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    },
    "firstName": "Vinayak",
    "type": "CREDITOFFICER",
    "_id": "653245c0619c14402da7a0f8",
    "lastName": " Borwankar",
    "mobileNo": "",
    "workMobileNo": "9833399244",
    "email": "vinayak.borwankar@cosmosbank.in"
  },
  "fees": {
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"organization": {
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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",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "0000010",
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  "name": "Malad (West) Branch",
  "email": "pooja.mithbhavkar@cosmosbank.in",
  "mobileNo": "02228446591",
  "alternateMobileNo": "",
  "address": "Shop No 6,7,8,Kewal Towers, B.J.Patel Road,Malad (West), \r\nMumbai,
State - Maharashtra, Country – India.\r\n",
  "ledgerName": "COSMOS BANK- MALAD",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Misal",
  "mobileNo": "8422982721",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "firstName": "Pradnya ",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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  },
  "type": "EMPLOYEE",
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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  "value": "BANK"
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19.139749917549494
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      "dateTime": "2024-10-23",
      "remark": "MANUAL_IN_TASK"
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  "value": "Oshiwara",
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  "key": "buildingNo",
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  "key": "taluka",
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  "label": true
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  "label": true
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  "value": "B",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "selectNo",
  "value": "B-06",
  "label": false
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  "key": "municipalityWardNo",
  "value": "K-West",
  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Andheri (West)",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Marble Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
    "value": "N.A.",
    "label": "N.A."
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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}
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": "Raheja Classique",
    "west": "Shastri Nagar Road ",
    "south": "Internal Road ",
    "east": "Royal Classic"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
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    "asPerActual": {
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      "west": "",
      "south": "",
      "east": ""
    }
  }
}
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    },
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      "west": "",
      "south": "",
      "east": ""
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  },
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      "status": true
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "At the time of inspection, we found that Flat No. 01A & Shop No. 6 on Ground floor are internally merged having separate entrances & both used as commercial purpose. There is an internal door provision for the flat & Shop but internal door is temporarily closed. Flat & Shop can be easily demarcated. The Composition of Commercial Shop is Working Area only.",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. ",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
    "value": "ordinary",
    "label": "Ordinary"
  },
  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],

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"documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "i)At the time of inspection, we found that Flat No. 01A & Shop No. 6 on Ground floor are internally merged having separate entrances. There is an internal door provision between flat & Shop but internal door is temporarily closed.<br /> ii) Flat & Shop can be easily demarcated.<br /> iii)The said valuation is only for Shop No. B-06. For the purpose of valuation, we have considered the area as per Draft Agreement of Shop No. B-06.<br />iv) As per site inspection, Actual Total Carpet area 172.00 Sq. Ft. is more than Carpet area 130.00 Sq. Ft. mentioned in the Draft Agreement for Sale provided to us. Hence, we have considered area mentioned in the Draft Agreement for valuation.",
  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "51076",
  "depreciatedBuildingRate": "1876"
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "321990",
  "landRate": "140270",
  "igrImage": "cases/6718988f772666934f232f75/igr_1729920821558_Image.png",
  "squareMeterGuideLineRate": "257592.00",
  "squareFeetGuideLineRate": "23931.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "78",
  "rate": "21533.00",
  "squareMeterGuideLineRate": "231781.00",
  "squareFeetGuideLineRate": "21533.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  }
},
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"propertyOccupiedByList": {
  "value": "Tenant_Occupied",
  "label": "Tenant Occupied"
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"monthlyRent": "85,000/- Present rental income per month",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "M. Lavish Salon<br />Occupied Since - Last 6 Years ",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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"value": "Plain_Looking",
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},
"dateOfConstruction": {
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  "month": "1",
  "year": "2002",
  "fullDate": "1/1/2002"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
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"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Normal",
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"maintenanceIssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6718988f772666934f232f75/
routeMap_1730787789882_Image.png",
    "routeLat": "19.139628",
    "routeLng": "72.829460",
    "stationName": "Lower Oshiwara",
    "routeDistance": "650 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
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"outward": {
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  "number": "2308925",
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    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "status": false
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  "status": true
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    "orientation": "portrait"
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    "path": "cases/6718988f772666934f232f75/
