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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    },
    "firstName": "Priti",
    "type": "CREDITOFFICER",
    "_id": "668915a4a403df7f574f391b",
    "email": "preeti.shinde@cosmosbank.in",
    "lastName": "Shinde",
    "mobileNo": "",
    "workMobileNo": "9773082894"
  },
  "fees": {
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    "propertyValue": "000",
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    "expectedFees": null,
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"organization": {
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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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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "000005",
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  "name": "Naupada",
  "email": "thane@cosmosbank.in",
  "mobileNo": "022-25345923",
  "alternateMobileNo": "",
  "address": "Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
State - Maharashtra, Country - India.\r\n",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/64abdb2806d6ec174986d16b/
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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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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.97098741789189"
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"geo": {
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    19.268092301861696
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    "label": true
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  "label": true
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  "value": "Thane (West)",
  "label": false
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  "label": true
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"key": "taluka",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "value": "B",
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  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
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    "label": false
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    "value": "",
    "label": false
  }
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "Partly_Marble_Flooring_and_Partly_Kota_Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering with POP false Celling"
  }
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "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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    "south": "Parking Space",
    "east": "Building No. 6"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "east": "Flat No. 301",
      "south": "Flat No. 303",
      "west": "Flat No. 304"
    },
    "asPerDocument": {
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      "east": "Details not available",
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    "west": "Details not available"
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "28.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10702",
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"depreciatedBuildingRate": "2002"
},
"igrRate": {
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  "rate": "97700",
  "landRate": "19900",
  "igrImage": "cases/67628fe21f06b62faf35a1fc/igr_1735123645497_Image.png",
  "squareMeterGuideLineRate": "97700.00",
  "squareFeetGuideLineRate": "9077.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "81",
  "rate": "7703.00",
  "squareFeetGuideLineRate": "7703.00",
  "squareMeterGuideLineRate": "82918.00"
},
"outgoingDetail": {
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    "value": "Ordinary"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "19,000.00 Expected rental income per month",
  "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 TMC norms",
  "tenantName": "Riya Sharma",
  "maintenanceOfFlat": "Good"
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    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt / Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2005",
    "fullDate": "1/1/2005"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "label": "R.C.C. Framed Structure",
    "value": "R.C.C._Framed_Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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},
"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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    "label": "Information not available"
  },
  "provisionOfFirefighting": {
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  },
  "groundStilt": {
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    "value": "ground"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "41",
  "ageOfBuilding": "19",
  "noOfBasement": "0",
  "noOfPodium": "0",
  "noOfAmenityFloors": "0",
  "noOfFloors": "7",
  "flatFloorNo": "3",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "576.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1735208298448_Image.png",
    "routeLat": "19.271661",
    "routeLng": "72.965293",
    "stationName": "Thane",
    "routeDistance": "9.9 Km",
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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    "id": "s4cw9",
    "name": "s4cw9",
    "image": "cases/67628fe21f06b62faf35a1fc/
routeMap_1735208402377_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1612800.00",
    "depreciationPercentage": "28.5",
    "depreciatedCostOfConstruction": "459648.00",
    "totalFairMarketValue": "6164352.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "kitchenArrangementsQty": "0",
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  "extraCollapsibleGatesQty": "0",
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
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  "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "portrait"
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externallmg_1734604567428_image.jpeg",
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"compositionImages": []
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  },
  "builtUpRateRange": {
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"max": "13003.00"
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    "quantity": "0.00",
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"isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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"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",
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"leadType": {
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  "value": "LEAD"
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"isExternalReport": false,
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"paymentStatus": "NA",
"invoiceIds": [],
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"_id": "67628fe21f06b62faf35a1fc",
"ownerName": "Shri. Maqbool A. Shaikh",
"ownerPhoneNo": "8424015476",
"appAddress": "flat no 302 ,3rd floor, vastu building, g b Road kasarvadavali Thane
West ",
"remark": "urgent ",
"documents": [
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    "documentType": {
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    "value": "60ae1293aa6d152c1801b446",
    "label": "Release Deed"
  },
  "inputs": {
    "documentDate": "17/10/2012",
    "remark": "Between Shri. Mehmood Maqbool Shaikh (the Releasor) and Shri.
