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{
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    "RVDSValues": true,
    "proportionateValue": false
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    "firstName": "Rahul",
    "type": "CREDITOFFICER",
    "_id": "65573ed25586e0081589dc6d",
    "lastName": "Vichare",
    "mobileNo": "",
    "workMobileNo": "9930929239",
    "email": "rahul.vichare@cosmosbank.in"
  },
  "fees": {
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "mobileNo": "02228972895",
  "alternateMobileNo": "",
  "address": "G-1,G-2,G-3, A Wing, Palkhi Aura, Laxmi Shopping Centre CHSL,
Dattapada Road, Near HDFC Bank, Bofrivali East",
  "ledgerName": "",
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  "lastName": "Salvi",
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  "shortName": "Amit",
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  "firstName": "Bhavika",
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  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
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    "lastName": "Chalikwar",
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      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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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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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Windows with window grills"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "south": "Road ",
    "east": "Kalpana Bunglow"
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
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      "east": ""
    },
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      "west": "",
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      "status": true
    },
    "privateCars": {
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      "status": true
    }
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  "extraDetailOfProperty": "As per site inspection, Residential Flat Nos. 503 & 504 is internally amalgamated having single entrance.",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
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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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  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "43.5",
  "depreciationRatioOfBuilding": "",
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},
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  "landRate": "76380",
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  "squareMeterGuideLineRate": "169722.00",
  "squareFeetGuideLineRate": "15768.00"
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"igrFinalRate": {
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  "depreciationPercentage": "71",
  "rate": "13253.00",
  "squareFeetGuideLineRate": "13253.00",
  "squareMeterGuideLineRate": "142653.00"
},
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1996",
    "fullDate": "1/1/1996"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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  "label": "Good"
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
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  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "31",
"ageOfBuilding": "29",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "762.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6774f257dabdc2db79108c5c/
routeMap_1736406849391_Image.png",
    "routeLat": "19.210778",
    "routeLng": "72.862056",
    "stationName": "Magathane ",
    "routeDistance": "1.2 Km. ",
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      "label": "Metro Station"
    }
  }
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "j3i2na",
    "name": "j3i2na",
    "image": "cases/6774f257dabdc2db79108c5c/
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  }
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"valuation": {
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    "depreciationPercentage": "43.5",
    "depreciatedCostOfConstruction": "894969.00",
    "totalFairMarketValue": "16567531.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
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  "superfineFinishRate": "0",
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  "interiorDecorationsQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": false,
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},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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"status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "762.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [
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      "orientation": "portrait"
    },
    {
      "status": false,
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      "name": "externalImg_1735788735751_1735788728882_image_1.jpeg",
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externalImg_1735788735751_1735788728882_image_1.jpeg",
      "orientation": "portrait"
    }
  ],
}
```

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  "orientation": "portrait"
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  "name": "externallmg_1735788742024_1735788728882_image_5.jpeg",
  "path": "cases/6774f257dabdc2db79108c5c/
externallmg_1735788742024_1735788728882_image_5.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "677608cbeff345c02f706d1a",
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  "orientation": "portrait"
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  "path": "cases/6774f257dabdc2db79108c5c/
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "677608cbeff345c02f706d1d",
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  "path": "cases/6774f257dabdc2db79108c5c/
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "6776092adabdc2db7910d85c",
  "name": "externallmg_1735788827264_1735788808956_image_5.jpeg",
  "path": "cases/6774f257dabdc2db79108c5c/
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    "status": false,
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    "path": "cases/6774f257dabdc2db79108c5c/
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    "orientation": "portrait"
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    "status": false,
    "_id": "6776092adabdc2db7910d860",
    "name": "externallmg_1735788829164_1735788808957_image_9.jpeg",
    "path": "cases/6774f257dabdc2db79108c5c/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "6776092adabdc2db7910d863",
    "name": "externallmg_1735788831411_1735788808957_image_12.jpeg",
    "path": "cases/6774f257dabdc2db79108c5c/
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_1735788831969_1735788808957_image_13.jpeg",
    "path": "cases/6774f257dabdc2db79108c5c/
externallmg_1735788831969_1735788808957_image_13.jpeg",
    "orientation": "portrait"
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    "name": "externallmg_1735788811942_1735788808954_image_0.jpeg",
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externallmg_1735788811942_1735788808954_image_0.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1735788819807_1735788808956_image_2.jpeg",
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externallmg_1735788819807_1735788808956_image_2.jpeg",
