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    },
    "firstName": "Mamta",
    "type": "CREDITOFFICER",
    "_id": "668501e802a43d10c09e3190",
    "email": "mamta.raikar@cosmosbank.in",
    "lastName": "Raikar",
    "mobileNo": "",
    "workMobileNo": "9820371168"
  },
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"organization": {
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  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000002",
  "type": "BRANCH",
  "name": "Ghatkopar (West) Branch",
  "email": "ghatkopar@cosmosbank.in",
  "mobileNo": "022-25136117",
  "alternateMobileNo": "",
  "address": "S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane,
Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "Cosmos Bank - Ghatkopar",
  "fax": "022-25132117",
  "sendStructuralCertificate": "0"
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
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},
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  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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    "email": "manoj@vastukala.org",
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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  }
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    "value": "Nahur",
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Life Style",
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  "key": "policeStation",
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  }
}
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  "label": "Teak Wood Door Framed with Glass Door"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
},
"fittings": {
  "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring",
  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering with POP false Ceiling"
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    "label": "Joint 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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  "asPerActualAgreement": {
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    "west": "LBS Marg",
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    "south": "Internal Road",
    "east": "Runwal Heights , B Wing"
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    "east": "Details not available"
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      "east": "Passage / Office No. 306",
      "south": "Office No. 320",
      "west": "Entrance of Office No. 318 & 319"
    },
    "asPerDocument": {
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
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    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
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    "taxies": {
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      "status": true
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    "auto": {
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      "status": true
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    "privateCars": {
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      "status": true
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  "extraDetailOfProperty": "As per Site Inspection, Office No. 318 & 319 are internally amalgamated to form as single unit having single entrance from Office No. 318. The Composition of office is single unit.",

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    "dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
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    "empanelledOfApprovePlan": "N.A.",
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    "extraDetailOfBuilding": "",
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        "label": "Ordinary"
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    "compoundWall": "6'.0\ High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
    "actualBuildingBoundaries": [],
    "documentsBuildingBoundaries": []
},
"apfDetails": {
    "buildings": [],
    "compositions": []
},
"compositeRate": {
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amalgamated to form as single unit having single entrance from Office No. 318. For the
purpose of valuation, we have considered area as per Agreement.",
    "depreciationPercentage": "28.5",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "26702",
    "depreciatedBuildingRate": "2002"
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"igrRate": {
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    "rate": "180650",
    "landRate": "74020",
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    "squareMeterGuideLineRate": "180650.00",
    "squareFeetGuideLineRate": "16783.00"
},
"igrFinalRate": {
    "floorRatePercentage": "0",
    "depreciationPercentage": "81",
    "rate": "14901.00",
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    "squareFeetGuideLineRate": "14901.00"
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"outgoingDetail": {

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"areaStatusList": {
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  "label": "Medium"
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"propertyTypeOfUseList": {
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"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
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"assessmentNo": "Details not available",
"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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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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"label": "Yes"
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"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
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"asthetikLook": {
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  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2005",
  "fullDate": "1/1/2005"
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"planningArea": {
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  "label": "Residential cum Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
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"value": "Information_not_available",
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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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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
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"label": "Information not available"
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"provisionOfFirefighting": {
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"value": "ground",
"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "Approx.",
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"noOfLifts": "2",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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routeMap_1732966525241_Image.png",
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    "routeLng": "72.938310",
    "stationName": "Mulund",
    "routeDistance": "3 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "name": "bx8ve",
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"valuation": {
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  "showcasesRate": "0",
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  "bookValue": "0"
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"outward": {
  "status": true,
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"remark": "SYSTEMGENERATED",
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"number": "2309301",
"dayCount": "25",
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "status": false
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    "isHideFloor": false,
    "status": false
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    "status": false
  },
  "externalBrickWork": {
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  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "312.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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  "path": "cases/6746effdd1078a4ea7fb45b8/
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  "orientation": "landscape"
}
],
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"externalPhotos": [
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "_id": "67498969e077c54e532c1dfb",
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    "path": "cases/6746effdd1078a4ea7fb45b8/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67498969e077c54e532c1dfa",
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    "orientation": "landscape"
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    "orientation": "landscape"
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    }
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "22120.00",
    "max": "30770.00"
  },
  "builtUpRateRange": {
    "min": "18434.00",
    "max": "25642.00"
  },
  "saleableRateRange": {
    "min": "15361.00",
    "max": "21368.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
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  "kitchenArrangements": {
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"title": "Kitchen arrangements",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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"superfineFinish": {
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  "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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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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
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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",
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "260.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6746effdd1078a4ea7fb45b8",
"ownerName": "Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia",
"ownerPhoneNo": "0000000000",
"fullAddress": "Commercial Office No. 318 & 319, 3rd Floor, Runwal Heights, Runwal
Heights Commercial Premises Co.-Op. Hsg. Soc. Ltd., Opp. Nirmal Life Style, CTS No.
