.00",
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"length2": "00",
"width": "12.67",
"width1": "12",
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"totalArea": "190.00",
"images": [],
"extraAreas": [],
"finalArea": "190.00"
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    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "12.08",
  "width1": "12",
  "width2": "1",
  "totalArea": "126.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "126.87"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "80.49",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.49"
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{
  "measurementType": {
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    "value": "Square_Feet"
  },

```

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"id": "3",
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"length": "6.75",
"length1": "6",
"length2": "9",
"width": "4.92",
"width1": "4",
"width2": "11",
"totalArea": "33.19",
"images": [],
"extraAreas": [],
"finalArea": "33.19"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "100.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.69"
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{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "49.44",
  "images": [],
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```
"extraAreas": [],
"finalArea": "49.44"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "12.08",
  "width1": "12",
  "width2": "1",
  "totalArea": "123.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "123.85"
},
{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "8.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "8.33"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "8",
  "name": "Toilet",
```

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"length": "7.58",
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"length2": "7",
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"width1": "4",
"width2": "6",
"totalArea": "34.12",
"images": [],
"extraAreas": [],
"finalArea": "34.12"
},
{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "5.83",
  "length1": "5",
  "length2": "10",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "17.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.01"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "10",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "121.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.84"
}
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},
{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "14",
  "name": "Passage",
  "length": "",
  "length1": "6",
  "length2": "2",
  "width": "",
  "width1": "2",
  "width2": "0",
  "totalArea": "12.33",
  "images": [],
  "finalArea": "12.33",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "12",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "30.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.56"
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{
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  "length": "15.42",
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"width1": "2",
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"extraAreas": []
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  "length1": "2",
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
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      "value": "Dry_Balcony_Area"
    },
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{
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    "squareMeterArea": "88.07",
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    "percentage": "20"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "88.07",
    "expectedRate": "10654.01",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
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    "percentage": ""
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  "area": "790",
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    "squareMeterArea": "73.39",
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    "percentage": "20"
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externallmg_1726824001412_WhatsApp_Image_20240920_at_14250_PM_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 92-B, 9th Floor, Building No 1, Vijay Enclave Co-op.
Hsg. Soc. Ltd., Vijay Enclave , Waghbill Naka, Ghodbunder Road, Village - Kavesar,
Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 607, State -
Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Hitesh Natwarlal Panchal",
"email": "",
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"ownershipShare": "",
"proposePurchaserName": "",
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"relationWithOwner": "Owner's Son",
"siteVisitContactNo": "9867645329",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 7 Passage + 3 Toilet",
"carpetTotal": "982.6700000000001",
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"otherCarpetTotal": "14.25",
"siteVisitDate": "2024-09-20",
"buildingServicesRate": "2700",
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"finalCarpetConvertToBuiltUpPer": "20",
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"landOtherRate": "11300",
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  "roadFacing": false,
  "mall": false
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"landDetails": {
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Sq. Ft. = 14.00\nTotal Carpet Area in Sq. Ft. = 997.00\n(Area as per Actual Site
Measurement)\n",
"finalSaleablePercentage": "",
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}
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	15'00"	12'8"	190.00
Passage	10'6"	12'1"	126.87
Kitchen	10'2"	7'11"	80.49
Toilet	6'9"	4'11"	33.19
Bedroom	10'5"	9'8"	100.69
Passage	7'5"	6'8"	49.44
Bedroom	10'3"	12'1"	123.85
Passage	4'2"	2'00"	8.33
Toilet	7'7"	4'6"	34.12
Passage	5'10"	2'11"	17.01
Bedroom	12'1"	10'1"	121.84
Passage	6'2"	2'0"	12.33
Toilet	6'8"	4'7"	30.56
Passage	15'5"	2'10"	43.68
Passage	2'5"	4'3"	10.27
Other Composition :			
Dry Balcony Area	3'00"	4'9"	14.25