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{
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    "proportionateValue": false
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
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    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@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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  "name": "Ambarnath Branch",
  "branchCode": "",
  "mobileNo": "02512990632\t",
  "alternateMobileNo": "",
  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near
Hutatma Chawk Ambarnath (East)\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Industrial",
  "value": "Industrial"
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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},
"siteEngineer": {
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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      "remark": ""
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      "dateTime": "2025-01-27",
      "remark": "MANUAL_IN_TASK"
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  "value": "Ambernath (West)",
  "label": false
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  "key": "plotNo",
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  "key": "buildingName",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium frame Glass door with MS Rolling Shutter"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Maharashtra Industrial Development Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Internal Road",
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    "east": "Under construction Building"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "south": "Details not available",
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  "south": "Details not available",
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    "status": true
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  "taxies": {
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    "status": true
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  "auto": {
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    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": ". The composition Industrial Unit is Single unit with Toilet",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. B - 81724 Dated
28.05.2018 issued by Maharashtra Industrial Development Corporation (MIDC) (As
Download from RERA Site).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"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": []
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"compositeRate": {
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"remark": "",
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"depreciatedBuildingRate": "2312.5"
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"igrRate": {
  "propertyName": "Industrial Unit",
  "rate": "48000",
  "landRate": "9210",
  "igrImage": "cases/679776a16258b1a576713d9f/igr_1738219423601_Image.png",
  "squareMeterGuideLineRate": "48000.00",
  "squareFeetGuideLineRate": "4459.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "4279.00",
  "squareMeterGuideLineRate": "46061.00",
  "squareFeetGuideLineRate": "4279.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
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  "planningArea": {
    "value": "Industrial",
    "label": "Industrial"
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"label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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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",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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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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"maintenancelssues": {
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  "label": "No"
},
}
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "2",
"noOfLifts": "8",
"noOfDwellingUnitsInBuilding": "34"
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"finalPlinthArea": {
  "area": "601.13",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement of Assignment"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/679776a16258b1a576713d9f/
routeMap_1738232672660_Image.png",
    "routeLat": "19.220184",
    "routeLng": "73.171292",
    "stationName": "Ambarnath",
    "routeDistance": "2.3 Km",
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  "label": "Railway Station"
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  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "jtrb89",
    "name": "jtrb89",
    "image": "cases/679776a16258b1a576713d9f/
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  }
]
},
"valuation": {
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    "totalFairMarketValue": "8121012.50"
  },
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  "wardrobesQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"extraCollapsibleGatesQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
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  "label": "Flooring, Tiling, Kitchen Platform",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": true,
"status": false
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  "label": "Work Completed (%)",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
  "finalGuidelineValue": "2572235.00",
  "selectedBuildUpValue": "601.13",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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externallmg_r_1738068896471_1738068877065_image_17.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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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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externallmg_r_1738068888840_1738068877065_image_10.jpg",
    "orientation": "portrait"
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externallmg_r_1738068889400_1738068877065_image_11.jpg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
  }
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      "orientation": "portrait"
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externallmg_r_1738068881084_1738068877065_image_2.jpg",
      "orientation": "portrait"
    },
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      "_id": "6798d3a87dd57116683c4848",
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      "orientation": "portrait"
    },
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externallmg_r_1738068896471_1738068877065_image_17.jpg",
      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "14561.00",
    "max": "15905.00"
  },
  "builtUpRateRange": {
    "min": "12134.00",
    "max": "14460.00"
  }
}