728, 728/1 & 728/ 2, L. B. S. Road , Village - Nahur, Taluka - Kurla, District - Mumbai
Suburban, Mulund (West), PIN Code - 400 080, State - Maharashtra, India",
"remark": "",
"documents": [
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "29/03/2019",
    "remark": "(For Flat No. 318)",
    "from": {
      "value": "Vendor",
      "label": "Vendor"
    },
    "Vendor": "M/s. Manba Finance Limited",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "3802/2019"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "253869",
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  "fileName":
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  "label": "Agreement for sale"
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"inputs": {
  "documentDate": "29/03/2019",
  "remark": "(For Flat No. 319)",
  "from": {
    "value": "Vendor",
    "label": "Vendor"
  },
  "Vendor": "M/s. Manba Finance Limited",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "3801/2019"
},
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"fileName":
"document_1732952608502_Cosmos_Ghatkopar_west_kirti_Adhiya_319.pdf"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "012646",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "796713",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 27 2024 10:10:05 GMT+0000 (Coordinated Universal Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Kirti Chunilal Adhia & Mrs. Jaimini Kirti Adhia",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "857138"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Office",
    "length": "",
    "length1": "266",
    "length2": "0",
    "width": "",
    "width1": "1",
    "width2": "0",
    "totalArea": "266.00",
    "images": [],
    "finalArea": "266.00",
    "extraAreas": []
  }
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"otherComposition": [],
"externalReport": [],
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      "label": "Agreement for sale"
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      "value": "Square_Feet",
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "24.15",
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"docFinalBuiltpSquareMeter": "28.99",
"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
"id": "168861"
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"images": [],
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"carpetArea": {
"area": "173.00",
"squareMeterArea": "16.07",
"expectedRate": "30057.80",
"percentage": ""
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"builtUpArea": {
"area": "207.60",
"squareMeterArea": "19.29",
"expectedRate": "25048.17",
"percentage": "20"
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"saleableArea": {
"area": "249.12",
"squareMeterArea": "23.14",
"expectedRate": "20873.47",
"percentage": "20"
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"printlnReport": false,
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"property": "Office",
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"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "5200000",
"expectedRate": "30057.80",
"builtUpExpectedRate": "25048.17",
"image": "cases/6746effdd1078a4ea7fb45b8/
indicator_1732958385388_Image.png",
"squareMeter": "16.07",
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"id": "337931"
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{
  "carpetArea": {
    "area": "200.00",
    "squareMeterArea": "18.58",
    "expectedRate": "31000.00",
    "percentage": ""
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  "builtUpArea": {
    "area": "240.00",
    "squareMeterArea": "22.30",
    "expectedRate": "25833.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "288.00",
    "squareMeterArea": "26.76",
    "expectedRate": "21527.78",
    "percentage": "20"
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  "printInReport": false,
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "6200000",
  "expectedRate": "31000.00",
  "builtUpExpectedRate": "25833.33",
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  "squareMeter": "18.58",
  "id": "344484"
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{
  "carpetArea": {
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    "squareMeterArea": "12.08",
    "expectedRate": "30769.23",
    "percentage": ""
  },
  },
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"builtUpArea": {
  "area": "156.00",
  "squareMeterArea": "14.49",
  "expectedRate": "25641.03",
  "percentage": "20"
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"saleableArea": {
  "area": "187.20",
  "squareMeterArea": "17.39",
  "expectedRate": "21367.52",
  "percentage": "20"
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"printInReport": true,
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"property": "Office",
"area": "130",
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"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4000000",
"expectedRate": "30769.23",
"builtUpExpectedRate": "25641.03",
"image": "cases/6746effdd1078a4ea7fb45b8/
indicator_1732958455625_Image.png",
"squareMeter": "12.08",
"id": "229022"
},
{
  "carpetArea": {
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    "squareMeterArea": "29.73",
    "expectedRate": "28750.00",
    "percentage": ""
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  "builtUpArea": {
    "area": "384.00",
    "squareMeterArea": "35.67",
    "expectedRate": "23958.33",
    "percentage": "20"
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    "squareMeterArea": "42.81",
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  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "9200000",
  "expectedRate": "28750.00",
  "builtUpExpectedRate": "23958.33",
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  "squareMeter": "29.73",
  "id": "310295"
},
{
  "carpetArea": {
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    "squareMeterArea": "40.32",
    "expectedRate": "22119.82",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "48.38",
    "expectedRate": "18433.18",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "624.96",
    "squareMeterArea": "58.06",
    "expectedRate": "15360.98",
    "percentage": "20"
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"updatedAt": "2024-11-30T12:42:15.417Z",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
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"buildingServicesRate": "2800",
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No. 319 Carpet Area in Sq. Ft. = 130.00",
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Other Composition :			