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{
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Mamta",
    "type": "CREDITOFFICER",
    "_id": "668501e802a43d10c09e3190",
    "email": "mamta.raikar@cosmosbank.in",
    "lastName": "Raikar",
    "mobileNo": "",
    "workMobileNo": "9820371168"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
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    "expectedFees": null,
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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",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000002",
  "type": "BRANCH",
  "name": "Ghatkopar (West) Branch",
  "email": "ghatkopar@cosmosbank.in",
  "mobileNo": "022-25136117",
  "alternateMobileNo": "",
  "address": "S. No. 73, Plot No. 958, P.T. 4, Mira Sagar Building, Nauroji Lane,
Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "Cosmos Bank - Ghatkopar",
  "fax": "022-25132117",
  "sendStructuralCertificate": "0"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "_id": "62691c48afd7d55eddecfda3",
  "role": "ADMIN",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "email": "pradnya@vastukala.org",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "11/A(Part)",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "Andheri (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Ceramic Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Alluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Open Conduit Plumbing With Concealed Electrification"
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},
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"label": "Sole Ownership"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "south": "Deshabhiman Sadan Apartment ",
  "east": "Budhgaya Society "
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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": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "east": ""
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  "auto": {
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    "status": true
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  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
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  "label": "Ordinary"
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"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick"
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "562.5",
  "depreciatedCostOfConstruction": "15437.50",
  "depreciatedBuildingRate": "1937.5"
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"igrRate": {
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  "rate": "174560",
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"landRate": "83820",
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"squareFeetGuideLineRate": "16217.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "125",
  "rate": "18325.00",
  "squareFeetGuideLineRate": "18325.00",
  "squareMeterGuideLineRate": "197245.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
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  "monthlyRent": "13,000/- Present rental income per month",
  "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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal "
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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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 Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2010",
"fullDate": "1/1/2010"
},
"planningArea": {
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"label": "Residential"
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"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Normal",
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67b30c40dc5b7cb7d2fafab2/
routeMap_1740042411379_Image.png",
    "routeLat": "19.103861",
    "routeLng": "72.900444",
    "stationName": "Asalpha",
    "routeDistance": "2.6 Km. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
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},
"finalLatLng": {
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"type": "Point"
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  "finallatlng": false
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  {
    "id": "dovuy",
    "name": "dovuy",
    "image": "cases/67b30c40dc5b7cb7d2fafab2/
routeMap_1740042263863_Image.png"
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"valuation": {
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    "totalFairMarketValue": "3448125.00"
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"othersQty": "0",
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"bookValueDocument": null,
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"outward": {
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},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
  },
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    "status": false
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    "status": false
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}
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
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},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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externallmg_1739890700674_1739890682794_image_2.jpeg",
      "orientation": "portrait"
    }
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "_id": "67b4a00fe1b0fbb7b7ee4619",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "path": "cases/67b30c40dc5b7cb7d2fafab2/
externallmg_1739890700287_1739890695495_image_0.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "14307.00",
    "max": "18647.00"
  },
  "builtUpRateRange": {
    "min": "11923.00",
    "max": "15540.00"
  },
  "saleableRateRange": {
    "min": "9936.00",
    "max": "12950.00"
  }
}
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}
},
"detailsOfValuation": {
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    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "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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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
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  "additionValueDetails": [],
  "lessValueDetails": []
},
"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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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "225.00",
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  "HO/Credit/87/2022-23"
],
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67b30c40dc5b7cb7d2fafab2",
"ownerName": "Mr. Moenuddin Sirajuddin Kureshi ",
"ownerPhoneNo": "7977928236",
"appAddress": "Flat no. 201, 2nd Floor, Building no. 25, C Wing, anand 25/, SRA CHS, Sangharsh Nagar, chandivali farm road, Andheri East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": " Agreement",