    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "21769.00",
    "max": "30165.00"
  },
  "builtUpRateRange": {
    "min": "18141.00",
    "max": "25138.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "status": 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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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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",
  "estimatedValue": "0.00",
  "status": true,
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  "title": "Potential value, if any",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
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"value": "LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "635.00",
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"HO/Credit/87/2022-23"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize ",
"ownerPhoneNo": "9987396660",
"appAddress": "FLAT NO 503 & 504 H WING 5TH FLOOR GOKUL VIHAR CHS LTD
THAKUR COMPLEX KANDIVAI EAST MUMBAI 400101",
"remark": "Urgent visit today",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "19/11/2009",
      "remark": " (For Flat No. 504)",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Akhilesh Mayashankar Chaubey & Mr. Alok Mayashankar
Chaubey",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1564 / 2009"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "716638",
    "path": "cases/6774f257dabdc2db79108c5c/
document_1736412221428_Agreement.pdf",
    "fileName": "document_1736412221428_Agreement.pdf"
  },
]
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{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "11/06/1996",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 8993 / BP(WS) / AR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "240884",
  "path": "cases/6774f257dabdc2db79108c5c/document_1736412393522_OC.pdf",
  "fileName": "document_1736412393522_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "remark": " (For Flat No. 504)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "192 dated 01.11.2024 in the name of Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize issued by Gokul Vihar 'H' Wing Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "824180",
  "path": "cases/6774f257dabdc2db79108c5c/document_1736412553926_Maintanace.pdf",
  "fileName": "document_1736412553926_Maintanace.pdf"
},
{
  "documentType": {
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"inputs": {
  "documentDate": "19/11/2009",
  "remark": " (For Flat No. 503)",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Akhilesh Mayashankar Chaubey ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "1565 / 2009"
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"isHardCopy": false,
"displayStatus": true,
"id": "529521",
"path": "cases/6774f257dabdc2db79108c5c/
document_1736425360650_Flat_no_503_2.pdf",
"fileName": "document_1736425360650_Flat_no_503_2.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "remark": " (For Flat No. 503)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "191 01.11.2024 in the name of Mr. Maxwell Peerize & Mrs. Neetu Maxwell
Peerize issued by Gokul Vihar 'H' Wing Co-Op. Hsg. Soc. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "186173",
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"path": "cases/6774f257dabdc2db79108c5c/
document_1736425824184_Maintanace.pdf",
  "fileName": "document_1736425824184_Maintanace.pdf"
}
],
"caseNumber": "013429",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "145220",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 01 2025 07:44:23 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Maxwell Peerize & Mrs. Neetu Maxwell Peerize ",
    "phone": "9987396660",
    "ownershipShare": "",
    "email": "",
    "id": "838309"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Living Room",
    "length": "14.42",
    "length1": "14",
    "length2": "5",
    "width": "15.33",
    "width1": "15",
    "width2": "4",
    "totalArea": "221.06",
    "images": [],
    "finalArea": "221.06",
    "extraAreas": []
  },
  {
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"measurementType": {
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  "label": "Square Feet"
},
"id": "1",
"name": "Passage",
"length": "15.92",
"length1": "15",
"length2": "11",
"width": "3.25",
"width1": "3",
"width2": "3",
"totalArea": "51.73",
"images": [],
"extraAreas": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "_id": "677f794efca4a7f46de41756",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "6.50",
    "length1": "6",
    "length2": "6",
    "width": "5.25",
    "width1": "5",
    "width2": "3",
    "totalArea": "34.12"
  }
],
"finalArea": "85.85"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "10.17",
  "width1": "10",
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"width2": "2",
"totalArea": "98.28",
"images": [],
"extraAreas": [],
"finalArea": "98.28"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "98.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "98.28"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "9.75",
  "length1": "9",
  "length2": "9",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "34.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
},
  "id": "5",
  "name": "Toilet",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "3.25",
  "width1": "3",
  "width2": "3",
  "totalArea": "22.48",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.48"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "13.42",
  "width1": "13",
  "width2": "5",
  "totalArea": "97.27",
  "images": [],
  "extraAreas": [],
  "finalArea": "97.27"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
  }
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"squareMeterArea": "58.99",
"totalAreaDocument": "635",
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  "createdAt": "2025-01-03T10:32:24.037Z"
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profilePhoto_1696055325842_Rashmi_2.jpeg"
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  "status": true,
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  "createdAt": "2025-01-09T11:12:00.761Z"
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"__v": 0,
"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 503 & 504, 5th Floor, Wing - H, Gokul Vihar "H"
Wing Co-Op. Hsg. Soc. Ltd., Section A, Thakur Complex, Off. Western Express
Highway , Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai
Suburban , PIN - 400 101, State - Maharashtra, Country - India",
"updatedAtBy": "62fe044a48a26047e6552796",
"addressForMap": "",
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"contactPersonName": "Mrs. Neetu Maxwell Peerize ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"rerald": "",
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
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"otherCarpetTotal": "0.00",
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"siteMeasurementRemark": "",
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| Name | Length | Width | Total |
|---------------|---------------|--------------|--------------|
| Composition : | | | |
| Living Room | 14'5" | 15'4" | 221.06 |
| Passage | 15'11" | 3'3" | 51.73 |
| Bedroom | 9'8" | 10'2" | 98.28 |
| Bedroom | 9'8" | 10'2" | 98.28 |
| Toilet | 9'9" | 3'6" | 34.12 |
| Toilet | 6'11" | 3'3" | 22.48 |
| Kitchen | 7'3" | 13'5" | 97.27 |

Other
Composition :
