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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Asha",
    "type": "CREDITOFFICER",
    "_id": "67052274ba5e64b24a318144",
    "email": "asha.kharat@cosmosbank.in",
    "lastName": "Kharat",
    "mobileNo": "",
    "workMobileNo": "9820865935"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "4000"
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  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
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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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  "type": "BANK",
  "name": "Cosmos Bank",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "APMC Vashi Branch",
  "branchCode": "",
  "mobileNo": "02227802765",
  "alternateMobileNo": "02227802766",
  "email": "asha.kharat@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "C-1, Phase-II, APMC Masala Market, Sector -19, Vashi Navi Mumbai
400703"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"firstName": "Saurabh",
"email": "saurabhvelonde143@gmail.com",
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"shortName": "SSV",
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"role": "SITEENGINEER",
"firstName": "Nikhil ",
"email": "valtechnical2022@gmail.com",
"lastName": "Sonawane",
"mobileNo": "9819470709",
"designation": "",
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"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"role": "MAKER + RATE VERIFIER + CHEAKER",
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          "label": "Registered Valuer"
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      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
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        "title": {

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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.09829288530733"
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    {
      "status": "COMPLETED",
      "dateTime": "2025-02-09",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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  "label": true
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  "value": "",
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  "label": true
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  "value": "Kalyan",
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  "label": false
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  "value": "",
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  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
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62/3, 63/1, 63/2, 65/3C, 65/5B, 65/5C, 64/2, 65/6C, 65/6D, 65/14, 65/22",
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
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  "label": false
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  "label": false
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  "value": "Dombivli (East)",
  "label": false
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},
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  "roof": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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"general": {
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Kalyan_Dombivali_Municipal_Corporation",
    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Road",
    "east": "Wing - C"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "south": "Building is under construction",
      "west": "Building is under construction"
    },
    "asPerDocument": {
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      "west": "Details not available"
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  }
}
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  "whichTheLocalityIsServed": {
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      "status": true
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    "taxies": {
      "title": "Taxies",
      "status": true
    },
    "auto": {
      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "As per Approved Plan, the composition of Residential flat will be 1 Bedroom + Living Room + Kitchen + Bathroom + Toilet.",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.Ekatmikrut Nagar Vasahat / Village - Antarli, Khoni & Others / SSThane / 1188 Dated 15.02.2024 issued by Town Planner, Thane\n",
  "approvePlanVerified": "N.A., Building is under construction",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
    "value": "ordinary",
    "label": "Ordinary"
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  "compoundWall": "Proposed 6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for Internal site inspection, measurement and Internal Photographs of the property. The details about the work progress status has been provided by Sales Office person - Mr. Sumeet.",
  "depreciationPercentage": "",

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  "landRate": "3800",
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  "squareMeterGuideLineRate": "49200.00",
  "squareFeetGuideLineRate": "4571.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "49200.00",
  "squareMeterGuideLineRate": "49200.00",
  "squareFeetGuideLineRate": "4571.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "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": "Building Under Construction"
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"value": "Good",
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"partitions": {
"value": "Proposed_6\"_Thk._Brick_Masonry",
"label": "Proposed 6\" Thk. Brick Masonry"
},
"waterTank": {
"value": "Proposed_Municipal_Water_Supply",
"label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"carParking": "Proposed Stilt + Open Car parking",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2027",
"fullDate": "1/1/2027"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
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"label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
},
"finalPlinthArea": {
  "area": "0.00"
},
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  "routeMapDetail": {
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routeMap_1739246013650_Image.png",
    "routeLat": "19.1837933",
    "routeLng": "73.098044",
    "stationName": "Dombivli",
    "routeDistance": "4.5 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
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  "type": "Point"
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},
"locationMapImg": [
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    "id": "p3jte",
    "name": "p3jte",
    "image": "cases/67a6c94dc6108fdeef4ab69c/
routeMap_1739245932568_Image.png"
  }
],
"valuation": {
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    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "3864000.00"
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  "totalsuperfineFinishRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"rateVerify": {
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    "isHideFloor": false,
    "status": true
  },
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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  "status": true
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "11",
  "percentage": "2.26",
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  "label": "Door",
  "floorsCompleted": "",
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"externalPainting": {
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"orientation": "portrait"
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"orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "12817.00"
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  "builtUpRateRange": {
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    "max": "11652.00"
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  "saleableRateRange": {
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    "max": "0.00"
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"title": "Showcases",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "status": true,
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  "ratePerUnit": "0.00",
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  "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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"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerName": "Yashita Yogesh Prabhu & Yogesh Keshav Prabhu",
"ownerPhoneNo": "9987254016",
"appAddress": "Flat no. 201, 2nd Floor, Ruby Crown, Premier Colony Ground,
Dombivali East ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Company",
        "label": "Company"
      },
      "Company": "Macrotech Developers Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Yashita Yogesh Prabhu & Yogesh Keshav Prabhu",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "1869/2025"
    }
  },

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"isHardCopy": false,
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},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51700049154"
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  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1739247813802_rera.pdf",
  "path": "cases/67a6c94dc6108fdeef4ab69c/document_1739247813802_rera.pdf",
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  "createdAt": "Tue Feb 11 2025 04:23:34 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Town Planner "
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
}
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    },
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Sector - B. D. I. O & P / SSThane / 1384"
  },
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
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    "label": "Approved Building Plan"
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    "nameOfApprovingAuthority": {
      "value": "Town_Planner_",
      "label": "Town Planner "
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "Ekاتمکروت Nagar Vasahat / Village - Antarli, Khoni & Others /
SSThane / 1188"
  },
  "isHardCopy": false,
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Feb 11 2025 04:28:33 GMT+0000 (Coordinated Universal Time)"
}
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"caseHistory": [
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    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Sat Feb 08 2025 03:02:37 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Yashita Yogesh Prabhu & Yogesh Keshav Prabhu",
"phone": "9987254016",
"ownershipShare": "",
"email": "",
"id": "359072"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
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"label": "Square Feet"
},
"id": "771016",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "322",
"squareMeterArea": "29.91",
"docFinalBuiltUp": "354.20",
"docFinalBuiltUpSquareMeter": "32.91",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
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    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4100000",
  "expectedRate": "12732.92",
  "builtUpExpectedRate": "11575.38",
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  "id": "541124"
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{
  "carpetArea": {
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    "squareMeterArea": "29.36",
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    "percentage": ""
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  "builtUpArea": {
    "area": "347.60",
    "squareMeterArea": "32.29",
    "expectedRate": "11651.32",
    "percentage": "10"
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}
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "4050000",
"expectedRate": "12816.46",
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"id": "456040"
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    "squareMeterArea": "32.91",
    "expectedRate": "10263.22",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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"expectedRate": "11289.55",
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"squareMeter": "29.91",
"id": "568992"
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{
"carpetArea": {
"area": "322.00",
"squareMeterArea": "29.91",
"expectedRate": "11563.36",
"percentage": ""
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"builtUpArea": {
"area": "354.20",
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"expectedRate": "10512.15",
"percentage": "10"
},
"saleableArea": {
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"percentage": ""
},
"printlnReport": true,
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externallmg_1739175140711_1739175020501_image_0.png",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/67a6c94dc6108fdeef4ab69c/
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    "orientation": "portrait"
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    "path": "cases/67a6c94dc6108fdeef4ab69c/
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  {
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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