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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
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    "value": "Fair_Market_Value"
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    },
    "firstName": "Dipti",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230fd8",
    "email": "borivali@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769948559",
    "lastName": "Panvalkar"
  },
  "fees": {
    "type": "fixed",
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  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Borivali Branch (West)",
  "email": "borivali@cosmosbank.in",
  "mobileNo": "022-28903375 ",
  "alternateMobileNo": "28954071",
  "address": "Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar
Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "COSMOS BANK - BORIVALI",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Sunil",
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  "lastName": "Misal",
  "mobileNo": "8422982721",
  "shortName": "SM",
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  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "vinita.surve@vastukala.org",
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  "designation": "",
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  "role": "MAKER",
  "firstName": "Jayaraja",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  "fatherName": "Baburao"
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"visitedDate": [
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    }
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  "value": "",
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"wing": {
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  "value": "D",
  "label": true
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  "label": true
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  "label": false
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Cement Plastering"
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  "ownership": {
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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": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "north": "Kanakiya Road",
  "west": "Bhairav Residency F & G Wing",
  "south": "Parking Space / Open Land",
  "east": "Jangid Estate"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
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    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"whichTheLocalityIsServed": {
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    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
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    "privateCars": {
      "title": "Private Cars",
      "status": true
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  "dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
    "value": "superior_white",
    "label": "Superior White"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "16.5",
  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "462",
  "depreciatedCostOfConstruction": "12338.00",
  "depreciatedBuildingRate": "2338"
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"igrRate": {
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  "rate": "98300",
  "landRate": "29950",
  "igrImage": "cases/6745664ad1078a4ea7fa34a0/igr_1733562062168_Image.png",
  "squareMeterGuideLineRate": "78640.00",
  "squareFeetGuideLineRate": "7306.00"
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"igrFinalRate": {
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"depreciationPercentage": "89",
"rate": "6808.00",
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"outgoingDetail": {
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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",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "value": "Good",
    "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"
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    "label": "6\" Thk. Brick Masonery"
  }
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"waterTank": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
},
"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2013",
  "fullDate": "1/1/2013"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
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  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Yes"
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  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "49",
  "ageOfBuilding": "11",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "14",
  "flatFloorNo": "4",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "772.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1733564149400_Image.png",
    "routeLat": "9",
    "routeLng": "9",
    "stationName": "Mira Road",
    "routeDistance": "3.2 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
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    "depreciatedCostOfConstruction": "356664.00",
    "totalFairMarketValue": "9524936.00"
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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    "status": false
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  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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  "status": true
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    "status": false,
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  },
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    "min": "0.00",
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    "ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
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  "quantity": "",
  "ratePerUnit": "",
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  "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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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"_id": "6745664ad1078a4ea7fa34a0",
"ownerName": "Sanjeevani Sanjeevbhai Solanki",
"ownerPhoneNo": "9326294138",
"appAddress": "Flat no 401 floor 4 th D-wing Bldg Bhairav Residency Beverly Park
Kanakia road Bhayander East Dist Thane 401105",
"remark": "documents pending hey sir Visit karo Dipti Panvalkar madam ney bola hey
please urgent hey ",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "19/10/2019",
      "remark": "(4 Pages from Document)",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
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      "Transferor": "Mr. Akbarali Alladin Noorani, Mrs. Neelam M. Noorani & Naushad A.
Noorani",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Sanjeevni Sanjeevbhai Solanki",
      "number": {
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        "label": "Registration No"
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      "Registration_No": "8268/2018"
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    "fileName":
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  {
    "documentType": {
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      "label": "Commencement Certificate"
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  },

