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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@cosmosbank.in"
  },
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  "_id": "6418456a96b58848585f8cb2",
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  "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"
},
"client": {
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  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Hutatma Chawk Ambarnath (East)\n"
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  "value": "Residential"
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  "role": "FRONTDESK",
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  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
  "mobileNo": "9821518537",
  "shortName": "PS",
  "workWithDocumentMaker": "60f915d3f3dd69653a592199",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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    ],
  },

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"fatherName": "Baburao"
}
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  "audioNotes": []
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  "label": "1 BHK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "value": "Thane",
  "label": true
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  "value": "",
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  "key": "taluka",
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  "label": true
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"buildingName": {
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Shiv Ganga Nagar",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
},
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  "label": true
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  "value": "7461",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"value": "Urban",
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Wing - B",
  "west": "Internal Road",
  "south": "Kailash Park CHS Ltd",
  "east": "Open Plot"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "south": "Details not available",
    "west": "Details not available"
  },
  "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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    "status": true
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  "status": true
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"privateCars": {
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  "status": true
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},
"extraDetailOfProperty": "",
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2020- 2021 / 1095 / 9095 / 43 Dated 28.01.2021 issued by Ambernath Municipal
Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "47800",
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  "igrImage": "cases/675bd05674fe66bd67c42ea0/igr_1734083249932_Image.png",
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"squareMeterGuideLineRate": "47800.00",
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  "rate": "47800.00",
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  "squareFeetGuideLineRate": "4441.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "` 8,000.00 Present rental income per month",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per AMC norms",
  "tenantName": "Mrs. Vinita Ravi Ludhrani",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  }
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"partitions": {
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  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
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"materialUsedList": {
  "value": "Good",
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"label": "Good"
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},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "504.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1734090110751_Image.png",
    "routeLat": "19.205370",
    "routeLng": "73.177887",
    "stationName": "Ambernath",
    "routeDistance": "1.4 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
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"showLocation": {
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routeMap_1734089829175_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "3304800.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
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  "superfineFinishRate": "0",
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"totalOthersRate": "0",
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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  "internalBrickWork": {
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"percentage": "0.00",
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"status": false
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"externalBrickWork": {
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  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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  "isHideFloor": false,
  "status": false
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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    "isHideFloor": true,
    "status": true
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
    },
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      "path": "cases/675bd05674fe66bd67c42ea0/
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      "orientation": "portrait"
    },
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      "status": false,
      "_id": "675be71b74fe66bd67c44a69",
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      "path": "cases/675bd05674fe66bd67c42ea0/
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      "orientation": "portrait"
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}
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  "orientation": "portrait"
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  "status": false,
  "_id": "675be71b74fe66bd67c44a6d",
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  "path": "cases/675bd05674fe66bd67c42ea0/
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "675be71b74fe66bd67c44a6a",
  "name": "externallmg_r_1734076083884_1734076038295_image_8.jpg",
  "path": "cases/675bd05674fe66bd67c42ea0/
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "675be71b74fe66bd67c44a6e",
  "name": "externallmg_r_1734076111571_1734076038295_image_12.jpg",
  "path": "cases/675bd05674fe66bd67c42ea0/
externallmg_r_1734076111571_1734076038295_image_12.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/675bd05674fe66bd67c42ea0/
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  "orientation": "portrait"
},
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  "_id": "675be71b74fe66bd67c44a70",
  "name": "externallmg_r_1734076121867_1734076038295_image_13.jpg",
  "path": "cases/675bd05674fe66bd67c42ea0/
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    "orientation": "landscape"
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    "status": false,
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externallmg_r_1734076161101_1734076038295_image_17.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "675be71b74fe66bd67c44a64",
    "name": "externallmg_r_1734076057349_1734076038295_image_2.jpg",
