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{
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  "leadFrom": {
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    "label": "Bank Loan"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Amruta ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f5a",
    "email": "amruta.pathak@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769900929",
    "lastName": "Pathak"
  },
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  "name": "Thane",
  "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"
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"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
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(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"staff": {
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"pickupPerson": {
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  "_id": "6410199a140f140ffc59b58c",
  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
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  "firstName": "Abhiraj",
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  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "label": "BANK"
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  "schedule": [],
  "visitedDate": [
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      "status": "COMPLETED",
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      "remark": "MANUAL_IN_TASK"
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    "dateTime": "2025-01-06",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Balewadi",
    "label": true
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  "label": false
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  "label": false
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"wing": {
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  "value": "",
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  "value": "",
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  "key": "newSurveyNumber",
  "value": "33/2",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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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"
},
"windows": {
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"label": "Powder coated Aluminum sliding windows"
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"fittings": {
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"label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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"finishing": {
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"populationClassList": {
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"value": "Pune_Municipal_Corporation",
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"whetherCoveredUnderAnyState": {
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"north": "Rayna Building",
"west": "Open Plot",
"south": "Under Construction Building",
"east": "Ashtavinayak Road"
},
"asPerDocumentAgreement": {
"north": "By property of Mr. Shinde",
"west": "By property of Mr. Vijay Shedge",
"south": "By Compound Wall of the Survey no. 33/2",
"east": "By Part of Survey No.34"
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"unitBoundaries": {
"asPerActual": {
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"south": "Side Margin",
"west": "Passage / Staircase"
},
"asPerDocument": {
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"east": "Details not available",
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"west": "Details not available"
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"taxies": {
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    "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": "",
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  "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": {
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  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11662.5",
  "depreciatedBuildingRate": "2162.5"
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"igrRate": {
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  "rate": "72610",
  "landRate": "29180",
  "igrImage": "cases/677b74958ebdf2d52561b412/igr_1736252152090_Image.png",
  "squareMeterGuideLineRate": "72610.00",
  "squareFeetGuideLineRate": "6746.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "91",
  "rate": "6383.00",
  "squareFeetGuideLineRate": "6383.00",
  "squareMeterGuideLineRate": "68701.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per PMC norms",
  "tenantName": "",
  "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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"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
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"pavementLaid": {
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"carParking": "Along with One Parking",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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},
"protAgainstNatDis": {
  "value": "Information_not_available",
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "Information_not_available",
  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/677b74958ebdf2d52561b412/
routeMap_1736231171029_Image.png",
    "routeLat": "18.578089",
    "routeLng": "73.766515",
    "stationName": "Akurdi",
    "routeDistance": "11.2 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "finallatLng": false
  },
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      "id": "wkwc1q",
      "name": "wkwc1q",
      "image": "cases/677b74958ebdf2d52561b412/
routeMap_1736315263501_Image.png"
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  ]
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"valuation": {
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    "totalFairMarketValue": "8614950.00"
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "8916000.00",
  "finalValue": "8916000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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  "purchaseValueDocument": null,
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"outward": {
  "status": false,
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"rateVerify": {
  "status": false
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"underConstruction": {
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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  "label": "Window",
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    "orientation": "landscape"
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    "orientation": "landscape"
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"compositionImages": []
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    "max": "12223.00"
  },
  "builtUpRateRange": {
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    "max": "10186.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "estimatedValue": "0.00",
    "status": true,
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}
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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": true
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  "quantity": "0.00",
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"estimatedValue": "0.00",
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"PAYMENT_COLLECT": false,
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Deepak Vitthalrao Patil & Mr. Nikhil Deepak Patil",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 102, 1st Floor, Stylus, Behind Mitcon, Village -
Balewadi, Taluka - Haveli, District - Pune, PIN Codee - 411 045, State - Maharashtra,
India",
"remark": "",
"documents": [
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      "value": "60ae1245aa6d152c1801b2e1",
      "label": "Agreement To Sale"
    },
    "inputs": {
      "documentDate": "10/10/2016",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. White Feather Landmarks",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
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    },
    "purchaser": "Mr. Deepak Vitthalrao Patil & Mr. Nikhil Deepak Patil",
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      "label": "Document No"
    },
    "Document_No": "13509 / 2016"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/677b74958ebdf2d52561b412/
document_1736144552661_Agreement.pdf",
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Mon Jan 06 2025 06:23:07 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Other"
  },
  "inputs": {
    "number": {
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      "label": "Document No"
    },
    "Document_No": ""
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1736144572051_Power_Of_Attorney.pdf",
  "path": "cases/677b74958ebdf2d52561b412/
document_1736144572051_Power_Of_Attorney.pdf",
  "id": "139759",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Mon Jan 06 2025 06:23:07 GMT+0000 (Coordinated Universal Time)"
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    "label": "Pune Municipal Corporation"
  },
  "number": {
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    "label": "No"
  },
  "No": "CC / 0280 / 16"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/677b74958ebdf2d52561b412/
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"id": "466524",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Tue Jan 07 2025 07:04:26 GMT+0000 (Coordinated Universal Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "OCC / 1026 / 16"
},
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}
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  "label": "Retail"
}
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"caseNumber": "013499",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 06 2025 06:13:41 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Deepak Vitthalrao Patil & Mr. Nikhil Deepak Patil",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "832430"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
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    "length": "20.00",
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    "width1": "11",
    "width2": "00",
    "totalArea": "220.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "220.00"
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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  }
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"width2": "00",
"totalArea": "117.00",
"images": [],
"extraAreas": [],
"finalArea": "117.00"
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    "label": "Square Feet"
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  "length1": "14",
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  "width1": "9",
  "width2": "00",
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  "images": [],
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  "length": "9.00",
  "length1": "9",
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  "width1": "9",
  "width2": "00",
  "totalArea": "81.00",
  "images": [],
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
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"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "43.00",
  "length1": "43",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "43.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "43.00"
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"otherComposition": [
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      "value": "Carpet"
    },
    "name": {
      "label": "Entrance Lobby",
      "value": "Entrance_Lobby"
    },
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      "label": "Square Feet"
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"finalArea": "32",
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"percentage": "100"
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  "toBeAdded": {
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    "value": "Carpet"
  },
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    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
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    "label": "Square Feet"
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  "extraAreas": [],
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  "percentageBeforeTotal": "28.00",
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  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
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    "label": "Square Feet"
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  "length1": "29",
  "length2": "00",
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  "width1": "2",
  "width2": "00",
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  "images": [],
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  "finalArea": "58",
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  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement To Sale"
    },
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Living Room	20'00"	11'00"	220.00
Bedroom	9'00"	13'00"	117.00
Bedroom	14'00"	9'00"	126.00
Kitchen	9'00"	9'00"	81.00
Toilet	4'00"	7'00"	28.00
Toilet	3'00"	8'00"	24.00
Passage	3'0"	5'0"	15.00
Balcony	43'00"	1'00"	43.00
Other Composition :			
Entrance Lobby	4'00"	8'00"	32.00
Dry Balcony	4'00"	7'00"	28.00
Terrace Area	29'00"	2'00"	58.00