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  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " M.B./MNP/NR/2491/09-10"
},
"isHardCopy": false,
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"fileName": "document_1733566353806_CC.pdf"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MNP/NR/2626/2013-2014"
  },
  "isHardCopy": false,
  "displayStatus": true,
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document_1733566423944_214835.pdf",
  "fileName": "document_1733566423944_214835.pdf"
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    "label": "Surveyor Letter"
  }
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    },
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Bhairav Residency Wing D, issued by Anish & Associates, Licensed Surveyor &
Consulting Engineer."
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "682488",
    "path": "cases/6745664ad1078a4ea7fa34a0/
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    "fileName": "document_1733566845176_105580.pdf"
  }
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"caseNumber": "012590",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "173102",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 06:10:18 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Sanjeevani Sanjeevbhai Solanki",
    "phone": "9326294138",
    "ownershipShare": "",
    "email": "",
    "id": "762852"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "609015",
    "name": "Living Room",
    "length": "16.00",
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"finalArea": "160.00"
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "45.13",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.13"
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    "label": "Square Feet"
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  "length": "9.25",
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  "images": [],
  "extraAreas": [],
  "finalArea": "70.92"
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"width2": "6",
"totalArea": "29.75",
"images": [],
"extraAreas": [],
"finalArea": "29.75"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
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"extraAreas": [],
"finalArea": "99.99"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.08",
  "length1": "11",
  "length2": "1",
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  "width1": "10",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "113.60"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Cupboard",
  "length": "7.00",
  "length1": "7",
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  "width2": "00",
  "totalArea": "14.00",
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  "extraAreas": [],
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    "value": "Square_Feet",
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  "name": "Passage",
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  "width2": "5",
  "totalArea": "18.51",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.51"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "9",
  "name": "Toilet",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
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  "width1": "4",
  "width2": "8",
  "totalArea": "34.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.61"
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
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  "id": "0",
  "length": "10.42",
  "length1": "10",
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  "width": "6.25",
  "width1": "6",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "65.1",
  "percentageBeforeTotal": "65.10",
  "percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
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    "value": "Dry_Balcony_Area"
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    "label": "Square Feet"
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  "length1": "7",
  "length2": "6",
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  "width2": "00",
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  "images": [],
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  "percentage": "100"
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    "label": "Square Feet"
  },
  "id": "878420",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "772",
  "squareMeterArea": "71.72",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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      "squareMeterArea": "59.64",
      "expectedRate": "15381.62",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "770.40",
      "squareMeterArea": "71.57",
      "expectedRate": "12818.02",
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  "uploadedBy": "60f9147bf3dd69653a591e8c"
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Vinita",
      "lastName": "Surve",
      "profilePhoto": "users/60f9147bf3dd69653a591e8c/profilePhoto_1668058171670_WhatsApp_Image_20221110_at_105714_AM.jpeg"
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"status": true,
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"updatedAt": "2024-12-07T10:44:22.014Z",
"__v": 0,
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  "value": "Retail",
  "label": "Retail"
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Wing - D, Bhairav Residancey, Beverly Park, Kanakia Road, Village - Navghar, Taluka -
Thane, District - Thane, Bhayndar (East), PIN - 401 105, State - Maharashtra, India",
"updatedAt": "60f91b6f344e052188ffd1fc",
"addressForMap": "",
"caseReferredBy": "60af6ae22ffdf65bcd65861d",
"contactPersonName": "Mrs. Sanjeevani Sanjeevbhai Solanki",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
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"siteVisitContactNo": "9326294138",
"buildingServicesRate": "2800",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 772.00",
"flatRate": "12800",
"landOtherRate": "10000",
"shopDetails": {
  "typeOfShops": {
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"mall": false
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},
"builtupPercentage": "10",
"carpetTotal": "618.51",
"extendOfSiteRemark": "",
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"finalCarpetArea": "706.11",
"finalSalableArea": "776.72",
"otherCarpetTotal": "87.60",
"salablePercentage": "0",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 618.51 \nFlowerbed Area in Sq.
Ft. = 65.10 \nDry Balcony Area in Sq. Ft. = 22.50\n<br />\n",
"toBeAdded": "",
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Universal Time)",
"siteVisitDate": "2024-11-28",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 2 Passage +
2 Toilet + Cupboard",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "87.60",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseDate": ""
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```

Name	Length	Width	Total
Composition :			
Living Room	16'00"	10'00"	160.00
Dining	8'1"	5'7"	45.13

Kitchen	9'3"	7'8"	70.92
Passage	8'6"	3'6"	29.75
Toilet	8'00"	4'00"	32.00
Bedroom	10'1"	9'11"	99.99
Bedroom	11'1"	10'3"	113.60
Cupboard	7'00"	2'00"	14.00
Passage	5'5"	3'5"	18.51
Toilet	7'5"	4'8"	34.61
Other Composition :			
Flowered Area	10'5"	6'3"	65.10
Dry Balcony Area	7'6"	3'00"	22.50