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},
"saleableRateRange": {
  "min": "10112.00",
  "max": "10112.00"
}
},
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  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "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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    "status": true,
    "isEditable": true
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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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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "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
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "601.13",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "679776a16258b1a576713d9f",
"ownerName": " Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin
Suryawanshi",
"ownerPhoneNo": "9833292487",
"fullAddress": "Industrial Unit No. 04, 2nd Floor, GNP Galaxy, Zone No. 4 - Phase II,
Ambernath Industrial Area, Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka -
Ambernath, District - Thane, Ambernath (West), PIN Code - 421 503, State -
Maharashtra, India",
"remark": "",
"documents": [
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{
  "documentType": {
    "value": "60ae127faa6d152c1801b3f3",
    "label": "Agreement of Assignment"
  },
  "inputs": {
    "documentDate": "24/12/2018",
    "from": {
      "value": "Assignor",
      "label": "Assignor"
    },
    "Assignor": "M/s. Roshni Enterprises",
    "to": {
      "value": "Assignee",
      "label": "Assignee"
    },
    "Assignee": "Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin
Suryawanshi"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738230730411_Agreement.pdf",
  "path": "cases/679776a16258b1a576713d9f/
document_1738230730411_Agreement.pdf",
  "id": "627464",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Jan 30 2025 09:52:12 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700002123"
  },
  "isHardCopy": false,
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"id": "115413",
"uploadedBy": "627222afafd7d55eddeddd82",
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Industrial_Development_Corporation",
      "label": "Maharashtra Industrial Development Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "EE / AMB / F-4/1 & F-4/2 / E - 34988 / of 19"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/679776a16258b1a576713d9f/document_1738231153193_CC.pdf",
"id": "678058",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jan 30 2025 09:59:13 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Industrial_Development_Corporation",
      "label": "Maharashtra Industrial Development Corporation"
    },
    "number": {
      "value": "No",

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    "label": "No"
  },
  "No": "MIDC / SPA / EE / AMB / A52584"
},
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"displayStatus": true,
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"path": "cases/679776a16258b1a576713d9f/document_1738231214338_OC.pdf",
"fileName": "document_1738231214338_OC.pdf"
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  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
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  "inputs": {
    "documentDate": "28/05/2018",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Industrial_Development_Corporation",
      "label": "Maharashtra Industrial Development Corporation"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "B - 81724"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/679776a16258b1a576713d9f/
document_1738231286415_Approved_PLan.pdf",
"fileName": "document_1738231286415_Approved_PLan.pdf"
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"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"caseNumber": "013966",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "422826",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Mon Jan 27 2025 12:05:53 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": " Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi",
"phone": "9833292487",
"ownershipShare": "",
"email": "",
"id": "969851"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "977205",
"name": "Unit",
"length": "567.00",
"length1": "567",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "567.00",
"images": [],
"extraAreas": [],
"finalArea": "567.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"value": "60ae127faa6d152c1801b3f3",
"label": "Agreement of Assignment"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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}
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},
  "id": "558851",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "546.48",
  "squareMeterArea": "50.77",
  "docFinalBuiltUp": "601.128",
  "docFinalBuiltUpSquareMeter": "55.847",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "547.00",
      "squareMeterArea": "50.82",
      "expectedRate": "15904.94",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "601.70",
      "squareMeterArea": "55.90",
      "expectedRate": "14459.03",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "679b1fbb7dd57116683d2fd8",
  "property": "Commercial Unit",
  "area": "547",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "8700000",
  "expectedRate": "15904.94",
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"builtUpExpectedRate": "14459.03",
"image": "cases/679776a16258b1a576713d9f/
indicator_1738219256057_Image.png",
"squareMeter": "50.82",
"id": "286455"
},
{
"carpetArea": {
"area": "686.81",
"squareMeterArea": "63.81",
"expectedRate": "14560.07",
"percentage": ""
},
"builtUpArea": {
"area": "824.17",
"squareMeterArea": "76.57",
"expectedRate": "12133.42",
"percentage": "20"
},
"saleableArea": {
"area": "989.00",
"squareMeterArea": "91.88",
"expectedRate": "10111.22",
"percentage": "20"
},
"printInReport": true,
"_id": "679b1fbb7dd57116683d2fd9",
"property": "Commercial Unit",
"area": "989",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
"source": "OLX",
"expectedPrice": "10000000",
"expectedRate": "10111.223458038423",
"builtUpExpectedRate": "12133.42",
"image": "cases/679776a16258b1a576713d9f/
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"squareMeter": "91.88",
"id": "537745"
}
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externallmg_1738068880863_1738068877065_image_1.png",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "6798d3a87dd57116683c4838",
"name": "externallmg_r_1738068881084_1738068877065_image_2.jpg",
"path": "cases/679776a16258b1a576713d9f/
externallmg_r_1738068881084_1738068877065_image_2.jpg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "6798d3a87dd57116683c4839",
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Other Composition :			