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{
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  "toAssess": {
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    "firstName": "Sonali",
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    "_id": "64e31653ae896715ef7f8b9b",
    "lastName": "Keni",
    "mobileNo": "",
    "workMobileNo": "9870198131",
    "email": "sonalikenic@cosmosbank.in"
  },
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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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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "email": "kandivali@cosmosbank.in",
  "mobileNo": "022-28073762 ",
  "alternateMobileNo": "28051426",
  "address": "Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road,
Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "COSMOS BANK- KANDIVALI(WEST)",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "lastName": "Misal",
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  "lastName": "Singh",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "label": "Teak Wood Door frame with Solid flush door"
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  "label": "Aluminium Sliding Windows with window grills"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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    "status": false
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  "privateCars": {
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    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified",
"approvePlanVerified": "N.A.",
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"unauthorizedConstruction": "",
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"extraDetailOfBuilding": "",
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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": "Estimated future life 18 Years as per structural stability report Subject to
proper, preventive periodic maintenance & structural repairs",
  "depreciationPercentage": "69",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16775",
  "depreciatedBuildingRate": "775"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "165880",
  "landRate": "76250",
  "igrImage": "cases/6729bf09499746162fb22a71/igr_1730984645132_Image.png",
  "squareMeterGuideLineRate": "165880.00",
  "squareFeetGuideLineRate": "15411.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "54",
  "rate": "11580.00",
  "squareFeetGuideLineRate": "11580.00",
  "squareMeterGuideLineRate": "124650.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "N.A",
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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 local norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "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"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "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": "1978",
  "fullDate": "1/1/1978"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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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": {
  "value": "Good",
  "label": "Good"
},
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  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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},
"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Society_Letter",
  "label": "As Per Society Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "14",
"ageOfBuilding": "46",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
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  "measurementType": "Sq. Ft.",
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routeMap_1731051358933_Image.png",
    "routeLat": "19.198389",
    "routeLng": "72.842611",
    "stationName": "Kandivali",
    "routeDistance": "1.4 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
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    "id": "6jg2g",
    "name": "6jg2g",
    "image": "cases/6729bf09499746162fb22a71/
routeMap_1731051275943_Image.png"
  }
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"depreciatedCostOfConstruction": "914250.00",
"totalFairMarketValue": "8890750.00"
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"superfineFinishRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
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"outward": {
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  "date": "Fri Nov 08 2024 08:46:35 GMT+0000 (Coordinated Universal Time)",
  "number": "2308962",
  "dayCount": "4",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "status": false
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    "isHideFloor": false,
    "status": false
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},
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  "label": "External Plastering",
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "label": "Window",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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"liftInstallation": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "status": true
}
},
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  "selectedBuildUpValue": "530.00",
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"reportImages": {
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"externalImg_1730790071406_WhatsApp_Image_20241104_at_173656.jpeg",
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    "orientation": "portrait"
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    "name":
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    "status": false,
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    "name":
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    "path": "cases/6729bf09499746162fb22a71/
externallmg_1730790057003_WhatsApp_Image_20241104_at_173657_1.jpeg",
    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "18000.00",
    "max": "27322.00"
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  "builtUpRateRange": {
    "min": "15000.00",
    "max": "22768.00"
  },
  "saleableRateRange": {
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    "max": "18974.00"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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"ratePerUnit": "0.00",
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"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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"createCase": "false",
"type": "CASE",
"leadType": {
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"label": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "530.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "REPORTGENERATED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6729bf09499746162fb22a71",
"ownerName": "Mr. Shailesh Sevantilal Madhani",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no D-103 1 St floor Nilambunj Kamal apartment Kandivali
homemjhed CHS Ltd Mistry colony Sankar lane Kandivali West Mumbai 400067",
"remark": "approx valu required branch Shweta madam case ",
