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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    },
    "firstName": "Samita",
    "type": "CREDITOFFICER",
    "_id": "66a21fa11b03a77e0e1799bb",
    "email": "samita.kumbhar@cosmosbank.in",
    "lastName": "kumbhar",
    "mobileNo": "",
    "workMobileNo": "9821239469"
  },
  "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"
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  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
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"branch": {
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  "branchCode": "000011",
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  "name": "Dadar Branch ",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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"siteEngineer": {
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  "_id": "67165336b6604b3dd61dccb0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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  "firstName": "Prajakta",
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    "role": "VALUER",
    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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  "value": "BANK"
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  "visitedDate": [
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      "dateTime": "2025-01-13",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "value": "India",
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  "value": "Panvel",
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  "label": false
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  "label": false
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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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  "flooring": {
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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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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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"general": {
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "City Industrial Development Corporation of Maharashtra"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Krishna Sapphire Building",
  "west": "Internal Road & Progressive Icon Building",
  "south": "Neel Siddhi Building",
  "east": "Road"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "status": true
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CIDCO /
BP - 10600 / TPO (NM) / 2017 / 2366 dated 08.02.2017 issued by CIDCO",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "12",
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  "depreciatedCostOfConstruction": "13024",
  "depreciatedBuildingRate": "2024"
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"igrRate": {
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"propertyName": "Residential",
"rate": "82500",
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"squareMeterGuideLineRate": "86625.00",
"squareFeetGuideLineRate": "8048.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "92",
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  "squareFeetGuideLineRate": "7560.00",
  "squareMeterGuideLineRate": "81380.00"
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"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": "Tenant Occupied"
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  "taxPaidHolderName": "Details not available",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "Mr. Kailash Shikhare",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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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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    "label": "Yes"
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  "carParking": "Stilt Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "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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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
}
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "0.00"
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routeMap_1736850551616_Image.png",
    "routeLat": "18.968853",
    "routeLng": "73.014816",
    "stationName": "Bamandongri",
    "routeDistance": "2.8 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
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    "name": "wah8z",
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routeMap_1736850434263_Image.png"
  }
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    "depreciatedCostOfConstruction": "179124.00",
    "totalFairMarketValue": "7016176.00"
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"outward": {
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  "number": "2310049",
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    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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    "status": true
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  "finalGuidelineValue": "4907952.00",
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "path": "cases/6784efca290edae64f163885/
externallmg_1736850270905_WhatsApp_Image_20250114_at_34403_PM_21.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "67863b60290edae64f16dafc",
      "name":
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      "path": "cases/6784efca290edae64f163885/
externallmg_1736850270796_WhatsApp_Image_20250114_at_34403_PM_19.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67863b60290edae64f16db03",
      "name":
"externallmg_1736850271639_WhatsApp_Image_20250114_at_34403_PM_26.jpeg",
      "path": "cases/6784efca290edae64f163885/
externallmg_1736850271639_WhatsApp_Image_20250114_at_34403_PM_26.jpeg",
      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
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"compositionImages": [
  {
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    "path": "cases/6784efca290edae64f163885/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6784efca290edae64f163885/
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6784efca290edae64f163885/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6784efca290edae64f163885/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "path": "cases/6784efca290edae64f163885/
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "67863b80601c90e696201ff0",
    "name": "Living Room",
    "path": "cases/6784efca290edae64f163885/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67863b6f290edae64f16db57",
    "name": "Living Room",
    "path": "cases/6784efca290edae64f163885/
externallmg_1736850285412_WhatsApp_Image_20250114_at_34403_PM_35.jpeg",
    "orientation": "portrait"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "11293.00",
    "max": "16569.00"
  },
  "builtUpRateRange": {
    "min": "9411.00",
    "max": "13807.00"
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  "saleableRateRange": {
    "min": "8547.00",
    "max": "8547.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "541.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6784efca290edae64f163885",
"ownerName": "Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhandari",
"ownerPhoneNo": "9820126457",
"appAddress": "flat no - 702, 7th floor, plot no B 23, sector - 8, Ulwe,Bldg Name -
