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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
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  "toAssess": {
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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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  "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"
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"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "kalyan@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada
Kalyan West 421301\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"lastName": "Jadhav",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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    "label": "Chartered Engineer"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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    "label": true
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    "value": "India",
    "label": false
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  "value": "Thane",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near KM Agarwal College",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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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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  "doors": {
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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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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
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  },
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"value": "MiddleClass",
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"townplanApprovedByList": {
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"label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"south": "Open Plot",
"east": "Building No. B- 5"
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"asPerDocumentAgreement": {
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"asPerDocument": {
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"east": "Details not available",
"south": "Details not available",
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    "status": true
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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": {
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  "label": "Ordinary"
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"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9125",
  "depreciatedBuildingRate": "2125"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "75800",
  "landRate": "24000",
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  "squareMeterGuideLineRate": "75800.00",
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"squareFeetGuideLineRate": "7042.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "70620.00"
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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"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
  },
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"partitions": {
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},
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Stilt / Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2015",
  "fullDate": "1/1/2015"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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  "label": "Information not available"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
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"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "Part_Building_Completion_Certificate",
"label": "Part Building Completion Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "537.60",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67a4673ac6108fdeef4998e7/
routeMap_1739171601564_Image.png",
"routeLat": "19.265538",
"routeLng": "73.137880",
"stationName": "Kalyan",
"routeDistance": "4.4 Km",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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}
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"showLocation": {
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routeMap_1739171387308_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "201750.00",
    "totalFairMarketValue": "4054250.00"
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "4256000.00",
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"outward": {
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  "datetime": "2025-02-10T08:04:28.523Z",
  "date": "Mon Feb 10 2025 08:04:28 GMT+0000 (Coordinated Universal Time)",
  "number": "2310476",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
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    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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  "isHideFloor": false,
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  "status": false
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
},
}
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": true,
  "status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "landscape"
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externallmg_1738907093689_WhatsApp_Image_20250207_at_110813_AM.jpeg",
    "orientation": "landscape"
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    "name":
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    "path": "cases/67a4673ac6108fdeef4998e7/
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    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "10273.00"
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  "builtUpRateRange": {
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    "max": "8561.00"
  },
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    "min": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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"title": "Interior Decorations",
"quantity": "0.00",
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"estimatedValue": "0.00",
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"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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  "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",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "448.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67a4673ac6108fdeef4998e7",
"ownerName": "Mr. Virendra Jamunaprasad Gupta ",
"ownerPhoneNo": "7977535092",
"fullAddress": "Residential Flat No. 201, 2nd Floor, Building No B4, Royce Paradise ,
Near KM Agarwal College, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan
(West), PIN code - 421 301, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
]
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},
"inputs": {
  "documentDate": "29/05/2014",
  "from": {
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    "label": "Developers"
  },
  "Developers": "M/s. Royce Developers ",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Virendra Jamunaprasad Gupta",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "4015/2014"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67a4673ac6108fdeef4998e7/
document_1738827552880_DocScanner_Feb_6_2025_1102_AM.pdf",
"id": "601531",
"uploadedBy": "656aa949cebbe1714411d21b",
"createdAt": "Thu Feb 06 2025 07:39:38 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / CC / KV / 77"
  },
  "isHardCopy": false,

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    "fileName": "document_1738827571419_226122.pdf"
  }
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014161",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "709978",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 06 2025 07:39:38 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Virendra Jamunaprasad Gupta ",
    "phone": "7977535092",
    "ownershipShare": "",
    "email": "",
    "id": "465862"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "290698",
    "name": "Living Room",
    "length": "11.00",
    "length1": "11",
    "length2": "00",
    "width": "12.00",
    "width1": "12",
    "width2": "00",
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"totalArea": "132.00",
"images": [],
"extraAreas": [],
"finalArea": "132.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "96.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.00"
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{
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "63.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "12.00",
  "length1": "12",
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  "width": "11.00",
  "width1": "11",
  "width2": "00",
  "totalArea": "132.00",
  "images": [],
  "extraAreas": [],
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"name": "Bathroom",
"length": "2.00",
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"length2": "00",
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"width1": "10",
"width2": "00",
"totalArea": "20.00",
"images": [],
"extraAreas": [],
"finalArea": "20.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "8.00",
  "images": [],
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"finalArea": "8.00",
"extraAreas": []
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  "id": "6",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
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  "width1": "7",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
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],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    }
  },

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"name": {
  "label": "Dry Balcony Area",
  "value": "Dry_Balcony_Area"
},
"measurementType": {
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  "label": "Square Feet"
},
"length": "3.00",
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"length2": "00",
"width": "3.00",
"width1": "3",
"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "9",
"percentageBeforeTotal": "9.00",
"percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
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    "label": "Square Feet"
  },
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  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "47.00",
  "images": [],
  "extraAreas": [],
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"percentageBeforeTotal": "47.00",
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],
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{
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "41.62",
  "totalAreaDocument": "448",
  "docBultupPercentage": "20",
  "docFinalBultUp": "537.60",
  "docFinalBultUpSquareMeter": "49.94",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "928114"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "550.00",
    "squareMeterArea": "51.10",
    "expectedRate": "10272.73",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "660.00",
    "squareMeterArea": "61.32",
    "expectedRate": "8560.61",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
```

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    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67a706e4c6108fdeef4af2fc",
  "property": "Residential Flat",
  "area": "550",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "5650000",
  "expectedRate": "10272.73",
  "builtUpExpectedRate": "8560.61",
  "image": "cases/67a4673ac6108fdeef4998e7/
indicator_1738999264468_Image.png",
  "squareMeter": "51.10",
  "id": "298679"
},
{
  "carpetArea": {
    "area": "464.00",
    "squareMeterArea": "43.11",
    "expectedRate": "9698.28",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "556.80",
    "squareMeterArea": "51.73",
    "expectedRate": "8081.90",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67a706e4c6108fdeef4af2fd",
  "property": "Residential Flat",
  "area": "464",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "4500000",
"expectedRate": "9698.28",
"builtUpExpectedRate": "8081.90",
"image": "cases/67a4673ac6108fdeef4998e7/
indicator_1738999244161_Image.png",
"squareMeter": "43.11",
"id": "349499"
},
{
  "carpetArea": {
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    "squareMeterArea": "41.62",
    "expectedRate": "8426.34",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "537.60",
    "squareMeterArea": "49.94",
    "expectedRate": "7021.95",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "_id": "67a706e4c6108fdeef4af2fe",
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  "area": "448",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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"buildingServicesRate": "2500",
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"finalCarpetConvertToBuiltUpPer": "20",
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"landOtherRate": "7000",
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Ft.= 9.00\nBalcony Area in Sq. Ft.= 16.00\nTerrace Area in Sq. Ft.= 47.00\n\n\n",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'00"	12'00"	132.00
Bedroom	12'00"	8'00"	96.00
Kitchen	9'00"	7'00"	63.00
Bathroom	2'00"	10'00"	20.00
WC	2'00"	5'00"	10.00
Passage	2'0"	4'0"	8.00
Passage	3'00"	7'00"	21.00
Balcony	4'00"	4'00"	16.00
Other Composition :			
Dry Balcony Area	3'00"	3'00"	9.00
Terrace Area	47'00"	1'00"	47.00