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "84783.00"
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  "builtUpRateRange": {
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    "max": "70653.00"
  },
  "saleableRateRange": {
    "min": "30183.00",
    "max": "58877.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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taskStatus": {
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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",
leadType": {
  "label": "Lead",
  "value": "LEAD"
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siteVisitType": "FULL",
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isSiteMeasurementAllowed": true,
finalValuationArea": "130.00",
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"HO/CREDIT/67/ 2019-20"
],
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"invoiceIds": [],
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"_id": "6718988f772666934f232f75",
"ownerName": "Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak",
"ownerPhoneNo": "9869667287",
"appAddress": "Shop no B-06 Ground floor Bldg no 2 B-wing Royal Sand Co-op HSG
Soc Ltd Off new Link Road Behind Citi Mall Andheri West Mumbai 400053",
"remark": "Valuation key badamey New AGR banega sir Porpoj buyer case hey Pan
Card Card & Aadhaar card pending hey BLDG ka approval Plan copy nahi hey 2002
hey 1 St AGR copy ",
"documents": [
{
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"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"inputs": {
"documentDate": "29/04/2013",
"from": {
"value": "Transferor",
"label": "Transferor"
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"Transferor": "Mr. Ravji Rata Patel & Mrs. Dhanu D. Patel",
"to": {
"value": "Transferee",
"label": "Transferee"
},
"Transferee": "Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak",
"number": {
"value": "No",
"label": "No"
},
"No": "2375 / 2013"
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2567_CB_Malad_East_Rajiv_M_Vartak_Divya_R_Vartak_Shop_B06.pdf",
"fileName": "document_1729665094152_1729665092567_CB_Malad_East_Rajiv_
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M_Vartak_Divya_R_Vartak_Shop_B06.pdf"
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    "from": {
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      "label": "Transferor"
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    "Transferor": "Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Dr. (Mrs.) Priya Somnath Parui",
    "number": {
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      "label": "Document No"
    },
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  },
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  "displayStatus": true,
  "id": "238948",
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  "fileName": "document_1730786788893_Royal_Sands_2024_Shop_B06_1.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
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  }
}
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  "fileName": "document_1730786850701_328010.pdf"
}
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"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "263712",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 23 2024 06:32:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajiv Manohar Vartak & Miss. Divya Rajiv Vartak",
    "phone": "9869667287",
    "ownershipShare": "",
    "email": "",
    "id": "474748"
  }
],
"proposePurchasers": [
  {
    "name": "Dr. (Mrs.) Priya Somnath Parui",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    }
  },
  "id": "966026",
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"name": "Working Area",
"length": "19.67",
"length1": "19",
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"images": [],
"extraAreas": [],
"finalArea": "172.08"
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"otherComposition": [],
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{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "squareMeterArea": "12.08",
  "totalAreaDocument": "130",
  "docBultupPercentage": "20",
  "docFinalBultUp": "156.00",
  "docFinalBultUpSquareMeter": "14.49",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "315817"
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"images": [],
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    "squareMeterArea": "16.72",
    "expectedRate": "80555.56",
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},
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  "expectedRate": "67129.63",
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"saleableArea": {
  "area": "259.20",
  "squareMeterArea": "24.08",
  "expectedRate": "55941.36",
  "percentage": "20"
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"printInReport": true,
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"property": "Shop",
"area": "180",
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "14500000",
"expectedRate": "80555.56",
"builtUpExpectedRate": "67129.63",
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"id": "749558"
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    "squareMeterArea": "21.37",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "25.64",
    "expectedRate": "70652.17",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "30.77",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedRate": "84782.61",
  "builtUpExpectedRate": "70652.17",
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  "id": "885788"
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    "squareMeterArea": "32.33",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "38.80",
    "expectedRate": "36218.87",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "46.56",
    "expectedRate": "30182.39",
    "percentage": "20"
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  "area": "348",
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"builtUpExpectedRate": "36218.87",
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"squareMeter": "32.33",
"id": "658909"
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"status": false,
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"name": "externalImg_r_1729834076038_TimePhoto_20241024_160406.jpg",
"path": "cases/6718988f772666934f232f75/
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"orientation": "landscape"
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"orientation": "portrait"
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    "orientation": "portrait"
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Off New Link ROad, Behind City Mall, Village - Oshiwara, Municipality Ward No. K-
West, Andheri (West), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053,
State - Maharashtra, Country - India",
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Composition :			
Working Area	19'8"	8'9"	172.08
Other Composition :			