Daffodils, panvel - Raigad ",
"remark": "Urgent basis required ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "30/08/2019",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mrs. Sheetal Devgan",
      "to": {
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    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish
Bhalchandra",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "9476/2019"
},
"isHardCopy": false,
"displayStatus": true,
"id": "598869",
"path": "cases/6784efca290edae64f163885/
document_1736766004156_DocScanner_Jan_13_2025_348_PM.pdf",
"fileName": "document_1736766004156_DocScanner_Jan_13_2025_348_PM.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "04/12/2013",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / ATPO / BP - 10600 / 2013 /1889"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736852699376_167429.pdf",
  "path": "cases/6784efca290edae64f163885/
document_1736852699376_167429.pdf",
  "id": "261978",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Jan 14 2025 11:04:59 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
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      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / BP - 10600 / TPO (NM) / 2017 / 2366 dated
08.02.2017"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1736852742123_157288.pdf",
  "path": "cases/6784efca290edae64f163885/
document_1736852742123_157288.pdf",
  "id": "963363",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Jan 14 2025 11:05:42 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013635",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "992361",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 13 2025 10:49:46 GMT+0000 (Coordinated Universal Time)"
  }
]
],
"owners": [
  {
    "name": "Mr. Ashish Bhalchandra Bhandari & Mrs. Latika Ashish Bhandari",
    "phone": "9820126457",
    "ownershipShare": "",
    "email": "",
    "id": "607101"
  }
]
],
"proposePurchasers": [],
"siteInspection": [],
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"composition": [  
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      "label": "Square Feet"  
    },  
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    "name": "Passage",  
    "length": "3.67",  
    "length1": "3",  
    "length2": "8",  
    "width": "3.67",  
    "width1": "3",  
    "width2": "8",  
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    "images": [],  
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    "finalArea": "13.44"  
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      "label": "Square Feet"  
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    "name": "Passage",  
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    "width1": "9",  
    "width2": "4",  
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    "images": [],  
    "extraAreas": [],  
    "finalArea": "69.22"  
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  {  
    "measurementType": {  
      "value": "Square_Feet",  
      "label": "Square Feet"  
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    "name": "Living Room",  
    "length": "9.33",  
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"length2": "4",
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"width1": "12",
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
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  "width1": "6",
  "width2": "1",
  "totalArea": "51.20",
  "images": [],
  "extraAreas": [],
  "finalArea": "51.20"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "6.83",
  "width1": "6",
  "width2": "10",
  "totalArea": "26.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.19"
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{
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"measurementType": {
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  "label": "Square Feet"
},
"id": "5",
"name": "Bedroom",
"length": "9.67",
"length1": "9",
"length2": "8",
"width": "9.75",
"width1": "9",
"width2": "9",
"totalArea": "94.25",
"images": [],
"extraAreas": [],
"finalArea": "94.25"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "19.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "19",
  "percentageBeforeTotal": "19.00",
  "percentage": "100"
},
```



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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "12.17",
  "width1": "12",
  "width2": "2",
  "totalArea": "101.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.39",
  "percentageBeforeTotal": "101.39",
  "percentage": "100"
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
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  "length": "6.42",
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  "length2": "5",
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  "width1": "6",
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"images": [],
"extraAreas": [],
"finalArea": "43.31",
"percentageBeforeTotal": "43.31",
"percentage": "100"
},
{
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "9.25",
  "length1": "9",
  "length2": "3",
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  "width1": "4",
  "width2": "2",
  "totalArea": "38.54",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.54",
  "percentageBeforeTotal": "38.54",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
```

```
    "label": "Square Feet"
  },
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  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.67",
  "width1": "5",
  "width2": "8",
  "totalArea": "11.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.33",
  "percentageBeforeTotal": "11.33",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "length": "1.58",
  "length1": "1",
  "length2": "7",
  "width": "4.33",
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No. B-23, Sector 8, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN
Code - 410 206, State - Maharashtra, India",
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"caseReferredBy": "62723addafd7d55eddeddfe4",
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"email": "",
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"landOtherRate": "11000",
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"toBeAdded": "",
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Ft. = 9.68\nFlowerbed Area in Sq. Ft. = 60.86\nProjected Terrace Area in Sq. Ft. =
24.86\nNatural Terrace Area in Sq. Ft. = 61.90 (40% of Total Terrace Area i.e. 154.76
Sq. Ft.)\nTotal Carpet Area in Sq. Ft. = 541.00\n(Area as per Agreement for Sale)\n",
"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 367.00\nFlowerbed Area in Sq.
Ft. = 19.00\nDry Balcony Area in Sq. Ft. = 18.00\nTerrace Area in Sq. Ft. =
183.00\nTotal Carpet Area in Sq. Ft. = 587.00\n(Area as per Actual Site
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"reportGeneratedDate": "Tue Jan 14 2025 00:00:00 GMT+0000 (Coordinated
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}

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Name	Length	Width	Total
Composition :			
Passage	3'8"	3'8"	13.44
Passage	7'5"	9'4"	69.22
Living Room	9'4"	12'1"	112.78
Kitchen	8'5"	6'1"	51.20

Toilet	3'10"	6'10"	26.19
Bedroom	9'8"	9'9"	94.25
Other Composition :			
Flowerbed	2'00"	9'6"	19.00
Terrace	8'4"	12'2"	101.39
Terrace	6'5"	6'9"	43.31
Terrace	9'3"	4'2"	38.54
Dry Balcony	2'00"	5'8"	11.33
Dry Balcony	1'7"	4'4"	6.86