    "path": "cases/675bd05674fe66bd67c42ea0/
externallmg_r_1734076057349_1734076038295_image_2.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "675be71b74fe66bd67c44a75",
    "name": "externallmg_r_1734076168437_1734076038295_image_18.jpg",
    "path": "cases/675bd05674fe66bd67c42ea0/
externallmg_r_1734076168437_1734076038295_image_18.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "min": "7106.00",
    "max": "9595.00"
  },
  "builtUpRateRange": {
    "min": "5922.00",
    "max": "8723.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "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": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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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"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "459.00",
"empanelmentNo": [
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "675bd05674fe66bd67c42ea0",
"ownerName": "Mrs. Anita Sunil Devkar & Mr. Sahil Sunil Devkar",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 301, 3rd Floor, Wing - A, Patels Paradise, Near
Shiv Ganga Nagar, Plot No. 175, 176, 177 & 178, Village - Ambernath, Taluka -
Ambernath, District - Thane, PIN Code - 421 501, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },
  "inputs": {
    "documentDate": "14/11/2024",
    "from": {
      "value": "Transferor",
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    "label": "Transferor"
  },
  "Transferor": "Mr. Santosh Babulal Gupta",
  "to": {
    "value": "transferee",
    "label": "transferee"
  },
  "transferee": "Mrs. Anita Sunil Devkar & Mr. Sahil Sunil Devkar",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "13700 / 2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "740712",
"path": "cases/675bd05674fe66bd67c42ea0/
document_1734070316082_Agreement.pdf",
"fileName": "document_1734070316082_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae124eaa6d152c1801b308",
    "label": "Building Plan"
  },
  "inputs": {
    "documentDate": "28/01/2021",
    "nameOfApprovingAuthority": {
      "value": "Ambernath_Municipal_Council",
      "label": "Ambernath Municipal Council"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "ANP / NRV / BP / 2020- 2021 / 1095 / 9095 / 43"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "107386",
  "path": "cases/675bd05674fe66bd67c42ea0/
document_1734070349216_Divekar_plan_1.pdf",
  "fileName": "document_1734070349216_Divekar_plan_1.pdf"
},
{
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"documentType": {
  "value": "60ae1263aa6d152c1801b36e",
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},
"inputs": {
  "documentDate": "28/01/2021",
  "nameOfApprovingAuthority": {
    "value": "Ambernath_Municipal_Council",
    "label": "Ambernath Municipal Council"
  },
  "remark": "Document No. ANP / NRV / BP / 2020- 2021 / 1095 / 9095 / 43"
},
"isHardCopy": false,
"displayStatus": true,
"id": "105574",
"path": "cases/675bd05674fe66bd67c42ea0/document_1734092027204_CC.pdf",
"fileName": "document_1734092027204_CC.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700028269"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/675bd05674fe66bd67c42ea0/
document_1734092107457_141089.pdf",
"id": "133510",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Fri Dec 13 2024 12:15:07 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "value": "60ae1247aa6d152c1801b2ea",
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  },
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    "documentDate": "26/11/2020",
    "nameOfApprovingAuthority": {
      "value": "Ambernath_Municipal_Council",
      "label": "Ambernath Municipal Council"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " Document No. ANP / NRV / BP / 20 - 21 / 788 - 9074/ 22"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "719758",
  "path": "cases/675bd05674fe66bd67c42ea0/
document_1734111271832_112072.pdf",
  "fileName": "document_1734111271832_112072.pdf"
}
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "013052",
"createdBy": "627222afafd7d55eddeddd82",
"caseHistory": [
  {
    "id": "980880",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 13 2024 06:12:38 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Anita Sunil Devkar & Mr. Sahil Sunil Devkar",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "505554"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "13.00",
    "length1": "13",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "130.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "130.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "12.00",
    "length1": "12",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "108.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "108.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Kitchen",
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"length": "13.00",
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"width1": "5",
"width2": "00",
"totalArea": "65.00",
"images": [],
"extraAreas": [],
"finalArea": "65.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
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  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
}
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
  "totalArea": "27.00",
  "images": [],
  "finalArea": "27.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "25.00",
  "images": [],
  "finalArea": "25.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "13.00",
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"length2": "00",
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"width2": "00",
"totalArea": "52.00",
"images": [],
"extraAreas": [],
"finalArea": "52.00"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18",
  "percentageBeforeTotal": "18.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
}
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"docMeasurementType": {
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  "label": "Square Feet"
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "42.64",
"totalAreaDocument": "459",
"docBuiltpUpPercentage": "10",
"docFinalBuiltpUp": "504.90",
"docFinalBuiltpUpSquareMeter": "46.91",
"docSaleablePercentage": "0",
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"docFinalSaleableSquareMeter": "0.00",
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"expectedPrice": "3918000",
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"email": "",
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"rerald": "",
"siteVisitContactNo": "9284547558",
"buildingServicesRate": "2600",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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Universal Time)",
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Balcony",
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Ft. = 18.00\nBalcony Area in Sq. Ft. = 77.00\n\nCarpet Area in Sq. Ft. =
357.00\nBalcony Area in Sq. Ft. = 52.00\nCupboard Area in Sq. Ft. = 28.00\nOpen
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}

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Name	Length	Width	Total
Composition :			
Living Room	13'00"	10'00"	130.00
Bedroom	12'00"	9'00"	108.00



Kitchen	13'00"	5'00"	65.00
Toilet	3'00"	7'00"	21.00
Toilet	3'00"	8'00"	24.00
Passage	3'0"	9'0"	27.00
Balcony	5'0"	5'0"	25.00
Balcony	13'00"	4'00"	52.00
Other Composition :			
Flower Bed Area	9'00"	2'00"	18.00