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{
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sonali",
    "type": "CREDITOFFICER",
    "_id": "64e31653ae896715ef7f8b9b",
    "lastName": "Keni",
    "mobileNo": "",
    "workMobileNo": "9870198131",
    "email": "sonalikenic@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "2700000",
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    "expectedFees": 1350,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000003",
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  "name": "Kandivali (West) Branch",
  "email": "kandivali@cosmosbank.in",
  "mobileNo": "022-28073762 ",
  "alternateMobileNo": "28051426",
  "address": "Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road,
Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "COSMOS BANK- KANDIVALI(WEST)",
  "fax": "",
  "sendStructuralCertificate": "0"
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
  "workWithDocumentMaker": "",
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  "firstName": "Anwar",
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  "lastName": "Shaikh",
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  "firstName": "Jayaraja",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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          "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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    "value": "Umelman",
    "label": true
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  "key": "wing",
  "value": "C",
  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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    "label": "R.C.C. slab"
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    "label": "Powder coated Aluminum sliding windows"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
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  "south": "Taibai Niwas",
  "east": "A & B Wing of Krishnai 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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"unitBoundaries": {
  "asPerActual": {
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    "east": "Lobby / Flat No. 404",
    "south": "Staircase",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "south": "Information not available",
    "west": "Information not available"
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    "status": true
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  "taxies": {
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    "status": true
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  "privateCars": {
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    "status": true
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"dateOfIssusApprovePlan": "As 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": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "262.5",
  "depreciatedCostOfConstruction": "7737.50",
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"igrRate": {
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  "squareMeterGuideLineRate": "34480.00",
  "squareFeetGuideLineRate": "3203.00"
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"igrFinalRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
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"carParking": "Open / Stilt Parking Space",
"constructionWorkStatus": {
"value": "Completed",
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
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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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"qualityOfConstruction": {
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
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"structuralSafety": {
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  "label": "Normal"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1727429593343_Image.png",
    "routeLat": "19.369826",
    "routeLng": "72.831240",
    "stationName": "Vasai Road",
    "routeDistance": "2.1 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "g7wptq",
    "name": "g7wptq",
    "image": "cases/66f505f60e53f82b0c6055ad/
routeMap_1727429509468_Image.png"
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    "totalFairMarketValue": "3249750.00"
  },
  "wardrobesRate": "0",
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  "showcasesRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "purchaseValueDocument": null,
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"outward": {
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"status": false,
"remark": "SYSTEM_GENERATED"
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  "rccFootingFoundation": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "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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  "status": false
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  "status": false
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"externalPainting": {
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"liftInstallation": {
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"status": false
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"status": true
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"guidelineDetails": {
"finalGuidelineValue": "1273440.00",
"selectedBuildUpValue": "420.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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mage_20240926_at_153021.jpeg",
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    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369934_externallmg_1727345083075_WhatsApp_Image_20240926_at_153030.jpeg",
    "orientation": "portrait"
  }
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    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369927_externallmg_1727345083057_WhatsApp_Image_20240926_at_153022.jpeg",
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    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369918_externallmg_1727345083042_WhatsApp_Image_20240926_at_153019_1.jpeg",
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    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369928_externallmg_1727345083060_WhatsApp_Image_20240926_at_153023.jpeg",
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    "name": "Living Room",
    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369929_externallmg_1727345083064_WhatsApp_Image_20240926_at_153026_1.jpeg",
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    "name": "Living Room",
    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369932_externallmg_1727345083073_WhatsApp_Image_20240926_at_153029_1.jpeg",
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  {
    "status": false,
    "_id": "66f67afafcad932b0b15aa0c",
    "name": "Living Room",
    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369935_externallmg_1727345083075_WhatsApp_Image_20240926_at_153030_1.jpeg",
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66f505f60e53f82b0c6055ad/externallmg_1727429369929_externallmg_1727345083065_WhatsApp_Image_20240926_at_153026.jpeg",
    "orientation": "portrait"
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"indicatorRange": {
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    "min": "9252.00",
