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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Ulka",
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    "_id": "669ba9d32abbb93f33ea2fef",
    "email": "ulka.kulkarni@cosmosbank.in",
    "lastName": "kulkarni",
    "mobileNo": "",
    "workMobileNo": "9773756812"
  },
  "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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Santacruz (East) Branch",
  "email": "vidyadhar.rangnekar@cosmosbank.in",
  "mobileNo": "02226126971",
  "alternateMobileNo": "",
  "address": "Ground Floor, Uday Darshan Buidling, Jawaharlal Nehru Road, Golibar,
Santacruz (East), Mumbai - 400055, State -\r\n\r\nMaharashtra, Country - India ",
  "ledgerName": "COSMOS BANK- SANTACRUZ (EAST)",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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    "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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      "dateTime": "2024-10-24",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
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    "value": "rcc_Slab"
  },
  "flooring": {
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Om CHSL ",
    "south": "Internal Road ",
    "east": "Jankibai Rama Salvi Marg"
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  "asPerDocumentAgreement": {
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"south": "Details not available ",
"east": "Details not available "
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    "south": "Entrance ",
    "west": "Staircase "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"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",
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    "label": "Ordinary"
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  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site inspection, actual Carpet Area is 235.00 Sq. Ft. and Built-Up Area 305.00 Sq. Ft. mentioned in the documents. The loading between Carpet to Built-Up is 30%. We have considered area mentioned in the agreement for sale.",
  "depreciationPercentage": "24",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9400",
  "depreciatedBuildingRate": "1900"
},
"igrRate": {
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  "rate": "58600",
  "landRate": "18100",
  "igrImage": "cases/671a16e90385619362323be8/igr_1730116606821_Image.png",
  "squareMeterGuideLineRate": "52740.00",
  "squareFeetGuideLineRate": "4900.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "84",
  "rate": "4385.00",
  "squareFeetGuideLineRate": "4385.00",
  "squareMeterGuideLineRate": "47198.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "value": "Ordinary"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
  }
},
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"propertyOccupiedByList": {
  "label": "Tenant Occupied",
  "value": "Tenant_Occupied"
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"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Consumer No. 000023051532 ",
"meterCardHolderName": "Mr. Sanjay Shantaram Panderkar ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "Mrs. Neeta Sawatkar<br />Occupied Since - Last 6 Months",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
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"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2008",
  "fullDate": "1/1/2008"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "No",
"value": "0"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "value": "Normal"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "0",
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routeMap_1730711580164_Image.png",
    "routeLat": "19.200167",
    "routeLng": "72.990861",
    "stationName": "Kalwa",
    "routeDistance": "1.1 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
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    "finallatLng": false
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  "locationMapImg": [
    {
      "id": "oghem8",
      "name": "oghem8",
      "image": "cases/671a16e90385619362323be8/
routeMap_1730720348058_Image.png"
    }
  ]
},
"valuation": {
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    "totalFairMarketValue": "2867000.00"
  }
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"wardrobesRate": "0",
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"showcasesRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"outward": {
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  "date": "Mon Nov 04 2024 11:30:50 GMT+0000 (Coordinated Universal Time)",
  "number": "2308918",
  "dayCount": "3",
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    "status": true
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    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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"status": false
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"status": false
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"floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
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  "selectedBuildUpValue": "305.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"externalImg_1730114786876_WhatsApp_Image_20241028_at_162806.jpeg",
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externalImg_1730114786876_WhatsApp_Image_20241028_at_162806.jpeg",
      "orientation": "portrait"
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  ]
}
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}
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "status": false,
    "_id": "671f74e3b0d38719f5b0aea6",
    "name":
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    "path": "cases/671a16e90385619362323be8/
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    "name":
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    "path": "cases/671a16e90385619362323be8/
externallmg_1730114786876_WhatsApp_Image_20241028_at_162806.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "11000.00",
    "max": "13769.00"
  },
  "builtUpRateRange": {
    "min": "9167.00",
    "max": "11474.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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"showcases": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "label": "Lead",
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"siteVisitType": "FULL",
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"isAdvancelInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant",
"ownerPhoneNo": "7208689846",
"appAddress": "flat no - 203, 2nd floor, B Wing, New Harshal chs Ltd, Manisha Nagar,
Kalwa, Thane ",
"remark": "other contact - 7977035839 - Vishal Sawant ",
"documents": [
  {
    "documentType": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    },
    "inputs": {
      "documentDate": "23/02/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Sanjay Shantaram Panderkar ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "357986",
    "path": "cases/671a16e90385619362323be8/
document_1729763038486_1729763035567_203__Manisha_Sawant.pdf",
    "fileName":
"document_1729763038486_1729763035567_203__Manisha_Sawant.pdf"
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},
{
  "documentType": {
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "04 / 516 / TMC / TDD / 814"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "605350",
  "path": "cases/671a16e90385619362323be8/document_1730704165730_OC.pdf",
