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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "ASMITA ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b2f",
    "email": "asmita.doshi@cosmosbank.in",
    "mobileNo": "",
    "workMobileNo": "9922662811",
    "lastName": " DOSHI"
  },
  "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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  "type": "BANK",
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "email": "bhayander@cosmosbank.in",
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  "alternateMobileNo": "022-28041168",
  "address": "Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel
Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra,
Country - India",
  "ledgerName": "COSMOS BANK - Bhayander",
  "fax": "",
  "sendStructuralCertificate": "0"
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"staff": {
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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  "email": "ajayrewale503@gmail.com",
  "lastName": "REWALE",
  "mobileNo": "9766640171",
  "designation": "",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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"designation": "",
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"checker": {
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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  "fatherName": "Baburao"
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  "value": "BANK"
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72.87651252088997,
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      "dateTime": "2025-02-11",
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "key": "village",
    "value": "Waliv",
    "label": true
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  "value": "",
  "label": false
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  "value": "Vasai",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "39, Hissa No. 1,2,3,4",
  "label": true
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  "label": true
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  "name": "CTS No.",
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  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "127",
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  "key": "mouza",
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"label": false
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"label": "R. C. C. Slab"
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"flooring": {
"value": "Kota_Flooring",
"label": "Kota Flooring"
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"doors": {
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"label": "MS Rolling Shutter"
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"windows": {
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"label": "Aluminium Sliding Windows with window grills"
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"fittings": {
"value": "Conduit_Electrical_Wiring",
"label": "Conduit Electrical Wiring"
},
"finishing": {
"value": "Cement_Plastering",
"label": "Cement Plastering"
}
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"label": "Joint Ownership"
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"label": "Urban"
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"value": "Vasai_Virar_City_Municipal_Corporation",
"label": "Vasai Virar City Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"south": "Mohan Swarup Industrial Estate ",
"east": "Open Plot "
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"asPerDocumentAgreement": {
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"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
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"unitBoundaries": {
"asPerActual": {
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"south": "Unit No. 126",
"west": "Passage "
},
"asPerDocument": {
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"east": "Details not available ",
"south": "Details not available ",
"west": "Details not available "
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"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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"taxies": {
"title": "Taxies"
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"status": true
}
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    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
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  },
  "extraDetailOfProperty": "At the time of site visit Unit No. 126 & 127 are internally
amalgamated from mezzanine Floor but can be demarcated separately. The
Composition of Industrial Unit is Working Area + 1 Toilet + Mezzanine Floor.",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received, we assumed that
the construction is as per Sanction Plan.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
    "value": "ordinary",
    "label": "Ordinary"
  },
  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "i) At the time of site visit loft area of Unit No. 126 & 127 are internally
amalgamated but can be demarcated separately. The Said valuation is only for Unit No.
127. Hence, we have considered area as per Agreement. <br />\nii) As there are no
permission documents are available for the loft area, it is not considered for the
purpose of valuation.",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7760",
  "depreciatedBuildingRate": "1760"
},
"igrRate": {
  "propertyName": "Industrial Gala",
  "rate": "54100",
  "landRate": "9260",
  "igrImage": "cases/67a99413a2b18adef0d08afa/igr_1739254705744_Image.png",
  "squareMeterGuideLineRate": "54100.00",
  "squareFeetGuideLineRate": "5026.00"
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"igrFinalRate": {

