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    "RVDSValues": true,
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    "value": "Fair_Market_Value"
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    },
    "firstName": "Pratibha BHatia",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312a9",
    "email": "0_default_pratibha.bhatia@cosmosbank.in",
    "mobileNo": "0_DEFAULT_022-26762671",
    "workMobileNo": "0_DEFAULT_91-9820701094"
  },
  "fees": {
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  "name": "Mumbai",
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
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  "email": "pratibha.bhatia@cosmosbank.in",
  "mobileNo": "02226762671",
  "alternateMobileNo": "02226762672",
  "address": "Shop no 7, Dhanashree Heights Building No 42, Off Veera Desai Road
Andheri (West) Mumbai 400053",
  "ledgerName": "",
  "fax": "",
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  "value": "Residential"
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"role": "PICKUPPERSON",
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"lastName": "Misal",
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\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
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"lastName": "Bhuwad",
"mobileNo": "9082053889",
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"shortName": "VS",
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        "label": "Registered Valuer"
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  "value": "BANK"
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  "value": "",
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  "value": "",
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  "value": "Andheri (West)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Aluminium Sliding Windows with window grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "east": "Sahil Queen CHSL"
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  "south": "Details not available ",
  "east": "Details not available "
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "south": "",
    "east": ""
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    "status": true
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"extraDetailOfProperty": "As per site inspection, 1 RK Flat converted into 1 BHK by
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not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Ordinary"
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"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
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  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "i) As per measurement Carpet area is 305.00 Sq. Ft. and as per
Agreement Built up areas is 444.00 Sq. Ft. The loading between Built up area to Carpet
area is 45%. We have adjusted the rate accordingly. <br />ii) As per site inspection, 1
RK Flat converted into 1 BHK by converting Part Area of Living Room in Bedroom.",
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  "depreciationRatioOfBuilding": "",
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  "squareMeterGuideLineRate": "163550.00",
  "squareFeetGuideLineRate": "15194.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "85",
  "rate": "13968.00",
  "squareFeetGuideLineRate": "13968.00",
  "squareMeterGuideLineRate": "150346.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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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 MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "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"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
    "value": "rcc",
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},
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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  "value": "1",
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"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Previous_valuation_Report",
"label": "As Per Previous valuation Report"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "444.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Sale Deed"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/673b0290572e264e521407d4/
routeMap_1732682188958_Image.png",
"routeLat": "72.806626",
"routeLng": "72.806626",
"stationName": "Versova",
"routeDistance": "2.7 Km. ",
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"label": "Metro Station"
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    "name": "6y6y84",
    "image": "cases/673b0290572e264e521407d4/
routeMap_1732622452039_Image.png"
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"valuation": {
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    "depreciationPercentage": "22.5",
    "depreciatedCostOfConstruction": "279720.00",
    "totalFairMarketValue": "6824280.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"bookValue": "0"
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"outward": {
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  "date": "Tue Nov 26 2024 12:11:13 GMT+0000 (Coordinated Universal Time)",
  "number": "2309209",
  "dayCount": "15",
  "monthCount": "294",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": true
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
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externallmg_r_1732609753042_IMG20241126123256.jpg",
      "orientation": "portrait"
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      "path": "cases/673b0290572e264e521407d4/
externallmg_r_1732609753104_TimePhoto_20241126_122114.jpg",
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    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/673b0290572e264e521407d4/
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    "orientation": "portrait"
  },
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    "name": "externallmg_r_1732609768270_TimePhoto_20241126_123144.jpg",
    "path": "cases/673b0290572e264e521407d4/
externallmg_r_1732609768270_TimePhoto_20241126_123144.jpg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "name": "externallmg_r_1732609768373_TimePhoto_20241126_123551.jpg",
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externallmg_r_1732609768373_TimePhoto_20241126_123551.jpg",
    "orientation": "portrait"
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    },
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      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "22858.00",
    "max": "25233.00"
  },
  "builtUpRateRange": {
    "min": "19048.00",
    "max": "21028.00"
  },
  "saleableRateRange": {
    "min": "15874.00",
    "max": "17524.00"
  }
},
"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
  "showcases": {
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"title": "Showcases",
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "444.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "673b0290572e264e521407d4",
"ownerName": "Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant",
"ownerPhoneNo": "9820063066",
"appAddress": "Flat no 202 2 nd floor Sapna Residency Co-op HSG Soc Ltd Varsova