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  "builtUpRateRange": {
    "min": "7710.00",
    "max": "8180.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"status": true,
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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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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "420.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66f505f60e53f82b0c6055ad",
"ownerName": "Mr. Jeetendra Markas Gaikwad",
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"ownerPhoneNo": "8652355853",
"appAddress": "Flat no 401 Fourth floor C- Wing Dwarkadhish Krishna C-wing CHS
Ltd Village Umelman Dist Palghar 401202",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/09/2024",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Sadbhav Enterprises",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Jeetendra Markas Gaikwad & Mrs. Sangeeta Jeetendra
Gaikwad",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "13488/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "926710",
    "path": "cases/66f505f60e53f82b0c6055ad/
document_1727333812979_1727333810738_Gaikwad1.pdf",
    "fileName": "document_1727333812979_1727333810738_Gaikwad1.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "25/06/2015",
      "nameOfApprovingAuthority": {
        "value": "Vasai_Virar_City_Municipal_Corporation",
        "label": "Vasai Virar City Municipal Corporation"
      }
    }
  }
]
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    "number": {
      "value": "No",
      "label": "No"
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    "No": " VVCMC/TP/CC/VP-5645/708/2015-16"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66f505f60e53f82b0c6055ad/document_1727431464336_CC.pdf",
  "fileName": "document_1727431464336_CC.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "29/07/2017",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/OC/VP-5645/51/2017-18"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66f505f60e53f82b0c6055ad/document_1727431517381_OC.pdf",
  "fileName": "document_1727431517381_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1268aa6d152c1801b383",
    "label": "Revised Development Permission"
  },
  "inputs": {
    "documentDate": "23/09/2016",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    }
  }
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    },
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      "label": "Document No"
    },
    "Document_No": " VVCMC/TP/RDP/VP-5645/028/2016-17"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "720369",
  "path": "cases/66f505f60e53f82b0c6055ad/
document_1727431606453_Revised_Development_Permission.pdf",
  "fileName": "document_1727431606453_Revised_Development_Permission.pdf"
}
],
"caseNumber": "011493",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "725586",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 26 2024 12:27:58 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jeetendra Markas Gaikwad",
    "phone": "8652355853",
    "ownershipShare": "",
    "email": "",
    "id": "941533"
  },
  {
    "name": "Mrs. Sangeeta Jeetendra Gaikwad",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "647067"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "8.83",
  "length1": "8",
  "length2": "10",
  "width": "14.42",
  "width1": "14",
  "width2": "5",
  "totalArea": "127.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "127.35"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "1",
  "name": "Passage",
  "length": "8.83",
  "length1": "8",
  "length2": "10",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "25.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.76"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "6.25",
  "length1": "6",
  "length2": "3",
  "width": "7.17",
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"width2": "2",
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"images": [],
"extraAreas": [],
"finalArea": "44.79"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "88.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.50"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Cupboard",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "1.33",
  "width1": "1",
  "width2": "4",
  "totalArea": "5.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "5.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
```

```
},
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  "name": "WC",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "2.58",
  "width1": "2",
  "width2": "7",
  "totalArea": "9.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.69"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bathroom",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "22.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.99"
}
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```



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},
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  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
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  "images": [],
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  "finalArea": "42.35",
  "percentageBeforeTotal": "42.35",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "1.92",
  "length1": "1",
  "length2": "11",
  "width": "6.17",
  "width1": "6",
  "width2": "2",
  "totalArea": "11.82",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.82",
  "percentageBeforeTotal": "11.82",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
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"typeOfDocument": {
  "label": "Agreement For Sale",
  "value": "60ae1254aa6d152c1801b326"
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"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "32.52",
"totalAreaDocument": "350",
"docBuiltupPercentage": "20",
"docFinalBuiltUp": "420.00",
"docFinalBuiltUpSquareMeter": "39.02",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "349087"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "254.00",
      "squareMeterArea": "23.60",
      "expectedRate": "9251.97",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "304.80",
      "squareMeterArea": "28.32",
      "expectedRate": "7709.97",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "66f678d27d6d262b2baa5612",
    "property": "Residential Flat",
    "area": "254",
    "builtUpPercentage": "20",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "2350000",
"expectedRate": "9251.97",
"builtUpExpectedRate": "7709.97",
"image": "cases/66f505f60e53f82b0c6055ad/
indicator_1727428667987_Image.png",
"squareMeter": "23.60",
"id": "532433"
},
{
"carpetArea": {
"area": "354.00",
"squareMeterArea": "32.89",
"expectedRate": "9322.03",
"percentage": ""
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"builtUpArea": {
"area": "424.80",
"squareMeterArea": "39.47",
"expectedRate": "7768.36",
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Name	Length	Width	Total
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Living Room	8'10"	14'5"	127.35
Passage	8'10"	2'11"	25.76
Kitchen	6'3"	7'2"	44.79
Bedroom	9'00"	9'10"	88.50
Cupboard	3'9"	1'4"	5.00
WC	3'9"	2'7"	9.69
Bathroom	6'5"	3'7"	22.99
Other Composition :			
Flowered Area	4'9"	8'11"	42.35
Dry Balcony Area	1'11"	6'2"	11.82