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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rashmi ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418e5",
    "email": "rashmi.apandkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9969391065",
    "lastName": "Apandkar"
  },
  "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",
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  "initial": "CB",
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  "status": true
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  "email": "vileparle@cosmosbank.in",
  "mobileNo": "912226191096",
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Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India",
  "ledgerName": "",
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "value": "BANK"
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  "longitude": "72.87278817914489"
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"schedule": []
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    "label": true
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    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Kondivita",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "C, Sale Building No. 4",
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  "key": "newSurveyNumber",
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  "label": true
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"label": "R. C. C. Slab"
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"flooring": {
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"label": "Vitrified Tile Flooring"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
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"label": "Powder coated Aluminum sliding windows"
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"fixtures": {
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"Concealed_plumbing_with_C.P._fixtures._Electrical_wiring_with_concealed_",
"label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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}
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  "value": "Slum_Rehabilitation_Authority",
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Under Construction Building ",
  "west": "Under Construction Building ",
  "south": "Andheri Konkan Nagar CHS",
  "east": "Road Number 16"
},
"asPerDocumentAgreement": {
  "north": "By Property Bearing CTS No. 55/2(Part) ",
  "west": "By Property Bearing CTS No. 57(Part) ",
  "south": "By Property Bearing CTS No. 55(3) ",
  "east": "By 13.40 Mtrs. wide D.P. Road "
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"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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    "status": true
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  "auto": {
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  "privateCars": {
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"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
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  "value": "ordinary",
  "label": "Ordinary"
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "25000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "landRate": "68580",
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  "squareMeterGuideLineRate": "142640.00",
  "squareFeetGuideLineRate": "13252.00"
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  "squareFeetGuideLineRate": "13252.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"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": {
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open / Covered Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"materialUsedList": {
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"buildingSpecification": {
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"value": "Standard",
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"structuralSafety": {
"value": "Good",
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "426.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733997707121_Image.png",
    "routeLat": "19.116389",
    "routeLng": "72.872222",
    "stationName": "Airport Road ",
    "routeDistance": "1.00 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "id": "edjfh6o",
    "name": "edjfh6o",
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routeMap_1733997584702_Image.png"
  }
]
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"valuation": {
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    "costOfConstruction": "1281000.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "9700000.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  },
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPainting": {
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"label": "Lift Installation",
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"isHideFloor": true,
"status": false
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externallmg_1733974225579_1733974181082_image_1.jpeg",
      "orientation": "portrait"
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      "path": "cases/6757f345cfae933db22d0e4e/
externallmg_1733974209910_1733974197808_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "675a58c27e4dc2bd6ef9e6d4",
      "name": "externallmg_1733974210144_1733974197808_image_6.jpeg",
      "path": "cases/6757f345cfae933db22d0e4e/
externallmg_1733974210144_1733974197808_image_6.jpeg",
      "orientation": "portrait"
    }
  ],
}
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  "orientation": "portrait"
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externallmg_1733974226289_1733974181082_image_6.jpeg",
  "orientation": "portrait"
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  "name": "externallmg_1733974225579_1733974181082_image_1.jpeg",
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externallmg_1733974225579_1733974181082_image_1.jpeg",
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"compositionImages": []
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"indicatorRange": {
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    "min": "22263.00",
    "max": "27560.00"
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  "builtUpRateRange": {
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    "max": "25054.00"
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},
}
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  "max": "0.00"
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    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
}
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "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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"isSiteMeasurementAllowed": true,
"finalValuationArea": "388.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6757f345cfae933db22d0e4e",
"ownerName": "Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawde",
"ownerPhoneNo": "9820031085",
"appAddress": "flat no - C 303, 3rd floor, C wing, Bldg Name - Pearl Hevan IV,
Kondivita Road, Andheri East ",
"remark": "contact person not available",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
]
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},
"inputs": {
  "documentDate": "18/02/2023",
  "from": {
    "value": "Owner",
    "label": "Owner"
  },
},
"Owner": "Mrs. Noorjahan Abdul Aziz Kasmani",
"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawde",
"number": {
  "value": "No",
  "label": "No"
},
},
"No": "2588 / 2023"
},
"isHardCopy": false,
"displayStatus": true,
"id": "209002",
"path": "cases/6757f345cfae933db22d0e4e/
document_1733819632461_1733819396475_Shivangi_tawade__CB_vileparle.pdf",
"fileName":
"document_1733819632461_1733819396475_Shivangi_tawade__CB_vileparle.pdf"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