  "fileName": "document_1730704165730_OC.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "21/04/2005",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "04 / 516 / TMC / TDD / 928"
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document_1730704252488_590085.pdf",
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"fileName": "document_1730704252488_590085.pdf"
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    "label": "Electricity Bill"
  },
  "inputs": {
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": "000023051532 dated 11.10.2024 in the name of Mr. Sanjay
Shantaram Panderkar"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "200353",
  "path": "cases/671a16e90385619362323be8/
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  "fileName": "document_1730704386560_166852.pdf"
}
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"caseNumber": "012076",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
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    "id": "524880",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 24 2024 09:44:09 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Manisha Vishal Sawant & Mr. Vishal Ganjendra Sawant",
    "phone": "7208689846",
    "ownershipShare": "",
    "email": "",
    "id": "455712"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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    "label": "Carpet",
    "value": "Carpet"
  },
  "providedBy": {
    "label": "Owner",
    "value": "Owner"
  },
  "_id": "671b43bd038561936232f625",
  "area": "230",
  "providedByName": "Manisha Vishal Sawant And Vishal Gajendra Sawant",
  "providedByContactNo": "7208689846"
}
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "5",
    "name": "Bedroom",
    "length": "10.00",
    "length1": "10",
    "length2": "0",
    "width": "6.75",
    "width1": "6",
    "width2": "9",
    "totalArea": "67.50",
    "images": [],
    "finalArea": "67.50",
    "extraAreas": []
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  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Bathroom",
    "length": "4.92",
    "length1": "4",
    "length2": "11",
    "width": "3.92",
    "width1": "3",
    "width2": "11",
    "totalArea": "19.26",
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"images": [],
"extraAreas": [],
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  "measurementType": {
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  "id": "2",
  "name": "Kitchen",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "35.62",
  "images": [],
  "extraAreas": [
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      "measurementType": {
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        "value": "Square_Feet"
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      "_id": "672887cc40c166c89c740be1",
      "name": "Extra",
      "extraAreaType": "Add",
      "length": "1.25",
      "length1": "1",
      "length2": "3",
      "width": "3.00",
      "width1": "3",
      "width2": "00",
      "totalArea": "3.75"
    }
  ],
  "finalArea": "39.37"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
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"length": "2.92",
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"length2": "11",
"width": "3.75",
"width1": "3",
"width2": "9",
"totalArea": "10.94",
"images": [],
"extraAreas": [],
"finalArea": "10.94"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Living Room",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
  "totalArea": "93.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.75"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "356359",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "305",
    "squareMeterArea": "28.34",
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"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "341.67",
"squareMeterArea": "31.74",
"expectedRate": "12292.56",
"percentage": ""
},
"builtUpArea": {
"area": "410.00",
"squareMeterArea": "38.09",
"expectedRate": "10243.90",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Sainath Apartment, Manisha Nagar, Kalwa",
"area": "410",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "4",
"source": "https://www.99acres.com/",
"expectedPrice": "4200000",
"expectedRate": "12292.56",
"builtUpExpectedRate": "4200000",
"image": "cases/671a16e90385619362323be8/
indicator_1730116417921_Image.png",
"squareMeter": "38.09",
"id": "587935"
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  "carpetArea": {
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "33.45",
    "expectedRate": "9166.67",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Kanishka Heights, Kalwa",
  "area": "360",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "2",
  "source": "https://www.99acres.com/",
  "expectedPrice": "3300000",
  "expectedRate": "11000.00",
  "builtUpExpectedRate": "3300000",
  "image": "cases/671a16e90385619362323be8/
indicator_1730116472131_Image.png",
  "squareMeter": "33.45",
  "id": "755309"
},
{
  "carpetArea": {
    "area": "291.67",
    "squareMeterArea": "27.10",
    "expectedRate": "11999.86",
    "percentage": ""
  },
  "builtUpArea": {
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"area": "350.00",
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"expectedRate": "10000.00",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "671f7c20c7eda319f462ede2",
"property": "Manisha Nagar Kalwa",
"area": "350",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "1",
"source": "https://www.99acres.com/",
"expectedPrice": "3500000",
"expectedRate": "11999.86",
"builtUpExpectedRate": "3500000",
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      "firstName": "Shobha",
      "lastName": "Kuperkar",
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  "profilePhoto": "users\\6006d4ce5080a310ac1fdcf2\
\profilePhoto_1622372166238_Jagdish Photo (2).jpg"
},
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"taskId": "671a1b39fd14bf9350ab5ed5",
"createdAt": "2024-10-28T11:25:47.566Z"
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Harshal Co-Op. Hsg. Soc. Ltd., Manisha Nagar, Village - Kalwa, Taluka - Thane, District
- Thane, PIN - 400 605, State - Maharashtra, Country - India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"contactPersonName": "Mrs. Neeta Sawatkar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"rerald": "",
"siteVisitContactNo": "0000000000",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + Toilet",
"carpetTotal": "230.82",
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"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-10-24",
"buildingServicesRate": "2500",
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"finalCarpetConvertToBuiltUpPer": "0",
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"landOtherRate": "7500",
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"builtupPercentage": "10",
"extendOfSiteRemark": "",
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"siteMeasurementRemark": "\n",
"toBeAdded": "",
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    "lesseeName": "",
    "leasePremium": "",
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    "leaseFrom": "",
    "leaseTo": "",
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}
},
"reportGeneratedDate": "Mon Nov 04 2024 06:32:45 GMT+0000 (Coordinated
Universal Time)"
}

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Name	Length	Width	Total
Composition :			

Bedroom	10'0"	6'9"	67.50
Bathroom	4'11"	3'11"	19.26
Kitchen	4'9"	7'6"	35.62
Toilet	2'11"	3'9"	10.94
Living Room	9'00"	10'5"	93.75
Other Composition :			