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{
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Rashmi ",
    "type": "CREDITOFFICER",
    "_id": "63d11f64be948726cc1418e5",
    "email": "rashmi.apandkar@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9969391065",
    "lastName": "Apandkar"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "email": "vileparle@cosmosbank.in",
  "mobileNo": "912226191096",
  "alternateMobileNo": "",
  "address": "Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile
Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India",
  "ledgerName": "",
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  "lastName": "Patkar",
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  "firstName": "AJAY",
  "email": "ajayrewale503@gmail.com",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "",
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  "key": "wing",
  "value": "C",
  "label": true
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  "value": "963",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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    "label": "Powder coated Aluminum sliding windows"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "south": "Internal Road",
  "east": "Internal Road & Zee Nayak Building"
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
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    "east": "Marginal Space",
    "south": "Staircase",
    "west": "Flat No. 302"
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  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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    "status": true
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"extraDetailOfProperty": "As per site inspection Residential flat converted into
commercial office. The composition of premises is Reception with Staff Working Area
+ 3 Cabins + Pantry + Toilet + Passage",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "label": "Superior White"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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The composition of premises is Reception with Staff Working Area + 3 Cabins + Pantry
+ Toilet + Passage. <br/>\n2) The residential property is used for commercial purpose,
legal documents such as Office Establishment, BMC Approved Commercial Letter,
Change of user, Society Letter etc. were not provided for our verification, hence market
rate considered for valuation as residential property only .",
  "depreciationPercentage": "69",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "30275",
  "depreciatedBuildingRate": "775"
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"igrRate": {
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"landRate": "108770",
"igrImage": "cases/67a1ad9ba92c39df2abcbdb81/igr_1738734832675_Image.png",
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"squareFeetGuideLineRate": "17045.00"
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"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "54",
  "rate": "13853.00",
  "squareFeetGuideLineRate": "13853.00",
  "squareMeterGuideLineRate": "149110.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Residential flat converted and used as office premises in good condition"
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"marketability": {
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    "value": "Good",
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1979",
  "fullDate": "1/1/1979"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
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"materialUsedList": {
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"buildingSpecification": {
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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"
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"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
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  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
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"provisionOfFirefighting": {
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"groundStilt": {
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "46",
"totalLifeBuilding": "60",
"estimatedAge": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMapDetail": {
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routeMap_1738747979593_Image.png",
"routeLat": "19.101226",
"routeLng": "72.845902",
"stationName": "Vile Parle",
"routeDistance": "260m ",
"routeStation": {
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}
}
},
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    "totalFairMarketValue": "14995275.00"
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  "potentialValueRate": "0",
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"bookValue": "0"
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  "date": "Wed Feb 05 2025 11:26:26 GMT+0000 (Coordinated Universal Time)",
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    "floorsCompleted": "",
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    "status": true
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  "rccPlinth": {
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    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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}
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  "status": false
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  "status": false
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "status": false
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}
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  "selectedBuildUpValue": "601.20",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "67a32f22a2b18adef0cd5c30",
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      "path": "cases/67a1ad9ba92c39df2abcbdb81/externallmg_1738747681908_externallmg_1738691072486_1738691033573_image_9.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67a32f22a2b18adef0cd5c2b",
      "name": "externallmg_1738747681818_externallmg_1738691055541_1738691033573_image_4.jpeg",
      "path": "cases/67a1ad9ba92c39df2abcbdb81/externallmg_1738747681818_externallmg_1738691055541_1738691033573_image_4.jpeg",
      "orientation": "landscape"
    }
  ],
}
```

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  "path": "cases/67a1ad9ba92c39df2abcbdb81/externallmg_1738747681756_external
lmg_1738691037863_1738691033573_image_0.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67a32f22a2b18adef0cd5c2c",
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573_image_5.jpeg",
  "path": "cases/67a1ad9ba92c39df2abcbdb81/externallmg_1738747681854_external
lmg_1738691059341_1738691033573_image_5.jpeg",
  "orientation": "portrait"
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"societyNameBoardImage": [
  {
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397_image_4.jpeg",
    "path": "cases/67a1ad9ba92c39df2abcbdb81/externallmg_1738747697572_external
lmg_1738691152901_1738691126397_image_4.jpeg",
    "orientation": "landscape"
  }
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    "path": "cases/67a1ad9ba92c39df2abcbdb81/externallmg_1738747681884_external
lmg_1738691069201_1738691033573_image_8.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Dining Area",
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "name": "Dining Area",
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a32f22a2b18adef0cd5c34",
    "name": "Dining Area",
    "path": "cases/67a1ad9ba92c39df2abcbd81/externalImg_1738747681968_external
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Dining Area",
    "path": "cases/67a1ad9ba92c39df2abcbd81/externalImg_1738747697500_external
Img_1738691087441_1738691033573_image_17.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Dining Area",
    "path": "cases/67a1ad9ba92c39df2abcbd81/externalImg_1738747697515_external
Img_1738691092301_1738691033573_image_19.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a32f32a92c39df2abdc0f5",
    "name": "Dining Area",
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    "path": "cases/67a1ad9ba92c39df2abcb81/externalImg_1738747697545_external
Img_1738691138678_1738691126397_image_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Dining Area",
    "path": "cases/67a1ad9ba92c39df2abcb81/externalImg_1738747697549_external
Img_1738691141356_1738691126397_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a32f32a92c39df2abdc0f2",
    "name": "Dining Area",
    "path": "cases/67a1ad9ba92c39df2abcb81/externalImg_1738747697508_external
Img_1738691089796_1738691033573_image_18.jpeg",
    "orientation": "portrait"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "31258.00",
    "max": "37680.00"
  },
  "builtUpRateRange": {
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    "max": "31400.00"
  },
  "saleableRateRange": {
    "min": "21707.00",
    "max": "26167.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "status": true,
    "isEditable": false
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"title": "Wardrobes",
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"ratePerUnit": "0.00",
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"isEditable": true
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"showcases": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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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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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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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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"type": "CASE",
"leadType": {
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "501.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67a1ad9ba92c39df2abcbd81",
"ownerName": "Mr. Pradeep Kanayalal Chhanang",
"ownerPhoneNo": "9664385916",
"appAddress": "Flat no - 301,3rd floor, Seth Bishambhar Nath Agarwal Shyamkamal
\C\co operative housing society Ltd, B N Agarwal market, 27, Tejpal road, vileparle
East, Mumbai - 400057",
"remark": "urgent basis ",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "06/07/2011",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": " M/s. V. Amratlal & Co.",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": " Mr. Pradeep Kanayalal Chhanang & Mrs. Jaya Pradeep Chhanang",
      "number": {
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    "value": "Registration_No",
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  },
  "Registration_No": " 7481/2011"
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"isHardCopy": false,
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"path": "cases/67a1ad9ba92c39df2abcbdb81/document_1738649367930_1738649362666_Pradeep_Chhanang__Cosmos_vileparle.pdf",
"fileName": "document_1738649367930_1738649362666_Pradeep_Chhanang__Cosmos_vileparle.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "13/10/1979",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " CE/5870/BSII/AK"
},
"isHardCopy": false,
"displayStatus": true,
"id": "510461",
"path": "cases/67a1ad9ba92c39df2abcbdb81/document_1738750894859_OC.pdf",
"fileName": "document_1738750894859_OC.pdf"
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{
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    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 196 to 200 having 5 Shares of Rs. 50/- each transferred dated 09.10.2011 in the name of Mr. Pradeep K. Chhanang & Mrs. \n Jaya P. Chhanang issued by Shyamkamal 'C' Co-op. Soc. Ltd.",
    "number": {

