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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Samita",
    "type": "CREDITOFFICER",
    "_id": "66a21fa88414a97fe8862d8d",
    "email": "samita.kumbhar@cosmosbank.in",
    "lastName": "kumbhar",
    "mobileNo": "",
    "workMobileNo": "9821239469"
  },
  "fees": {
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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"
},
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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "firstName": "Deepak ",
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  "lastName": "Jain ",
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"rateVerifier": {
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  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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    "email": "manoj@vastukala.org",
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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  "label": false
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    "label": "Kota Flooring"
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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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    "south": "Internal Road",
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
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  "asPerDocument": {
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    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Industrial Gala is Working Area + 1 Cabin + Store Room + Toilet + Loft Area. ",
"dateOfIssusApprovePlan": "Copy Approved Building Plan dated 05.10.1972 issued by MCGM.",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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area as per the agreement",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "17125",
  "depreciatedBuildingRate": "625"
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  "rate": "142760",
  "landRate": "63420",
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  "squareMeterGuideLineRate": "142760.00",
  "squareFeetGuideLineRate": "13263.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "50",
  "rate": "9577.00",
  "squareMeterGuideLineRate": "103090.00",
  "squareFeetGuideLineRate": "9577.00"
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    "label": "Medium"
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    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
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  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
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  "meterCardHolderName": "Details not available ",
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"floorSpaceIndex": "As per local norms ",
"tenantName": "Mr. Yogesh Liya<br />Occupied Since - Last 5 Years ",
"maintenanceOfFlat": "Normal"
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1974",
    "fullDate": "1/1/1974"
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  "planningArea": {
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"label": "Industrial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
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"maintenancelssues": {
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "10",
"ageOfBuilding": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "18"
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"finalPlinthArea": {
  "area": "725.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Draft Agreement for sale"
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"routeMap": {
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"routeLat": "19.160972",
"routeLng": "72.854972",
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  "label": "Railway Station"
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "drh2qa",
    "name": "drh2qa",
    "image": "cases/67455e71d1078a4ea7fa2b3e/
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  }
],
"valuation": {
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    "depreciationPercentage": "75",
    "depreciatedCostOfConstruction": "1359375.00",
    "totalFairMarketValue": "12415625.00"
  },
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"outward": {
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  "status": false
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  "status": false
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  "status": true
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    "max": "24155.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"ownerName": "M/s. Aradhana Plastic Industries ",
"ownerPhoneNo": "9702569869",
"appAddress": "Gala no - 4, Ground floor, Bldg Name - Hareram industrial premises co
operative society Ltd, I.B.Patel road, Goregaon - East, village - Goregaon pahadi ",
"remark": "visit today ",
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " made in the month of Nov'2024",
      "from": {
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        "label": "Seller"
      },
      "Seller": "M/s. Aradhana Plastic Industries ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
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    }
  },

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      "remark": " issued by Manoj V. Sathe"
    },
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    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Municipal Corporation of Greater Mumbai"
      },
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        "value": "No",
        "label": "No"
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      "No": "Not Legible "
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  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Tue Nov 26 2024 05:36:49 GMT+0000 (Coordinated Universal Time)"
}
],
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{
  "name": "M/s. Aradhana Plastic Industries ",
  "phone": "9702569869",
  "ownershipShare": "",
  "email": "",
  "id": "323417"
}
],
"proposePurchasers": [
{
  "name": "Mr. Ashish Kumar Kanhaiyalal Patel & Mrs. Bimladevi Patel ",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
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    "label": "Square Feet"
  },
  "id": "104469",
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  "width1": "15",
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"otherComposition": [
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"name": {
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"value": "Loft"
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"label": "Square Feet"
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"width2": "00",
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"label": "Draft Agreement for sale"
},
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"expectedRate": "28985.51",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "76.92",
"expectedRate": "24154.59",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"areaType": "Carpet",
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"expectedPrice": "20000000",
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    "squareMeterArea": "36.98",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "floor": "Ground",
  "source": "Index_no.2",
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  "expectedRate": "23517.35",
  "builtUpExpectedRate": "7800000",
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  "squareMeter": "36.98",
  "id": "233029"
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{
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    "area": "637.50",
    "squareMeterArea": "59.23",
    "expectedRate": "16941.18",
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  "percentage": "20"
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  "builtUpArea": {
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    "squareMeterArea": "65.03",
    "expectedRate": "19285.71",
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  "saleableArea": {
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externalImg_1732679806115_IMG_20241126_163058.jpg",
    "orientation": "portrait"
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Op. Soc. Ltd. , CTS No. 523, I. B. Patel Road , Village - Pahadi Goregaon East ,
Goregaon (East) , Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State -
Maharashtra, Country - India",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Ashish Kumar Kanhaiyalal Patel & Mrs. Bimladevi
Patel ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"rerald": "",
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  "roadFacing": false,
  "mall": false
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"otherCompositionSaleableTotal": "0.00",
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  "leaseTo": "",
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Name	Length	Width	Total
Composition :			
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Other Composition :			
Loft	15'00"	15'00"	225.00