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{
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
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    "label": "Fair Market Value"
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    },
    "firstName": "Priti",
    "type": "CREDITOFFICER",
    "_id": "64c8b0a2a5c3051014f5f888",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9773028294",
    "email": "preeti.shinde@comsosbank.in"
  },
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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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  "type": "BRANCH",
  "name": "Dombivali (East) ",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
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  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "B",
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  },
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  }
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering with POP false Celling"
}
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Kalyan Mahanagar Palika"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Shree Swaroop Apartment",
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    "east": "Shreepad CHSL"
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    "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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  "taxies": {
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    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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    },
    "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
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  "apfDetails": {
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  "compositeRate": {
    "remark": "",
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    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "7300",
    "depreciatedBuildingRate": "1300"
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  "igrRate": {
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    "rate": "67800",
    "landRate": "27500",
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    "squareMeterGuideLineRate": "54240.00",
    "squareFeetGuideLineRate": "5039.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "80",
    "depreciationPercentage": "68",
    "rate": "4244.00",
    "squareFeetGuideLineRate": "4244.00",
    "squareMeterGuideLineRate": "45683.00"
  },
  "outgoingDetail": {
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      "label": "Medium"
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    "propertyTypeOfUseList": {
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      "label": "Residential Purpose"
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    "propertyOccupiedByList": {
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      "label": "Owner Occupied"
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"tenantName": "",
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1993",
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"fullDate": "1/1/1993"
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
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},
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"maintenanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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    "routeLng": "73.084876",
    "stationName": "Dombivli",
    "routeDistance": "1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
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    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "g38d0u",
      "name": "g38d0u",
      "image": "cases/677d09906b70dc1f80cf8338/
routeMap_1736322186881_Image.png"
    }
  ]
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"valuation": {
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    "depreciationPercentage": "48",
    "depreciatedCostOfConstruction": "756000.00",
    "totalFairMarketValue": "4599000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "date": "Wed Jan 08 2025 11:28:41 GMT+0000 (Coordinated Universal Time)",
  "number": "2309978",
  "dayCount": "13",
  "monthCount": "97",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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"isHideFloor": false,
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  "status": false
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},
"externalPlastering": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "630.00",
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      "orientation": "portrait"
    }
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "name":
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  "path": "cases/677d09906b70dc1f80cf8338/
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/677d09906b70dc1f80cf8338/
externallmg_1736318049738_WhatsApp_Image_20250108_at_115927_AM_2.jpeg",
    "orientation": "landscape"
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    "_id": "677e1c622fad549357de22a5",
    "name":
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externallmg_1736318049640_WhatsApp_Image_20250108_at_115926_AM_1.jpeg",
    "orientation": "landscape"
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    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "10452.00"
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  "builtUpRateRange": {
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    "max": "8710.00"
  },
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    "min": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "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",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
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"title": "Interior Decorations",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "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",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "630.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "677d09906b70dc1f80cf8338",
"ownerName": "Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor",
"ownerPhoneNo": "9930739841",
"fullAddress": "Residential Flat No. 404, 4th Floor, Wing - B, Om Shiv Sudama Co-Op.
Hsg. Soc. Ltd., Opp. Malhar Bunglow, Ayre Road, Village - Ayre, Taluka - Kalyan,
District - Thane, Dombivli (East), PIN Code - 421 201, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
]
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},
"inputs": {
  "documentDate": "07/04/2016",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Pravin Ramesh Sawant & Mrs. Rashmi Pravin Sawant",
  "to": {
    "value": "transferee",
    "label": "transferee"
  },
  "transferee": "Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "1056/2016"
},
"isHardCopy": false,
"displayStatus": true,
"id": "579646",
"path": "cases/677d09906b70dc1f80cf8338/
document_1736314871778_107292.pdf",
"fileName": "document_1736314871778_107292.pdf"
},
{
  "documentType": {
    "value": "60ae1267aa6d152c1801b380",
    "label": "Building Completion Certificate"
  },
  "inputs": {
    "documentDate": "18/06/1993",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Mahanagarpalika",
      "label": "Kalyan Mahanagarpalika"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KMP / NRV / CC / KV / DOV / 143"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "102485",
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    "fileName": "document_1736321939984_140170.pdf"
  }
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "013545",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
    "id": "964751",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 07 2025 11:01:36 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Harshal Dilip Gor & Mrs. Vrushali Harshal Gor",
    "phone": "9930739841",
    "ownershipShare": "",
    "email": "",
    "id": "726378"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "266771",
    "name": "Living Room",
    "length": "16.00",
    "length1": "16",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "144.00",
    "images": [],
  }
]
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"extraAreas": [],
"finalArea": "144.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "15.00",
  "length1": "15",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "150.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "150.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "84.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "84.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
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"length": "4.00",
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"length2": "00",
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"width1": "7",
"width2": "00",
"totalArea": "28.00",
"images": [],
"extraAreas": [],
"finalArea": "28.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "20.00",
  "images": [],
  "finalArea": "20.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.00"
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "6.00",
    "length1": "6",
    "length2": "00",
    "width": "6.00",
    "width1": "6",
    "width2": "00",
    "totalArea": "36.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "36",
    "percentageBeforeTotal": "36.00",
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    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "702511",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "630",
    "squareMeterArea": "58.53",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBUILTUPPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "445.83",
      "squareMeterArea": "41.42",
      "expectedRate": "8972.03",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "535.00",
      "squareMeterArea": "49.70",
      "expectedRate": "7476.64",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  }
]
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},
"printlnReport": true,
"_id": "677e5397ccb2a0a7741f724c",
"property": "Residential Flat",
"area": "535",
"builtUpPercentage": "20",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4000000.00",
"expectedRate": "8972.03",
"builtUpExpectedRate": "4000000.00",
"image": "cases/677d09906b70dc1f80cf8338/
indicator_1736331783171_Image.png",
"squareMeter": "49.70",
"id": "494167"
},
{
"carpetArea": {
"area": "450.00",
"squareMeterArea": "41.81",
"expectedRate": "10111.11",
"percentage": ""
},
"builtUpArea": {
"area": "540.00",
"squareMeterArea": "50.17",
"expectedRate": "8425.93",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
"_id": "677e5397ccb2a0a7741f724d",
"property": "Residential Flat",
"area": "540",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Built_Up",
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"floor": "",
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"expectedPrice": "4550000.00",
"expectedRate": "10111.11",
"builtUpExpectedRate": "4550000.00",
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indicator_1736331799785_Image.png",
"squareMeter": "50.17",
"id": "563263"
},
{
"carpetArea": {
"area": "516.67",
"squareMeterArea": "48.00",
"expectedRate": "10451.55",
"percentage": ""
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"builtUpArea": {
"area": "620.00",
"squareMeterArea": "57.60",
"expectedRate": "8709.68",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"email": "",
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"rerald": "",
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WC + Passage",
"carpetTotal": "446",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "36.00",
"otherCompositionBuiltUpTotal": "0.00",
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"salablePercentage": "10",
"toBeAdded": "",
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Ft.= 36.00\n\n",
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"shopDetails": {
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Name	Length	Width	Total
Composition :			
Living Room	16'00"	9'00"	144.00
Bedroom	15'00"	10'00"	150.00
Kitchen	12'00"	7'00"	84.00
Toilet	4'00"	7'00"	28.00
Bathroom	4'0"	5'0"	20.00
WC	2'00"	5'00"	10.00
Passage	2'00"	5'00"	10.00

Other
Composition :

Dry Balcony Area	6'00"	6'00"	36.00
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