```

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    "value": "No",
    "label": "No"
  },
  "No": " 40"
},
"isHardCopy": false,
"displayStatus": true,
"id": "345335",
"path": "cases/67a1ad9ba92c39df2abcbdb81/
document_1738751096400_Share_Certificate.pdf",
"fileName": "document_1738751096400_Share_Certificate.pdf"
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  "documentType": {
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    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "08/01/2025",
    "remark": " in the name of Mr. Pradeep K. Chhanang, Mrs. Jaya P. Chhanang
issuedby Shyamkamal 'C' Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 372"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "373316",
  "path": "cases/67a1ad9ba92c39df2abcbdb81/
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  "fileName": "document_1738753642127_716884.pdf"
}
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"caseNumber": "014098",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "500144",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 04 2025 06:03:07 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Mr. Pradeep Kanayalal Chhanang",
  "phone": "9664385916",
  "ownershipShare": "",
  "email": "",
  "id": "619321"
},
{
  "name": "Mrs. Jaya Pradeep Chhanang",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "panNo": "",
  "aadharNo": "",
  "id": "174161"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dining Area",
      "value": "Dining_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "17.83",
    "length1": "17",
    "length2": "10",
    "width": "9.83",
    "width1": "9",
    "width2": "10",
    "totalArea": "175.36",
    "images": [],
    "extraAreas": [],
    "finalArea": "175.36",
    "percentageBeforeTotal": "175.36",
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"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dining Area",
    "value": "Dining_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "14.08",
  "width1": "14",
  "width2": "1",
  "totalArea": "63.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.37",
  "percentageBeforeTotal": "63.37",
  "percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dining Area",
    "value": "Dining_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
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"width": "4.33",
"width1": "4",
"width2": "4",
"totalArea": "15.53",
"images": [],
"extraAreas": [],
"finalArea": "15.53",
"percentageBeforeTotal": "15.53",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dining Area",
    "value": "Dining_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "18.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.08",
  "percentageBeforeTotal": "18.08",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dining Area",
    "value": "Dining_Area"
  },
}
```

```
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "4",
"length": "9.25",
"length1": "9",
"length2": "3",
"width": "10.08",
"width1": "10",
"width2": "1",
"totalArea": "93.27",
"images": [],
"extraAreas": [],
"finalArea": "93.27",
"percentageBeforeTotal": "93.27",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Dining Area",
    "value": "Dining_Area"
  },
  "measurementType": {
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  "width1": "6",
  "width2": "7",
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    "docBuiltupPercentage": "20",
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  },
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Hsg. Soc. Ltd., Plot No. 2, T.P.S. -1, B. N. Agarwal Market, 27 Tejpal Road, Above
Sahakari Bhandar, Opp. Railway Station, Village - Vile Parle (East), Taluka - Andheri,
District - Mumbai Suburban, Vile Parle (East), Mumbai, PIN - 400 057, State -
Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mrs. Pallavi Shinde",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Office Staff",
"rerald": "",
"siteVisitContactNo": "9664385916",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
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"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 501.00",
"flatRate": "32000",
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"finalSalableArea": "626.78",
"salablePercentage": "0",
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}  
}

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Other Composition :			
Dining Area	17'10"	9'10"	175.36
Dining Area	4'6"	14'1"	63.37
Dining Area	3'7"	4'4"	15.53
Dining Area	3'6"	5'2"	18.08
Dining Area	9'3"	10'1"	93.27
Dining Area	10'10"	6'7"	71.32
Dining Area	8'10"	9'8"	85.39