Maqbool A. Shaikh (the Releasee)"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "256875",
  "path": "cases/67628fe21f06b62faf35a1fc/
document_1734512592419_1734512587032_maqbool_shaikh_302.pdf",
  "fileName":
"document_1734512592419_1734512587032_maqbool_shaikh_302.pdf"
},
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "15/10/2008",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Viraj Sadanand Nhivekar",
    "to": {
      "value": "transferee",
      "label": "transferee"
    },
    "transferee": "Shri. Maqbool A. Shaikh & Shri Mehmood M. Shaikh",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "8168 / 2008"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
"document_1735207133062_maqbool_shaikh_Cosmos_naupada_1.pdf",
  "path": "cases/67628fe21f06b62faf35a1fc/
document_1735207133062_maqbool_shaikh_Cosmos_naupada_1.pdf",
  "id": "667248",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Dec 26 2024 09:58:56 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "2000 / 129 / TMC / TDD / 813"
  },
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  "displayStatus": true,
  "fileName": "document_1735207209456_284805.pdf",
  "path": "cases/67628fe21f06b62faf35a1fc/document_1735207209456_284805.pdf",
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Dec 26 2024 10:00:09 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "2000 / 129 / TMC / TDD / 04 "
  },
  "isHardCopy": false,
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"createdAt": "Thu Dec 26 2024 10:01:19 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013153",
"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
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  "id": "258749",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Wed Dec 18 2024 09:03:30 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Shri. Maqbool A. Shaikh",
  "phone": "8424015476",
  "ownershipShare": "",
  "email": "",
  "id": "537569"
}
],
"proposePurchasers": [],
"siteInspection": [
{
  "areaType": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "providedBy": {
    "label": "Owner",
    "value": "Owner"
  },
  "_id": "6763f5951f06b62faf368626",
  "area": "431",
  "providedByName": "maqbool Shaikh ",
  "providedByContactNo": "8424015476"
}
],
"composition": [
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  "value": "Square_Feet"
},
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"name": "Living Room",
"length": "15.00",
"length1": "15",
"length2": "0",
"width": "12.00",
"width1": "12",
"width2": "0",
"totalArea": "180.00",
"images": [],
"finalArea": "180.00",
"extraAreas": []
},
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "1",
  "name": "bedroom",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "105.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.00"
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{
  "measurementType": {
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    "value": "Square_Feet"
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  "id": "6",
  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
  "length2": "0",
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"width1": "10",
"width2": "0",
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  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "16.00",
  "images": [],
  "finalArea": "16.00",
  "extraAreas": []
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  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "53.51",
    "totalAreaDocument": "576",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "896372"
  }
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"images": [],
"indicatorArr": [
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      "area": "708.00",
      "squareMeterArea": "65.78",
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"expectedRate": "14124.29",
"percentage": ""
},
"builtUpArea": {
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  "squareMeterArea": "78.93",
  "expectedRate": "11770.24",
  "percentage": "20"
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"saleableArea": {
  "area": "1019.52",
  "squareMeterArea": "94.72",
  "expectedRate": "9808.54",
  "percentage": "20"
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"printInReport": true,
"_id": "676be2ff4b876a30f1581aa4",
"property": "Flat",
"area": "708",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "10000000",
"expectedRate": "14124.29",
"builtUpExpectedRate": "11770.24",
"image": "cases/67628fe21f06b62faf35a1fc/indicator_1735123201221_Image.png",
"squareMeter": "65.78",
"id": "159037"
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{
  "carpetArea": {
    "area": "705.00",
    "squareMeterArea": "65.50",
    "expectedRate": "15602.84",
    "percentage": ""
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  "builtUpArea": {
    "area": "846.00",
    "squareMeterArea": "78.60",
    "expectedRate": "13002.36",
    "percentage": "20"
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  "saleableArea": {
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"area": "1015.20",
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"expectedRate": "10835.30",
"percentage": "20"
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"_id": "676be2ff4b876a30f1581aa5",
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"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "11000000",
"expectedRate": "15602.84",
"builtUpExpectedRate": "13002.36",
"image": "cases/67628fe21f06b62faf35a1fc/indicator_1735123256153_Image.png",
"squareMeter": "65.50",
"id": "585537"
},
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"carpetArea": {
"area": "444.98",
"squareMeterArea": "41.34",
"expectedRate": "13498.36",
"percentage": ""
},
"builtUpArea": {
"area": "533.98",
"squareMeterArea": "49.61",
"expectedRate": "11248.55",
"percentage": "20"
},
"saleableArea": {
"area": "640.78",
"squareMeterArea": "59.53",
"expectedRate": "9373.73",
"percentage": "20"
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"printlnReport": true,
"_id": "676be2ff4b876a30f1581aa6",
"property": "Flat",
"area": "444.98",
"builtUpPercentage": "20",
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "6006500",
"expectedRate": "13498.36",
"builtUpExpectedRate": "11248.55",
"image": "cases/67628fe21f06b62faf35a1fc/indicator_1735123442216_Image.png",
"squareMeter": "41.34",
"id": "784133"
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{
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    "area": "683.29",
    "squareMeterArea": "63.48",
    "expectedRate": "13212.87",
    "percentage": ""
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  "builtUpArea": {
    "area": "819.95",
    "squareMeterArea": "76.18",
    "expectedRate": "11010.70",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "983.94",
    "squareMeterArea": "91.41",
    "expectedRate": "9175.58",
    "percentage": "20"
  },
  "printInReport": true,
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  "builtUpPercentage": "20",
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  "areaType": "Carpet",
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  "orientation": "landscape"
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Naupada_.xlsx",
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"note": "Value given for confirmation",
"taskId": "6762aeec31b0132fc58141f0",
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"createdAt": "2024-12-18T09:03:30.603Z",
"updatedAt": "2024-12-26T10:23:37.020Z",
"__v": 0,
"assignmentType": {
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"label": "Retail"
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Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane (West),
PIN Code - 400 615, State - Maharashtra, India",
"updatedBy": "627222afafd7d55eddedd82",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
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"email": "",
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"relationWithOwner": "Owner's Representative",
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Balcony",
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"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-12-19",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 576.00",
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"landOtherRate": "8700",
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"finalSalableArea": "505.78",
"salablePercentage": "10",
"toBeAdded": "",
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"leaseFrom": "",
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"leaseDate": ""
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Name	Length	Width	Total
Composition :			
Living Room	15'0"	12'0"	180.00
bedroom	15'00"	7'00"	105.00
Kitchen	8'0"	10'0"	80.00
Toilet	3'00"	7'00"	21.00
Passage	4'0"	4'0"	16.00
Balcony	4'00"	4'00"	16.00
Other Composition :			