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{
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    },
    "firstName": "Sarika Dudhane",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418b5",
    "email": "sarika@cosmosbank.in",
    "mobileNo": "9930733599",
    "workMobileNo": "9930733599",
    "lastName": " Dudhane"
  },
  "fees": {
    "type": "fixed",
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"organization": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "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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"siteEngineer": {
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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": "Kajvilkar",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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    {
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      "dateTime": "2024-10-11",
      "remark": "MANUAL_IN_TASK"
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  "value": "Thane",
  "label": true
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"city": {
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  "key": "city",
  "value": "Thane",
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "value": "",
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"value": "",
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  "value": "",
  "label": true
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  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
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    "value": "Vitrified_Tile_Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "value": "PowderCoatedAluminiumSliding"
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Sole Ownership"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Open Space & New Chandralok Apartment ",
    "south": "Rajdeep Building ",
    "east": "Internal Road "
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
    "east": "Details not available "
  },
}

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"unitBoundaries": {
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    "south": "Marginal Space ",
    "west": "Marginal Space "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Lift & Staircase ",
    "south": "Marginal Space ",
    "west": "Marginal Space "
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"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": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "30",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "13450",
  "depreciatedBuildingRate": "1750"
},
"igrRate": {
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  "rate": "83600",
  "landRate": "40100",
  "igrImage": "cases/670782846d5ad2b2230b69e8/igr_1729079319577_Image.png",
  "squareMeterGuideLineRate": "83600.00",
  "squareFeetGuideLineRate": "7767.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "80",
  "rate": "6958.00",
  "squareFeetGuideLineRate": "6958.00",
  "squareMeterGuideLineRate": "74900.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "value": "Ordinary"
  },
  "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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"assessmentNo": "Property No. 2131034 / 00014",
"taxPaidHolderName": "Mr. Makarand Ramesh Subandh ",
"taxAmount": "Rs. 1,903/-",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MuncipalWaterSupply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"month": "1",
"year": "2004",
"fullDate": "1/1/2004"
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"planningArea": {
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  "value": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "value": "0"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
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"label": "Normal"
},
"maintenanceOfTheBuilding": {
  "label": "Normal",
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"maintenancelssues": {
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "40",
"ageOfBuilding": "20",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Area as per Approved Building Plan"
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routeMap_1729150593008_Image.png",
    "routeLat": "19.196556",
    "routeLng": "72.976722",
    "stationName": "Thane",
    "routeDistance": "1.4 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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    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "49w7m9",
      "name": "49w7m9",
      "image": "cases/670782846d5ad2b2230b69e8/
routeMap_1729150238951_Image.png"
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      "depreciationPercentage": "30",
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      "totalFairMarketValue": "6536700.00"
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"kitchenArrangementsQty": "0",
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"superfineFinishQty": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"bookValueDocument": null,
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
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"rccPlinth": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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"isHideFloor": true,
"status": false
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"guidelineDetails": {
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"name": "externalImg_1728630151697_image.jpeg",
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externalImg_1728630151697_image.jpeg",
"orientation": "portrait"
}
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/670782846d5ad2b2230b69e8/
externallmg_1728630085794_image.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1728630087202_image.jpeg",
    "path": "cases/670782846d5ad2b2230b69e8/
externallmg_1728630087202_image.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "14463.00",
    "max": "18824.00"
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  "builtUpRateRange": {
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    "max": "15687.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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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",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "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,
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"COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
"_id": "670782846d5ad2b2230b69e8",
"ownerName": "Mr. Makarand Ramesh Subandh ",
"ownerPhoneNo": "9819703112",
"appAddress": "flat no - B301, 3rd floor, Bldg Name - Vishaldeep, kanewadi Bldg no -
1&2 co operative housing society Ltd, Tembhi naka, Thane ",
"remark": "urgent basis ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/03/2010",
      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Dilip alias Keshav Shivram Joshi",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Makarand Ramesh Subandh ",
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "3045 / 2010"
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document_1728545398692_1728545396927_Makrand__Cosmos_Dadar__Sarika.pdf",
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"document_1728545398692_1728545396927_Makrand__Cosmos_Dadar__Sarika.pdf"
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "22/08/2002",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "92 / 272 / TMC / TDD / 2030"
  },
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  "displayStatus": true,
  "id": "836121",
  "path": "cases/670782846d5ad2b2230b69e8/
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  "fileName": "document_1729146545499_529914.pdf"
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "22/08/2002",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
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    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
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  "No": "92 / 272 / TMC / TDD / 2030 "
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"displayStatus": true,
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"fileName": "document_1729147216093_Plan.pdf"
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  "documentType": {
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    "label": "Property Tax Bill"
  },
  "inputs": {
    "documentDate": "01/04/2024",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mr. Makarand Ramesh Subandh ",
    "number": {
      "value": "Property_No",
      "label": "Property No"
    },
    "Property_No": "2131034 / 00014"
  },
  "isHardCopy": false,
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  "fileName": "document_1729147397286_581849.pdf"
},
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  "documentType": {
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    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/10/2024",
    "remark": " in the name of Mr. Makarand Ramesh Subandh issued by Kanewadi
Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd\n",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "5683"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "933688",
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document_1729148282566_708425.pdf",
  "fileName": "document_1729148282566_708425.pdf"
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"caseNumber": "011716",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "680182",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 10 2024 13:00:12 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Makarand Ramesh Subandh ",
    "phone": "9819703112",
    "ownershipShare": "",
    "email": "",
    "id": "922455"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    }
  },