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"floorRatePercentage": "95",
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"rate": "4693.00",
"squareFeetGuideLineRate": "4693.00",
"squareMeterGuideLineRate": "50513.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "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 ",
  "floorSpaceIndex": "As per VVCMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
}
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
  "value": "Industrial",
  "label": "Industrial"
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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",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
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"structuralSafety": {
  "value": "Good",
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},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "1",
"flatFloorNo": "1",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "47"
},
"finalPlinthArea": {
  "area": "786.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a99413a2b18adef0d08afa/
routeMap_1739266935632_Image.png",
    "routeLat": "19.420556",
    "routeLng": "72.876500",
    "stationName": "Vasai Road ",
    "routeDistance": "10.01 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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    "name": "m7ly2",
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routeMap_1739266758873_Image.png"
  }
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    "depreciationPercentage": "12",
    "depreciatedCostOfConstruction": "188880.00",
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  "totalothersRate": "0",
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  "finalValue": "5720000.00",
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  "datetime": "2025-02-11T11:40:24.695Z",
  "date": "Tue Feb 11 2025 11:40:24 GMT+0000 (Coordinated Universal Time)",
  "number": "2310508",
  "dayCount": "17",
  "monthCount": "158",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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    {
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      "_id": "67a9e3a8a92c39df2ac0b0ef",
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    "path": "cases/67a99413a2b18adef0d08afa/
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    "orientation": "portrait"
  },
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    "status": false,
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67a9e355a2b18adef0d10c64",
    "name": "externallmg_1739187001574_1739186890158_image_15.jpeg",
    "path": "cases/67a99413a2b18adef0d08afa/
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    "orientation": "portrait"
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    "name": "externallmg_1739186994966_1739186890158_image_14.jpeg",
    "path": "cases/67a99413a2b18adef0d08afa/
externallmg_1739186994966_1739186890158_image_14.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67a99413a2b18adef0d08afa/
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    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "9750.00"
  },
  "builtUpRateRange": {
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    "max": "8125.00"
  },
  "saleableRateRange": {
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    "max": "6771.00"
  }
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"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
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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",
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "67a99413a2b18adef0d08afa",
"ownerName": "Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh ",
"ownerPhoneNo": "7304532956",
"appAddress": "UNIT NO 127 1ST FLOOR SETHIA INDUSTRIAL PARK CHS LTD
VILLAGE VALIV VASAI EAST PALGHAR 401208",
"remark": "",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
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      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Pandurang Dagadu Shinde & Mrs. Sharda Pandurang Shinde ",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh
",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "6014 / 2021"
    },
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    "displayStatus": true,
    "id": "975135",
    "path": "cases/67a99413a2b18adef0d08afa/
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"document_1739166726463_1739166723934_Gala_127_agreement.pdf"
  },
  {
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"documentType": {
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"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "VVCMC / TP / CC / VP - 0619 / 811 / 2012 - 13"
},
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"fileName": "document_1739264602934_439160.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/06/2017",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "VVCMC / TP / OC / VP - 0619 / 14 / 2017 - 18"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "133423",
  "path": "cases/67a99413a2b18adef0d08afa/
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  "fileName": "document_1739264751535_710818.pdf"
}
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"caseNumber": "014211",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 10 2025 05:52:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sanjeevkumar Ranapratap Singh & Mrs. Sheetal Sanjeev Singh ",
    "phone": "7304532956",
    "ownershipShare": "",
    "email": "",
    "id": "714438"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
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      "label": "Square Feet"
    },
    "id": "217309",
    "name": "Working Area",
    "length": "35.83",
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    "length2": "10",
    "width": "16.25",
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    "width2": "3",
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    "images": [],
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          "value": "Square_Feet",
          "label": "Square Feet"
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"name": "Extra ",
"extraAreaType": "Add",
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"width1": "11",
"width2": "8",
"totalArea": "105.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "_id": "67ab156236a56c9b5f6585d4",
  "name": "Extra ",
  "extraAreaType": "Add",
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  "length1": "6",
  "length2": "00",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "25.00"
}
],
"finalArea": "712.29"
}
],
"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Mezzanine",
      "value": "Mezzanine"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "0",
    "length": "350.00",
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"length1": "350",
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"width2": "00",
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"percentageBeforeTotal": "350.00",
"percentage": "100"
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],
"externalReport": [],
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  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "66.43",
  "totalAreaDocument": "715",
  "docBultupPercentage": "10",
  "docFinalBultUp": "786.50",
  "docFinalBultUpSquareMeter": "73.07",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "898021"
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],
"images": [],
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{
  "carpetArea": {
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    "squareMeterArea": "92.90",
    "expectedRate": "9750.00",
    "percentage": ""
  },
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"area": "1200.00",
"squareMeterArea": "111.48",
"expectedRate": "8125.00",
"percentage": "20"
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"area": "1440.00",
"squareMeterArea": "133.78",
"expectedRate": "6770.83",
"percentage": "20"
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"printlnReport": true,
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"property": "Industrial Gla",
"area": "1000",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9750000",
"expectedRate": "9750.00",
"builtUpExpectedRate": "8125.00",
"image": "cases/67a99413a2b18adef0d08afa/
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"squareMeter": "92.90",
"id": "784340"
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{
"carpetArea": {
"area": "485.00",
"squareMeterArea": "45.06",
"expectedRate": "6185.57",
"percentage": ""
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"builtUpArea": {
"area": "582.00",
"squareMeterArea": "54.07",
"expectedRate": "5154.64",
"percentage": "20"
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"area": "698.40",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "3000000",
  "expectedRate": "6185.57",
  "builtUpExpectedRate": "5154.64",
  "image": "cases/67a99413a2b18adef0d08afa/
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  "id": "108876"
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{
  "carpetArea": {
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    "squareMeterArea": "66.15",
    "expectedRate": "7481.04",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "79.38",
    "expectedRate": "6234.20",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1025.28",
    "squareMeterArea": "95.25",
    "expectedRate": "5195.17",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67aaebc819ca979ae946eec7",
  "property": "Industrial Gala",
  "area": "712",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
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"expectedRate": "7481.04",
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SANJEEV SINGH -Gala No. 126 &127 - Cosmos Bank ( Bhayander (West)
Branch ).xlsx",
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Branch_.xlsx",
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Ltd., New/Current Survey No. 39, Hissa No. 1,2,3,4, Village - Waliv, Vasai (East), Taluka
- Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
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Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Working Area	35'10"	16'3"	582.29

Other
Composition :

Mezzanine	350'00"	1'00"	350.00
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