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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": {
    "branch": {
      "_id": "674ac170d1078a4ea7fd4acd"
    },
    "firstName": "Manjunath Kote",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b3f",
    "email": "manjunath@cosmosbank.in",
    "mobileNo": "9773289829",
    "workMobileNo": "9702888827",
    "lastName": "Kote"
  },
  "fees": {
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    "expectedFees": null,
    "quotedAmount": "4000"
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"organization": {
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  "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"
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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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"branch": {
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  "name": "Sakinaka Andheri East Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "manjunath.kote@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "102,Trade Corner, Sakinaka Junction Andheri East Mumbai 400072"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"firstName": "Saurabh",
"email": "saurabhvelonde143@gmail.com",
"lastName": "Velonde",
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"role": "SITEENGINEER",
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"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      "number": "AM161706-3"
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"fatherName": "Baburao"
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      "remark": ""
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": false
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  "key": "district",
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  "label": false
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  "key": "landmark",
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  "label": false
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  "label": true
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  "label": true
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  "key": "policeStation",
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  "label": false
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  "value": "Elphinstone (West)",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
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"townplanApprovedByList": {
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  "label": "No"
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  "south": "Fitwala Road ",
  "east": "Balaseth Madhukar Marg"
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Marginal Space ",
    "west": "Flat No. 602"
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  "asPerDocument": {
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    "south": "Details not available ",
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    "status": true
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    "status": true
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"extraDetailOfProperty": "",
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the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"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": {
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  "compositions": []
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  "buildingServicesDepreciatedRate": "294",
  "depreciatedCostOfConstruction": "36706.00",
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  "rate": "241620",
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"igrFinalRate": {
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  "depreciationPercentage": "93",
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  "squareFeetGuideLineRate": "22636.00",
  "squareMeterGuideLineRate": "243648.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "36,000/- Present rental income per month ",
  "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 MCGM norms ",
  "tenantName": "Mr. Satyanarayan Boda",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
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  "roof": {
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"label": "R. C. C. Slab"
},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open / Covered Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2018",
  "fullDate": "1/1/2018"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"qualityOfConstruction": {
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  "label": "Good"
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"value": "Good",
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"buildingSpecification": {
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  "value": "Good",
  "label": "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": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "1",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "442.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1740995477666_Image.png",
    "routeLat": "19.007556",
    "routeLng": "72.835361",
    "stationName": "Prabhadevi",
    "routeDistance": "140 Mtrs. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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    "name": "puvm2",
    "image": "cases/67b6cf62c594f0b7b6576184/
routeMap_1740995343437_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "1240400.00",
    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "130242.00",
    "totalFairMarketValue": "13522758.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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  "label": "Window",
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  "isHideFloor": false,
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  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "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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externallmg_1740109678946_1740109658301_image_19.jpeg",
      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "path": "cases/67b6cf62c594f0b7b6576184/
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    "orientation": "portrait"
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externallmg_1740109678355_1740109658301_image_17.jpeg",
    "orientation": "portrait"
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    "path": "cases/67b6cf62c594f0b7b6576184/
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    "orientation": "portrait"
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    "status": false,
    "_id": "67b7f76fe1b0fbb7b7efe936",
    "name": "externallmg_1740109678946_1740109658301_image_19.jpeg",
    "path": "cases/67b6cf62c594f0b7b6576184/