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"providedBy": {
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  "value": "Owner"
},
"_id": "6708cc91ba5e64b24a334961",
"area": "422",
"providedByName": "Makrand Ramesh Subandh ",
"providedByContactNo": "9819703112"
}
],
"composition": [
{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "8.42",
  "width1": "8",
  "width2": "5",
  "totalArea": "83.46",
  "images": [],
  "finalArea": "83.46",
  "extraAreas": []
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{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Bathroom",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "24.15",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.15"
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  "measurementType": {
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    "value": "Square_Feet"
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  "length": "6.42",
  "length1": "6",
  "length2": "5",
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  "width1": "3",
  "width2": "8",
  "totalArea": "23.53",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet"
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      "length1": "4",
      "length2": "3",
      "width": "3.17",
      "width1": "3",
      "width2": "2",
      "totalArea": "13.46"
    }
  ],
  "finalArea": "36.99"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
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"width2": "00",
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"extraAreas": [],
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    "value": "Square_Feet"
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  "length": "12.67",
  "length1": "12",
  "length2": "8",
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  "width1": "8",
  "width2": "8",
  "totalArea": "109.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "109.78"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "5",
  "name": "Living Room",
  "length": "17.00",
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  "length2": "00",
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  "width1": "9",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "155.83"
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"otherComposition": [],
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"externalReport": [],
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "273656",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "550",
    "squareMeterArea": "51.1",
    "docFinalBuiltUp": "660",
    "docFinalBuiltUpSquareMeter": "61.32",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  },
  {
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      "label": "Approved Building Plan"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "id": "919050",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "405",
    "squareMeterArea": "37.63",
    "docFinalBuiltUp": "486",
    "docFinalBuiltUpSquareMeter": "45.156000000000006",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
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  {
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"carpetArea": {
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  "squareMeterArea": "44.97",
  "expectedRate": "14462.81",
  "percentage": ""
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"builtUpArea": {
  "area": "580.80",
  "squareMeterArea": "53.96",
  "expectedRate": "12052.34",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "670fa81e9f905c0b8b759085",
"property": "Residential Flat",
"area": "484",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "7000000",
"expectedRate": "14462.81",
"builtUpExpectedRate": "12052.34",
"image": "cases/670782846d5ad2b2230b69e8/
indicator_1729079159529_Image.png",
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"id": "789957"
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  "carpetArea": {
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  "area": "656",
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  "floor": "",
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  "expectedPrice": "9500000",
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"areaType": "Built_Up",
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    "orientation": "portrait"
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    "uploadedBy": "60eeaeddf3dd69653a581316"
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processingDocuments/1729079341441_externallmg_1728630032119_image.jpeg",
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processingDocuments/1729079341467_externallmg_1728630069408_image.jpeg",
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"updatedAt": "2024-10-17T11:49:46.544Z",
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"assignmentType": {
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"fullAddress": "Residential Flat No. 301, 3rd Floor, Building No 1, Wing - B,
Vishaldeep, Kanewadi Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd., Veer Savarkar Marg,
Tembhi Naka, Village - Thane, Thane (West), Taluka - Thane, District - Thane, Thane,
PIN - 400 601, State - Maharashtra, Country - India",
"updatedAtBy": "60eeaeddf3dd69653a581316",
"addressForMap": "",
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"contactPersonName": "Mr. Makarand Ramesh Subandh ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"relationWithOwner": "Owner",
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Toilet",
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"buildingServicesRate": "2500",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 486.00",
"flatRate": "14200",
"landOtherRate": "11700",
"shopDetails": {
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    "leaseDate": ""
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},
"reportGeneratedDate": "Thu Oct 17 2024 11:43:50 GMT+0530 (India Standard Time)"
}

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Name	Length	Width	Total
Composition :			
Kitchen	9'11"	8'5"	83.46
Bathroom	6'2"	3'11"	24.15
Passage	6'5"	3'8"	23.53
Toilet	4'4"	3'00"	13.00
Bedroom	12'8"	8'8"	109.78
Living Room	17'00"	9'2"	155.83
Other Composition :			