"documents": [
  {
    "documentType": {
      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    },
    "inputs": {
      "documentDate": "05/06/2017",
      "from": {
        "value": "Donor",
        "label": "Donor"
      },
      "Donor": "Mr. Sevantilal Nathalal Madhani & Mrs. Pushpaben Sevantilal Madhani ",
      "to": {
        "value": "donee",
        "label": "donee"
      },
      "donee": "Mr. Shailesh Sevantilal Madhani"
    },
    "isHardCopy": false,
    "displayStatus": true,
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document_1731049611739_Agreement.pdf",
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"id": "362461",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Nov 08 2024 07:06:52 GMT+0000 (Coordinated Universal Time)"
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    "label": "Share Certificate "
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "259 transferred dated 20.06.2017 issued by Hormazd Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "353892",
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  "fileName": "document_1731049830093_192277.pdf"
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    "label": "Structural Stability Report"
  },
  "inputs": {
    "documentDate": "08/11/2024",
    "remark": "Vide No .UCVLLP/Neelambuj-Kamal CHSL/Pvt./6118 issued by M/
s.Universal Consultants & Valuers LLP"
  },
  "isHardCopy": false,
  "displayStatus": true,
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mos_KandivaliJy.pdf",
  "fileName": "document_1731127379323_Structural_with_NDTBera_Kartik_Chandra
Flat_A121st_Flr_Neelambuj_Kamal_AptKandivaliWCosmos_KandivaliJy.pdf"
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"caseNumber": "012181",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Tue Nov 05 2024 06:45:29 GMT+0000 (Coordinated Universal Time)"
},
"owners": [
  {
    "name": "Mr. Shailesh Sevantilal Madhani",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "664026"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "969049",
    "name": "Living Room",
    "length": "13.75",
    "length1": "13",
    "length2": "9",
    "width": "9.83",
    "width1": "9",
    "width2": "10",
    "totalArea": "135.21",
    "images": [],
    "extraAreas": [],
    "finalArea": "135.21"
  },
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    "name": "Passage",
    "length": "27.00",
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"length2": "00",
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "WC",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "14.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.58"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "22.49",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.49"
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  "label": "Square Feet"
},
"id": "4",
"name": "Kitchen",
"length": "9.42",
"length1": "9",
"length2": "5",
"width": "7.17",
"width1": "7",
"width2": "2",
"totalArea": "67.49",
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"extraAreas": [
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      "label": "Square Feet"
    },
    "_id": "672dbc06b1ed058c1696cb05",
    "name": "ds",
    "extraAreaType": "Add",
    "length": "5.67",
    "length1": "5",
    "length2": "8",
    "width": "3.42",
    "width1": "3",
    "width2": "5",
    "totalArea": "19.36"
  }
],
"finalArea": "86.85"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "13.92",
  "length1": "13",
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  "width": "6.92",
  "width1": "6",
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"width2": "11",
"totalArea": "96.26",
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    "_id": "672dbc89b1ed058c1696cb49",
    "name": "Extra ",
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    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "34.00"
  }
],
"finalArea": "130.26"
},
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Enclosed Balcony Area",
      "value": "Enclosed_Balcony_Area"
    },
    "measurementType": {
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      "label": "Square Feet"
    },
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    "length": "9.42",
    "length1": "9",
    "length2": "5",
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    "width1": "2",
    "width2": "11",
    "totalArea": "27.46",
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"images": [],
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"finalArea": "27.46",
"percentageBeforeTotal": "27.46",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1251aa6d152c1801b317",
    "label": "Gift Deed"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "888226",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "530",
  "squareMeterArea": "49.24",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
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    "squareMeterArea": "52.03",
    "expectedRate": "27321.43",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "672.00",
    "squareMeterArea": "62.43",
    "expectedRate": "22767.86",
    "percentage": "20"
  },
  "saleableArea": {
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"area": "806.40",
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"expectedRate": "18973.21",
"percentage": "20"
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"property": "Flat",
"area": "560",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "15300000",
"expectedRate": "27321.43",
"builtUpExpectedRate": "22767.86",
"image": "cases/6729bf09499746162fb22a71/
indicator_1730984425770_Image.png",
"squareMeter": "52.03",
"id": "599072"
},
{
"carpetArea": {
"area": "450.00",
"squareMeterArea": "41.81",
"expectedRate": "25555.56",
"percentage": ""
},
"builtUpArea": {
"area": "540.00",
"squareMeterArea": "50.17",
"expectedRate": "21296.30",
"percentage": "20"
},
"saleableArea": {
"area": "648.00",
"squareMeterArea": "60.20",
"expectedRate": "17746.91",
"percentage": "20"
},
"printlnReport": true,
"_id": "672cbb182876c84ff194c429",
"property": "Flat",
"area": "450",
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"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "11500000",
"expectedRate": "2555.56",
"builtUpExpectedRate": "21296.30",
"image": "cases/6729bf09499746162fb22a71/
indicator_1730984463702_Image.png",
"squareMeter": "41.81",
"id": "341701"
},
{
  "carpetArea": {
    "area": "300.04",
    "squareMeterArea": "27.87",
    "expectedRate": "19997.33",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "360.05",
    "squareMeterArea": "33.45",
    "expectedRate": "16664.35",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "432.06",
    "squareMeterArea": "40.14",
    "expectedRate": "13886.96",
    "percentage": "20"
  },
  "printlnReport": true,
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	13'9"	9'10"	135.21
Passage	27'00"	1'00"	27.00
WC	4'2"	3'6"	14.58
Bathroom	6'7"	3'5"	22.49
Kitchen	9'5"	7'2"	67.49
Bedroom	13'11"	6'11"	96.26
Other Composition :			
Enclosed Balcony Area	9'5"	2'11"	27.46