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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vivek",
    "type": "CREDITOFFICER",
    "_id": "65d84551cf7ad63a0afd023e",
    "lastName": "Kulkarni",
    "mobileNo": "",
    "workMobileNo": "9922278899",
    "email": "vivek.kulkarni@cosmosbank.in"
  },
  "fees": {
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    "expectedFees": 3227.327,
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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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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Dadar Branch ",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "mobileNo": "9987305468",
  "designation": "",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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  "shortName": "VS",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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  "fatherName": "Baburao"
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  "value": "11 (Part)",
  "label": true
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  "label": false
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    "label": "Vitrified Tile Flooring"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
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"east": ""
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"asPerDocument": {
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"south": "",
"east": ""
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"auto": {
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  "privateCars": {
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    "status": true
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"extraDetailOfProperty": "",
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EE / (B.P.) / GM / MHADA - 22 / 444 / 2024 dated 15.03.2024 issued by Municipal
Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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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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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "125170",
  "landRate": "49960",
  "igrImage": "cases/66f78d6441b96a0db846bf8b/igr_1727686872178_Image.png",
  "squareMeterGuideLineRate": "137687.00",
  "squareFeetGuideLineRate": "12792.00"
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"igrFinalRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA / MCGM norms",
  "tenantName": "Details not available",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
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"carParking": "Stilt Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "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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  "label": "Good"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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"label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
},
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "11",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1727691553611_Image.png",
    "routeLat": "19.062797",
    "routeLng": "72.881292",
    "stationName": "Kurla Junction",
    "routeDistance": "350 Mt.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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  "finalLatLng": false
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    "name": "n3dxzd",
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    "totalFairMarketValue": "10105000.00"
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
  "finaltotal": "10105000.00",
  "finalValue": "10105000.00",
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  "realizableValuePercentage": "90",
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  "purchaseValueDocument": null,
  "bookValue": "0"
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"outward": {
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"rateVerify": {
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  "label": "Window",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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    "name": "Living Room",
    "path": "cases/66f78d6441b96a0db846bf8b/
externallmg_1727516134552_1727516131713_image_7.jpeg",
    "orientation": "portrait"
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  },
  "builtUpRateRange": {
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    "max": "20236.00"
  },
  "saleableRateRange": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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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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"ownerPhoneNo": "9987507126",
"appAddress": "flat no - 1107, 11th floor, Bldg Name - Neharu nagar swanand chs Ltd,
bldg no 33, nehru nagar, kurla East ",
"remark": "p Bayer case - Ganesh lahu Padekar ",
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      "label": "Agreement for sale"
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    "inputs": {
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        "label": "Promoter"
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      "Promoter": "M/s. Hiranimanthan Builders & Developers",
      "to": {
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        "label": "purchaser"
      },
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      "number": {
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        "label": "Document No"
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  {
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      "label": "RERA Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "Document_No",
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    "path": "cases/66f78d6441b96a0db846bf8b/
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    "uploadedBy": "627221f4afd7d55eddeddcb4",
    "createdAt": "Mon Sep 30 2024 16:27:02 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "27/09/2017",
      "nameOfApprovingAuthority": {