Andheri West Mumbai 400061",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "03/07/2019",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Mohammed Rizwan Khan & Mrs. Hamida Khan",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "7114 / 2019"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "633289",
    "path": "cases/673b0290572e264e521407d4/
document_1732616816270_Sale_Deed.pdf",
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"fileName": "document_1732616816270_Sale_Deed.pdf"
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{
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    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "02/04/2008",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 8962 / WS / AR"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/673b0290572e264e521407d4/
document_1732620000399_549287.pdf",
"fileName": "document_1732620000399_549287.pdf"
},
{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "07/08/2019",
    "remark": " in the name of Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant
issued by vastukala Consultants Pvt. Ltd\n"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "602771",
  "path": "cases/673b0290572e264e521407d4/
document_1732620715432_Previous_Report.pdf",
  "fileName": "document_1732620715432_Previous_Report.pdf"
}
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"caseNumber": "012440",
"createdBy": "60af6ae22ffdf65bcd65861d",
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"caseHistory": [
  {
    "id": "125629",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 18 2024 09:02:08 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant",
    "phone": "9820063066",
    "ownershipShare": "",
    "email": "",
    "id": "722313"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "3",
    "name": "Living Room",
    "length": "178.00",
    "length1": "178",
    "length2": "0",
    "width": "1.00",
    "width1": "1",
    "width2": "0",
    "totalArea": "178.00",
    "images": [],
    "finalArea": "178.00",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "9.17",
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"length1": "9",
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"width": "8.92",
"width1": "8",
"width2": "11",
"totalArea": "81.74",
"images": [],
"extraAreas": [],
"finalArea": "81.74"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "28.07",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.07"
}
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "length": "2.00",
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"length2": "00",
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"width1": "8",
"width2": "8",
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"finalArea": "17.33",
"percentageBeforeTotal": "17.33",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae1245aa6d152c1801b2e3",
    "label": "Sale Deed"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "41.25",
  "totalAreaDocument": "444",
  "docBUILTUPPercentage": "",
  "docFinalBUILTUP": "0.00",
  "docFinalBUILTUPSquareMeter": "0.00",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "108369"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "297.23",
    "squareMeterArea": "27.61",
    "expectedRate": "25232.98",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "356.67",
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"squareMeterArea": "33.14",
"expectedRate": "21027.84",
"percentage": "20"
},
"saleableArea": {
  "area": "428.00",
  "squareMeterArea": "39.76",
  "expectedRate": "17523.36",
  "percentage": "20"
},
"printlnReport": true,
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"property": "Flat",
"area": "428",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "7500000",
"expectedRate": "17523.364485981307",
"builtUpExpectedRate": "21027.84",
"image": "cases/673b0290572e264e521407d4/
indicator_1732616902275_Image.png",
"squareMeter": "39.76",
"id": "589556"
},
{
  "carpetArea": {
    "area": "525.00",
    "squareMeterArea": "48.77",
    "expectedRate": "22857.14",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "630.00",
    "squareMeterArea": "58.53",
    "expectedRate": "19047.62",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "756.00",
    "squareMeterArea": "70.23",
    "expectedRate": "15873.02",
    "percentage": "20"
  }
}
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    },
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    "saleablePercentage": "20",
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    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "12000000",
    "expectedRate": "22857.14",
    "builtUpExpectedRate": "19047.62",
    "image": "cases/673b0290572e264e521407d4/
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    "id": "789307"
  }
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    "path": "cases/673b0290572e264e521407d4/
externallmg_r_1732609625892_IMG20241126134641.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6745865be077c54e53293a8f",
    "name": "externallmg_r_1732609625980_IMG20241126134651.jpg",
    "path": "cases/673b0290572e264e521407d4/
externallmg_r_1732609625980_IMG20241126134651.jpg",
    "orientation": "portrait"
  },
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    "status": false,
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d3171bf4882369f490c087b4.jpg",
    "path": "cases/673b0290572e264e521407d4/externallmg_1732609753049_Screens
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hot_2024112612372627_3d9111e2d3171bf4882369f490c087b4.jpg",
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  "status": false,
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  "name": "externallmg_r_1732609753016_TimePhoto_20241126_123621.jpg",
  "path": "cases/673b0290572e264e521407d4/
externallmg_r_1732609753016_TimePhoto_20241126_123621.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "674586d9e34a0461d8c18c51",
  "name": "externallmg_r_1732609753042_IMG20241126123256.jpg",
  "path": "cases/673b0290572e264e521407d4/
externallmg_r_1732609753042_IMG20241126123256.jpg",
  "orientation": "portrait"
},
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Ltd. , Cross Pakhadi Lane, Opp. La Delight Bakery, Andheri (West), Taluka - Andheri ,
District - Mumbai Suburban , PIN - 400 061, State - Maharashtra, Country - India",
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"email": "",
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"siteVisitContactNo": "9820063066",
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"landOtherRate": "13200",
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  "mall": false
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Ft. = 18.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "Living Room + Kitchen + Toilet",
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  "leaseDate": ""
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```

Universal Time)",
"siteVisitDate": "2024-11-26"

}

Name	Length	Width	Total
Composition :			
Living Room	178'0"	1'0"	178.00
Kitchen	9'2"	8'11"	81.74
Toilet	7'2"	3'11"	28.07
Other Composition :			
Dry Balcony Area	2'00"	8'8"	17.33