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{
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "640f306e63e4271bcefdbb9e"
    },
    "firstName": "Chintamani",
    "type": "CREDITOFFICER",
    "_id": "64b7cf4dd0368073e3faafb0",
    "lastName": "Joshi",
    "mobileNo": "",
    "workMobileNo": "9819008564",
    "email": "chintamani.joshi@cosmosbank.in"
  },
  "fees": {
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"organization": {
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "alternateMobileNo": "",
  "email": "kalyan@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Kalyan West 421301\n"
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"propertyType": {
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  "role": "PICKUPPERSON",
  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
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  "_id": "63fc4680ce84bf289ba9c7fc",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
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  "designation": "",
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"lastName": "Shilvanta",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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    "label": false
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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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 door with safety 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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    "label": "Cement Plastering with POP false Celling"
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"value": "MiddleClass",
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},
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"label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"west": "Leisure Garden Regency Anantam / Internal Road",
"south": "Garget - Tower 14",
"east": "Internal Road"
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"asPerDocumentAgreement": {
"north": "Village Golvali - Survey No. 52",
"west": "24 meter wide DP Road",
"south": "Survey No. 55 and 57 of Village - Davdi",
"east": "Village Golvali - Gurcharan Land"
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  "privateCars": {
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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": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10012.5",
  "depreciatedBuildingRate": "2312.5"
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"igrRate": {
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  "landRate": "3500",
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  "squareMeterGuideLineRate": "46750.00",
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"squareFeetGuideLineRate": "4343.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "44588.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "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 KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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},
"pavementLaid": {
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"carParking": "Stilt Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2020",
  "fullDate": "1/1/2020"
},
"planningArea": {
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"typeOfStructure": {
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  "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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"materialUsedList": {
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},
"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
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"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "20",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMapDetail": {
"routeMapImg": "cases/678646c2601c90e6962033ef/
routeMap_1737716132361_Image.png",
"routeLat": "19.202454",
"routeLng": "73.121463",
"stationName": "Dombivli",
"routeDistance": "4.3 Km",
"routeStation": {
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"showLocation": {
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routeMap_1737715820706_Image.png"
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    "totalFairMarketValue": "5266650.00"
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  "wardrobesQty": "0",
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  "totalinteriorDecorationsRate": "0",
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},
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  "status": false
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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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    "name": "externallmg_r_1737713836438_1737713814385_image_14.jpg",
    "path": "cases/678646c2601c90e6962033ef/
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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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externallmg_r_1737713834488_1737713814385_image_12.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "path": "cases/678646c2601c90e6962033ef/
externallmg_r_1737713865904_1737713862803_image_1.jpg",
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "12326.00"
  }
},
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    "isEditable": false
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"estimatedValue": "0.00",
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"isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "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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  "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",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "527.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "678646c2601c90e6962033ef",
"ownerName": "Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah",
"ownerPhoneNo": "9820744155",
"fullAddress": "Residential Flat No. 2006, 20th Floor, Building No 13, Fern Building,
Regency Anantam Phase I Project, Village - Davdi, Taluka - Kalyan, District - Thane,
PIN Code - 421 201, Dombivli (East), State - Maharashtra, India",
"remark": "",
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  {
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    },
    "inputs": {
      "documentDate": "21/12/2018",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Regency Nirman Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "10970/2018"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/678646c2601c90e6962033ef/
document_1736853177145_Cosmos_khadakpada_pada_MrSuketu.pdf",
    "id": "200890",
    "uploadedBy": "64abdb2806d6ec174986d16b",
    "createdAt": "Tue Jan 14 2025 11:13:05 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "RERA Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
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    "label": "No"
  },
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"createdAt": "Fri Jan 24 2025 11:38:11 GMT+0000 (Coordinated Universal Time)"
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "14/08/2019",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / NRV / BP / 27 Village / 2018-2019 / 14 / 79"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/678646c2601c90e6962033ef/
document_1737719045992_CC__13.pdf",
"fileName": "document_1737719045992_CC__13.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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"nameOfApprovingAuthority": {
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  "label": "Kalyan Dombivli Municipal Corporation"
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"number": {
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  "label": "No"
},
"No": "KDMC / NRV / CC / 27 Village / 12 "
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"uploadedBy": "627222afafd7d55eddedd82",
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  "label": "Retail"
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"createdBy": "64abdb2806d6ec174986d16b",
"caseHistory": [
  {
    "id": "608292",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 14 2025 11:13:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Suketu Mahasukhlal Shah & Mrs. Neeta Suketu Shah",
    "phone": "9820744155",
    "ownershipShare": "",
    "email": "",
    "id": "607601"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"length1": "10",
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"width": "14.00",
"width1": "14",
"width2": "00",
"totalArea": "140.00",
"images": [],
"extraAreas": [],
"finalArea": "140.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "8.00",
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  "images": [],
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  "finalArea": "88.00"
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  "name": "Kitchen",
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  "length1": "13",
  "length2": "0",
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"width1": "5",
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    "label": "Square Feet"
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  "length": "5.00",
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  "width2": "0",
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  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
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  "width2": "00",
  "totalArea": "50.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "50.00"
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  "measurementType": {
    "value": "Square_Feet",
```



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    "label": "Square Feet"
  },
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  "name": "Passage",
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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"
  },
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  "name": "Cupboard",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
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  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
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  "width": "8.00",
  "width1": "8",
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"totalArea": "32.00",
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"extraAreas": [],
"finalArea": "32.00"
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Balcony",
  "length": "37.00",
  "length1": "37",
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  "width1": "1",
  "width2": "00",
  "totalArea": "37.00",
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  "extraAreas": [],
  "finalArea": "37.00"
}
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"otherComposition": [
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    "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "length": "43.00",
  "length1": "43",
  "length2": "00",
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        "lastName": "Surve",

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"email": "",
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"reald": "",
"siteVisitContactNo": "9820744155",
"reason": "Visit Done - 24.01.2025",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 527.00",
"flatRate": "10200",
"landOtherRate": "7700",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
},
```



```

"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"carpetTotal": "507",
"extendOfSiteRemark": "",
"finalBuiltupArea": "622.60",
"finalCarpetArea": "566.00",
"finalSalableArea": "684.86",
"otherCarpetTotal": "59.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 411.00\nBalcony Area in Sq. Ft.=
96.00\nDry Balcony Area in Sq. Ft.= 59.00\n\nCarpet Area in Sq. Ft. = 430.00\nBalcony
Area in Sq. Ft.= 97.00\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage +
Cupboard + 3 Balcony",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "59.00",
"otherCompositionSaleableTotal": "0.00",
"reportGeneratedDate": "Fri Jan 24 2025 10:41:40 GMT+0000 (Coordinated Universal
Time)",
"siteVisitDate": "2025-01-24"
}

```

Name	Length	Width	Total
Composition :			
Living Room	10'00"	14'00"	140.00
Bedroom	11'00"	8'00"	88.00

Kitchen	13'0"	5'0"	65.00
Toilet	5'0"	6'0"	30.00
Toilet	5'00"	10'00"	50.00
Passage	4'00"	7'00"	28.00
Cupboard	2'00"	5'00"	10.00
Balcony	4'00"	8'00"	32.00
Balcony	3'00"	9'00"	27.00
Balcony	37'00"	1'00"	37.00
Other Composition :			
Dry Balcony Area	43'00"	1'00"	43.00
Dry Balcony Area	4'00"	4'00"	16.00