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        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    }
  },
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  "path": "cases/66f78d6441b96a0db846bf8b/
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  "id": "598360",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Mon Sep 30 2024 16:28:08 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "MH / EE / (B.P.) / GM / MHADA - 22 / 444 / 2024 dated
15.03.2024"
},
  "isHardCopy": false,
  "displayStatus": true,
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document_1727693963297_143057.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Mon Sep 30 2024 16:29:23 GMT+0530 (India Standard Time)"
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  "inputs": {
    "documentDate": "12/04/2013",
    "number": {
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"id": "657449",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Mon Sep 30 2024 16:30:32 GMT+0530 (India Standard Time)"
}
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"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
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    "id": "406401",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Sep 28 2024 10:30:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Sharda Mansingh Sonar & Mr. Navin Mansingh Sonar",
    "phone": "9987507126",
    "ownershipShare": "",
    "email": "",
    "id": "981815"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Ganesh Lahu Padekar"
  }
],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "278743",
    "name": "Living Room",
  }
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    "label": "Square Feet"
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  "length": "6.67",
  "length1": "6",
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  "images": [],
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  "width2": "4",
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    "label": "Square Feet"
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  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "11.56"
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    "label": "Square Feet"
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  "length": "11.67",
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    "label": "Square Feet"
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  "finalArea": "24.77"
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"otherComposition": [],
"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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    "docBuiltupPercentage": "20",
    "docFinalBuiltUp": "564.00",
    "docFinalBuiltUpSquareMeter": "52.40",
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"images": [],
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"area": "470.00",
"squareMeterArea": "43.66",
"expectedRate": "24042.55",
"percentage": ""
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"builtUpArea": {
"area": "564.00",
"squareMeterArea": "52.40",
"expectedRate": "20035.46",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Flat",
"area": "470",
"builtUpPercentage": "20",
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"expectedPrice": "11300000.00",
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"builtUpExpectedRate": "20035.46",
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"id": "854341"
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  "squareMeterArea": "50.50",
  "expectedRate": "20235.47",
  "percentage": "20"
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    "squareMeterArea": "45.34",
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  },
  "builtUpArea": {
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    "squareMeterArea": "54.40",
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    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Flat",
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  "floor": "",
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  "expectedPrice": "9970000.00",
  "expectedRate": "20430.33",
  "builtUpExpectedRate": "17025.27",
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  "id": "934266"
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    "squareMeterArea": "44.69",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "53.62",
    "expectedRate": "16718.64",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
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}
```

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"printlnReport": true,
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  "area": "481",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "9650000",
  "expectedRate": "20062.37",
  "builtUpExpectedRate": "16718.64",
  "image": "cases/66f78d6441b96a0db846bf8b/
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  "squareMeter": "44.69",
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}
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    "path": "cases/66f78d6441b96a0db846bf8b/
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    "name": "externalImg_1727516134302_1727516131713_image_2.jpeg",
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  }
]
```

```
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      "name": "externallmg_1727516134369_1727516131713_image_4.jpeg",
      "path": "cases/66f78d6441b96a0db846bf8b/
externallmg_1727516134369_1727516131713_image_4.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "EXTERNAL_IMAGES",
      "status": false,
      "_id": "66f7cde841b96a0db8471f26",
      "name": "externallmg_1727516134420_1727516131713_image_5.jpeg",
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externallmg_1727516134420_1727516131713_image_5.jpeg",
      "orientation": "portrait"
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    {
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      "orientation": "portrait"
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      "status": false,
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      "path": "cases/66f78d6441b96a0db846bf8b/
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      "orientation": "portrait"