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"value": "652d16a0316e1359cebd3c15"
},
"inputs": {
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  "from": {
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    "label": "Transferor"
  },
  "Transferor": "Mr. Pralhad Nivrutti Karad ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Moenuddin Sirajuddin Kureshi ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2713 / 2025"
},
"isHardCopy": false,
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"path": "cases/67b30c40dc5b7cb7d2fafab2/
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"fileName": "document_1739787241592_1739787238176_41.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "06/08/2010",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / DDTP / 313 / L / PL / AP / OCC"
  },
  "isHardCopy": false,
  "displayStatus": true,
}
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    "id": "790472",
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  },
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b325",
      "label": "Society NOC Letter "
    },
    "inputs": {
      "documentDate": "03/02/2025",
      "remark": " in the name of Mr. Moenuddin Sirajuddin Kureshi issued by Anand 25/
C SRA Co-Op. Hsg. Soc. Ltd"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "486604",
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document_1740041306622_433436.pdf",
    "fileName": "document_1740041306622_433436.pdf"
  }
],
"caseNumber": "014374",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "815978",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 17 2025 10:15:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Moenuddin Sirajuddin Kureshi ",
    "phone": "7977928236",
    "ownershipShare": "",
    "email": "",
    "id": "737231"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"measurementType": {
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  "label": "Square Feet"
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"name": "Living Room",
"length": "9.42",
"length1": "9",
"length2": "5",
"width": "13.67",
"width1": "13",
"width2": "8",
"totalArea": "128.69",
"images": [],
"finalArea": "128.69",
"extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "73.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "73.33"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "4.25",
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],
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    "value": "652d16a0316e1359cebd3c15"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "20.90",
  "totalAreaDocument": "225",
  "docBuiltpupPercentage": "20",
  "docFinalBuiltpup": "270.00",
  "docFinalBuiltpupSquareMeter": "25.08",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "127891"
}
],
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    "squareMeterArea": "23.41",
    "expectedRate": "18646.83",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "302.40",
    "squareMeterArea": "28.09",
    "expectedRate": "15539.02",
    "percentage": "20"
  }
}
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},
"saleableArea": {
  "area": "362.88",
  "squareMeterArea": "33.71",
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  "percentage": "20"
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"property": "Residential Flat",
"area": "252",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4699000",
"expectedRate": "18646.83",
"builtUpExpectedRate": "15539.02",
"image": "cases/67b30c40dc5b7cb7d2fafab2/
indicator_1740029917475_Image.png",
"squareMeter": "23.41",
"id": "470854"
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{
  "carpetArea": {
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    "squareMeterArea": "23.23",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "27.87",
    "expectedRate": "13833.33",
    "percentage": "20"
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  "saleableArea": {
    "area": "360.00",
    "squareMeterArea": "33.45",
    "expectedRate": "11527.78",
    "percentage": "20"
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  "printlnReport": true,
  "_id": "67b6c13ddc5b7cb7d2fc8160",
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"property": "Residential Flat",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4150000",
"expectedRate": "16600.00",
"builtUpExpectedRate": "4150000",
"image": "cases/67b30c40dc5b7cb7d2fafab2/
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"squareMeter": "27.87",
"id": "316643"
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"carpetArea": {
"area": "225.00",
"squareMeterArea": "20.90",
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"percentage": ""
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"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "12592.59",
"percentage": "20"
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"saleableArea": {
"area": "324.00",
"squareMeterArea": "30.10",
"expectedRate": "10493.83",
"percentage": "20"
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"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "3400000",
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"expectedRate": "15111.11",
"builtUpExpectedRate": "12592.59",
"image": "cases/67b30c40dc5b7cb7d2fafab2/
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"id": "291527"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "30.00",
    "expectedRate": "11922.46",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "36.00",
    "expectedRate": "9935.48",
    "percentage": "20"
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  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedRate": "14306.95",
  "builtUpExpectedRate": "11922.46",
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  "id": "328074"
}
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"externallImages": [
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  "orientation": "portrait"
},
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  "status": false,
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externallmg_1739890701456_1739890695495_image_1.jpeg",
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/67b30c40dc5b7cb7d2fafab2/
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  "orientation": "portrait"
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  "status": false,
  "_id": "67b4a00fe1b0fbb7b7ee4612",
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  "path": "cases/67b30c40dc5b7cb7d2fafab2/
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  "orientation": "portrait"
},
{
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Co-Op. Hsg. Soc. Ltd. , Sangharsh Nagar , Chandivali Farm Road, Village - Chandivali,  
Andheri (East), Taluka - Kurla, District - Mumbai Suburban , PIN - 400 072, State -  
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Name	Length	Width	Total
Composition :			
Living Room	9'5"	13'8"	128.69
Kitchen	8'00"	9'2"	73.33
Toilet	8'00"	4'3"	34.00
Other Composition :			