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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    },
    "firstName": "Prachi",
    "type": "CREDITOFFICER",
    "_id": "640f306e63e4271bcefdbba0",
    "lastName": "Desai",
    "mobileNo": "",
    "workMobileNo": "9702602797",
    "email": "prachi.desai@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "4000"
  },
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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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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Mulund East",
  "branchCode": "",
  "mobileNo": "020 67086708",
  "alternateMobileNo": "",
  "email": "komal.vanjari@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, \"Romell
Vasanti\", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai –
400 081, State – Maharashtra, Country – India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
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  "role": "MAKER",
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{
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],
"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.99073472983231"
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      "dateTime": "2024-12-04T09:19:30.737Z",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2024-12-04",
      "remark": "MANUAL_IN_TASK"
    }
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  "label": "1 BHK"
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  "label": false
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  "value": "Thane",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "801",
  "label": false
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  "label": true
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  "key": "GUTNo",
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
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  "flooring": {
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    "value": "VerifiedTileFlooring"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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"value": "Aluminium_Sliding_Windows_with_window_grills",
"label": "Aluminium Sliding Windows with window grills"
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"fixtures": {
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  "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Semi_Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Balkum Pada Road No. 2",
    "south": "Slum Area",
    "east": "Slum Area"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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  "east": "Flat No. 802",
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  "west": "Passage"
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"asPerDocument": {
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  "east": "Details not available ",
  "south": "Details not available ",
  "west": "Details not available "
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"isDisplay": false,
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    "status": true
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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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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"landAndBuildingDetails": {

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"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "8000.00",
  "depreciatedBuildingRate": "2500"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "103600",
  "landRate": "33200",
  "igrImage": "cases/674ec212d1078a4ea7fec16f/igr_1733389971896_Image.png",
  "squareMeterGuideLineRate": "108780.00",
  "squareFeetGuideLineRate": "10106.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "9755.00",
  "squareFeetGuideLineRate": "9755.00",
  "squareMeterGuideLineRate": "105001.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "N.A.",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "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"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
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"year": "2020",
"fullDate": "1/1/2020"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "No",
  "value": "0"
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"appearanceOfTheBuilding": {
  "value": "Good",
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  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "8",
"flatFloorNo": "8",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "400.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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    "routeLat": "19.219111",
    "routeLng": "72.990528",
    "stationName": "Thane",
    "routeDistance": "5.5 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "2ter0i",
      "name": "2ter0i",
      "image": "cases/674ec212d1078a4ea7fec16f/
routeMap_1733462427760_Image.png"
    }
  ],
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      "depreciationPercentage": "0",
      "depreciatedCostOfConstruction": "0.00",
      "totalFairMarketValue": "3200000.00"
    },
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    "wardrobesQty": "0",
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  "status": false
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  "status": false
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  "status": false
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"compositionImages": []
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    "max": "9715.00"
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  "builtUpRateRange": {
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    "max": "8096.00"
  },
  "saleableRateRange": {
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  "status": 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,
  "COMPLETED": false
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createCase": "false",
type": "CASE",
leadType": {
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isSiteMeasurementAllowed": true,
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"HO/Credit/87/2022-23"
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "674ec212d1078a4ea7fec16f",
"ownerName": "Miss. Sushma Ramnayan Sahani ",
"ownerPhoneNo": "9664326340",
"appAddress": "Flat no. A-801, 8th Floor, Devkibai Sadan CHS, Balkum, Thane West ",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "29/11/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Nirmala Santosh Gupta & Mr. Santosh Joginder Gupta ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Miss. Sushma Ramnayan Sahani ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "31503 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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  },
  {
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  "inputs": {
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      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2017 / 812 / TMC / TDD / 905"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "fileName": "document_1733458116141_1733390003361_ocpy.pdf"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2017 / 812 / TMC / TDD / 905"
  },
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  "fileName": "document_1733458163736_1733390003361_ocpy.pdf"
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"caseNumber": "012747",
"createdBy": "60b7177d2ffdf65bcd65882a",
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    "description": "Create Lead",
    "datetime": "Tue Dec 03 2024 08:32:18 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Miss. Sushma Ramnayan Sahani ",
    "phone": "9664326340",
    "ownershipShare": "",
    "email": "",
    "id": "608529"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67501e57cfae933db22958a0",
    "area": "337",
    "providedByName": "Sushma Ramnayan Sahani ",
    "providedByContactNo": "9664326340"
  }
],
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      "value": "Square_Feet"
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    "name": "Living Room",
    "length": "13.58",
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  "width1": "6",
  "width2": "0",
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  "images": [],
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  "name": "Passage",
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"length1": "4",
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"extraAreas": [],
"finalArea": "12.15"
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  "length": "3.42",
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  "width": "7.25",
  "width1": "7",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Bedroom",
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  "length1": "10",
  "length2": "00",
  "width": "8.50",
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"externalReport": [],
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    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
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  "id": "641166",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "400",
  "squareMeterArea": "37.16",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
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  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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    "expectedRate": "9000.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "44.59",
    "expectedRate": "7500.00",
    "percentage": "20"
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"area": "400",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "3600000",
"expectedRate": "9000.00",
"builtUpExpectedRate": "7500.00",
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"squareMeter": "37.16",
"id": "702605"
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{
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  "builtUpArea": {
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    "squareMeterArea": "39.02",
    "expectedRate": "8095.24",
    "percentage": "20"
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  "saleableArea": {
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"builtUpArea": {
"area": "420.00",
"squareMeterArea": "39.02",
"expectedRate": "7619.05",
"percentage": "20"
},
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"area": "",
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"expectedRate": "0.00",
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"property": "Residential Flat",
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"areaType": "Carpet",
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    "squareMeter": "32.52",
    "id": "773758"
  }
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    "orientation": "landscape"
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	13'7"	7'11"	107.53
Kitchen	9'9"	6'0"	58.50
Passage	5'6"	2'11"	16.04
WC	4'2"	2'11"	12.15
Bathroom	3'5"	7'3"	24.77
Bedroom	10'00"	8'6"	85.00

Other
Composition :