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  },
```

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  "name": "externallmg_1727516134778_1727516131713_image_9.jpeg",
  "path": "cases/66f78d6441b96a0db846bf8b/
externallmg_1727516134778_1727516131713_image_9.jpeg",
  "orientation": "portrait"
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  "name": "externallmg_1727516134882_1727516131713_image_10.jpeg",
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externallmg_1727516134882_1727516131713_image_10.jpeg",
  "orientation": "portrait"
},
{
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},
{
```

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  {
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    "path": "cases/66f78d6441b96a0db846bf8b/
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "name": "externallmg_1727516135820_1727516131713_image_15.jpeg",
    "path": "cases/66f78d6441b96a0db846bf8b/
externallmg_1727516135820_1727516131713_image_15.jpeg",
    "orientation": "portrait"
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  {
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    "name": "externallmg_1727516135990_1727516131713_image_16.jpeg",
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    "name": "externallmg_1727516136205_1727516131713_image_17.jpeg",
    "path": "cases/66f78d6441b96a0db846bf8b/
externallmg_1727516136205_1727516131713_image_17.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
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    "status": false,
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    "name": "externalImg_1727516098898_1727516082573_image_0.jpeg",
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    "orientation": "portrait"
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  {
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    "_id": "66f7cdc6d531b50db98bea23",
    "name": "externalImg_1727516100687_1727516082573_image_1.jpeg",
    "path": "cases/66f78d6441b96a0db846bf8b/
externalImg_1727516100687_1727516082573_image_1.jpeg",
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    "status": false,
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    "name": "externalImg_1727516140099_1727516138568_image_0.jpeg",
    "path": "cases/66f78d6441b96a0db846bf8b/
externalImg_1727516140099_1727516138568_image_0.jpeg",
    "orientation": "portrait"
  }
],
"externalDocuments": [],
"processingDocuments": [
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    "filename": "1727686900305_cosmos__calculation_sharda.xlsx",
    "path": "cases/66f78d6441b96a0db846bf8b/
processingDocuments/1727686900305_cosmos__calculation_sharda.xlsx",
    "size": "16807",
    "createdAt": "Mon Sep 30 2024 14:31:40 GMT+0530 (India Standard Time)",
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  },
  {
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    "filename": "1727686900305_Ganesh_Padekar__CB_Dadar_2.pdf",
    "path": "cases/66f78d6441b96a0db846bf8b/
processingDocuments/1727686900305_Ganesh_Padekar__CB_Dadar_2.pdf",
    "size": "13104979",
    "createdAt": "Mon Sep 30 2024 14:31:40 GMT+0530 (India Standard Time)",
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  },
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{
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processingDocuments/1727686900438_Ganesh_Padekar_1.pdf",
  "size": "2014157",
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  "filename": "1727686900453_igr1.pdf",
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},
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  "path": "cases/66f78d6441b96a0db846bf8b/
processingDocuments/1727686900455_igr2.pdf",
  "size": "156769",
  "createdAt": "Mon Sep 30 2024 14:31:40 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "filename": "1727686900455_igr3.pdf",
  "path": "cases/66f78d6441b96a0db846bf8b/
processingDocuments/1727686900455_igr3.pdf",
  "size": "152631",
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  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "filename": "1727686900456_igr4.pdf",
  "path": "cases/66f78d6441b96a0db846bf8b/
processingDocuments/1727686900456_igr4.pdf",
  "size": "153100",
  "createdAt": "Mon Sep 30 2024 14:31:40 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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"size": "1925124",
"createdAt": "Mon Sep 30 2024 14:31:40 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
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],
"leadRemarks": [],
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"remarks": [],
"createdAt": "2024-09-28T05:00:20.344Z",
"updatedAt": "2024-09-30T11:17:29.839Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1107, 11th Floor, Building No 33, Nehru Nagar
Swanand Co-op. Hsg. Soc. Ltd., Nehru Nagar, Village - Kurla, Municipality Ward No. L -
Ward, Kurla (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN
Code - 400 024, State - Maharashtra, India",
"updatedAt": "627221f4afd7d55eddeddcb4",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Harsh",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Ganesh Lahu Padekar",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Contact Person",
"siteVisitContactNo": "9987507126",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 470.00",
"flatRate": "21500",
"landOtherRate": "18900",
"shopDetails": {
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"roadFacing": false,
"mall": false
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"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + 2 Toilet",
"carpetTotal": "447.88",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "492.67",
"finalCarpetArea": "447.88",
"finalSalableArea": "541.93",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"reportGeneratedDate": "Mon Sep 30 2024 15:32:16 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-28",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	10'10"	14'10"	160.69
Passage	11'6"	3'4"	38.33

Toilet	6'8"	3'6"	23.33
Kitchen	7'3"	9'4"	67.67
Passage	2'8"	4'4"	11.56
Bedroom	11'8"	10'5"	121.53
Toilet	7'3"	3'5"	24.77
Other Composition :			