},
"inputs": {
  "documentDate": "04/03/2022",
  "nameOfApprovingAuthority": {
    "value": "Slum_Rehabilitation_Authority_(SRA)",
    "label": "Slum Rehabilitation Authority (SRA)"
  },
},
"remark": " (As downloaded from RERA site)",
"number": {
  "value": "No",
  "label": "No"
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},
"No": "KE / PVT / 0235 / 20181213 / AP / S4"
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"isHardCopy": false,
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"displayStatus": true,
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"fileName": "document_1733995401940_Amended_CC.pdf"
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{
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    "label": "Approved Building Plan"
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      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KE / PVT / 0235 / 20181213 / AP / S4"
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"fileName": "document_1733995716504_Agreement.pdf"
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
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  "No": "P51800029797"
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    "fileName": "document_1733995779765_RERA.pdf"
  }
],
"caseNumber": "012973",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "673621",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 10 2024 07:52:37 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Shivangi Rupesh Tawade & Mr. Rupesh Madhukar Tawde",
    "phone": "9820031085",
    "ownershipShare": "",
    "email": "",
    "id": "813132"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Living Room",
    "length": "12.92",
    "length1": "12",
    "length2": "11",
    "width": "10.92",
    "width1": "10",
    "width2": "11",
    "totalArea": "141.01",
    "images": [],
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"extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "9.75",
  "length1": "9",
  "length2": "9",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "67.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "67.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
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  "finalArea": "25.78"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.92",
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"length1": "9",
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"finalArea": "98.34"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.42",
  "length1": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "25.13"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "388",
    "squareMeterArea": "36.05",
    "docFinalBuiltUp": "426.8",
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"docFinalBuiltUpSquareMeter": "39.654999999999994",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"carpetArea": {
"area": "456.00",
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"expectedRate": "26315.79",
"percentage": ""
},
"builtUpArea": {
"area": "501.60",
"squareMeterArea": "46.60",
"expectedRate": "23923.44",
"percentage": "10"
},
"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
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"printlnReport": true,
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"property": "Pearl Heaven, Andheri East",
"area": "456",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "11",
"source": "magic_bricks",
"expectedPrice": "12000000",
"expectedRate": "26315.79",
"builtUpExpectedRate": "23923.44",
"image": "cases/6757f345cfae933db22d0e4e/
indicator_1733983610078_Image.png",
"squareMeter": "42.36",
"id": "549877"
},
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{
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    "area": "381.00",
    "squareMeterArea": "35.40",
    "expectedRate": "27559.06",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "38.94",
    "expectedRate": "25053.69",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Pearl Heaven, Andheri East",
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "19",
  "source": "magic_bricks",
  "expectedPrice": "10500000",
  "expectedRate": "27559.06",
  "builtUpExpectedRate": "25053.69",
  "image": "cases/6757f345cfae933db22d0e4e/
indicator_1733983668675_Image.png",
  "squareMeter": "35.40",
  "id": "543754"
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{
  "carpetArea": {
    "area": "455.00",
    "squareMeterArea": "42.27",
    "expectedRate": "24615.38",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "500.50",
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"squareMeterArea": "46.50",
"expectedRate": "22377.62",
"percentage": "10"
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  "expectedRate": "0.00",
  "percentage": ""
},
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"property": "Pearl Heaven, Andheri East",
"area": "455",
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "4",
"source": "Index_no.2",
"expectedPrice": "11200000",
"expectedRate": "24615.38",
"builtUpExpectedRate": "22377.62",
"image": "cases/6757f345cfae933db22d0e4e/
indicator_1733983765230_Image.png",
"squareMeter": "42.27",
"id": "531528"
},
{
  "carpetArea": {
    "area": "433.00",
    "squareMeterArea": "40.23",
    "expectedRate": "22262.85",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "476.30",
    "squareMeterArea": "44.25",
    "expectedRate": "20238.95",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  }
}
```

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    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "18",
    "source": "Index_no.2",
    "expectedPrice": "9639813",
    "expectedRate": "22262.85",
    "builtUpExpectedRate": "20238.95",
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indicator_1733983838631_Image.png",
    "squareMeter": "40.23",
    "id": "978914"
  }
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  "orientation": "portrait"
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},
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  },
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  {
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  },
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    "size": "151697",
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      "firstName": "Shobha",
      "lastName": "Kuperkar",
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  }
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Heaven IV, Chandiwala Complex, Kondivita Road, Near Maheshwari Nagar, Village -
Kondivita, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 059,
State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mrs. Shivangi Rupesh Tawade",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"rerald": "",
"siteVisitContactNo": "9820031085",
"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "25000",
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"builtupPercentage": "10",
"carpetTotal": "357.7",
"extendOfSiteRemark": "\nAll the above areas are within 8% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
```

```

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"siteMeasurementRemark": "\n",
"toBeAdded": "",
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"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
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  }
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"reportGeneratedDate": "Thu Dec 12 2024 08:52:44 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-12-10"
}

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Name	Length	Width	Total
Composition :			
Living Room	12'11"	10'11"	141.01
Kitchen	9'9"	6'11"	67.44
Toilet	6'7"	3'11"	25.78
Bedroom	9'11"	9'11"	98.34
Toilet	6'5"	3'11"	25.13

Other
Composition :