externallmg_1740109678946_1740109658301_image_19.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
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  "carpetRateRange": {
    "min": "34723.00",
    "max": "39474.00"
  }
},
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  "max": "32895.00"
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"saleableRateRange": {
  "min": "24113.00",
  "max": "27413.00"
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "isEditable": true
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"estimatedValue": "0.00",
"status": true,
"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",
  "status": true,
  "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",
  "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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"status": true,
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  "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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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "369.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67b6cf62c594f0b7b6576184",
"ownerName": "Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose",
"ownerPhoneNo": "9892753177",
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"appAddress": "Flat no. 601, 6th Floor, Swami Sparsh CHS, Magana Apartment, Prabhadevi ",
"remark": "",
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    "documentType": {
      "label": "Gift Deed",
      "value": "60ae1251aa6d152c1801b317"
    },
    "inputs": {
      "documentDate": "29/01/2020",
      "from": {
        "value": "Donor",
        "label": "Donor"
      },
      "Donor": "Smt. Stella Terry Rapose",
      "to": {
        "value": "donee",
        "label": "donee"
      },
      "donee": "Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "271605",
    "path": "cases/67b6cf62c594f0b7b6576184/document_1740033871863_1740033870187_GD.pdf",
    "fileName": "document_1740033871863_1740033870187_GD.pdf"
  },
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "documentDate": "01/03/2025",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Ms. Karuna Suresh Nikalje "
    }
  }
]
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    "fileName": "document_1740993715642_Draft_Agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "29/05/2018",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
        "label": "Municipal Corporation of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CHE / CTY / 0220 / G / S / 337 (NEW)"
    },
    "isHardCopy": false,
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    "id": "322370",
    "path": "cases/67b6cf62c594f0b7b6576184/document_1740993803441_OC.pdf",
    "fileName": "document_1740993803441_OC.pdf"
  }
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"caseNumber": "014470",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "968940",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 20 2025 06:44:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Roland Terry Rapose & Shri. Adrian Terry Rapose",
    "phone": "9892753177",
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"ownershipShare": "",
"email": "",
"id": "291039"
},
],
"proposePurchasers": [
{
"name": "Ms. Karuna Suresh Nikalje "
}
],
"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "719762",
"name": "Living Room",
"length": "13.50",
"length1": "13",
"length2": "6",
"width": "9.92",
"width1": "9",
"width2": "11",
"totalArea": "133.87",
"images": [],
"extraAreas": [],
"finalArea": "133.87"
},
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Passage",
"length": "8.25",
"length1": "8",
"length2": "3",
"width": "2.92",
"width1": "2",
"width2": "11",
"totalArea": "24.06",
"images": [],
"extraAreas": [],
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"finalArea": "24.06"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Bathroom",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "20.32",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.32"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "14.00",
  "length1": "14",
  "length2": "00",
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  "width2": "6",
  "totalArea": "133.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "133.00"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "3.50",
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"length1": "3",
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"width2": "8",
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"images": [],
"extraAreas": [],
"finalArea": "12.83"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "5.42",
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  "extraAreas": [],
  "finalArea": "54.17"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Gift Deed",
      "value": "60ae1251aa6d152c1801b317"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "34.28",
    "totalAreaDocument": "369",
    "docBuiltpUpPercentage": "20",
    "docFinalBuiltpUp": "442.80",
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"docFinalBuiltUpSquareMeter": "41.14",
"docSaleablePercentage": "",
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"id": "460745"
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"images": [],
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"area": "380.00",
"squareMeterArea": "35.30",
"expectedRate": "39473.68",
"percentage": ""
},
"builtUpArea": {
"area": "456.00",
"squareMeterArea": "42.36",
"expectedRate": "32894.74",
"percentage": "20"
},
"saleableArea": {
"area": "547.20",
"squareMeterArea": "50.84",
"expectedRate": "27412.28",
"percentage": "20"
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"area": "380",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "15000000",
"expectedRate": "39473.68",
"builtUpExpectedRate": "32894.74",
"image": "cases/67b6cf62c594f0b7b6576184/
indicator_1740120203252_Image.png",
"squareMeter": "35.30",
"id": "534566"
},
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{
  "carpetArea": {
    "area": "360.00",
    "squareMeterArea": "33.45",
    "expectedRate": "34722.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "432.00",
    "squareMeterArea": "40.13",
    "expectedRate": "28935.19",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "518.40",
    "squareMeterArea": "48.16",
    "expectedRate": "24112.65",
    "percentage": "20"
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  "printlnReport": true,
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  "area": "432",
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "12500000",
  "expectedRate": "34722.22",
  "builtUpExpectedRate": "12500000",
  "image": "cases/67b6cf62c594f0b7b6576184/
indicator_1740120256237_Image.png",
  "squareMeter": "40.13",
  "id": "941382"
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{
  "carpetArea": {
    "area": "369.00",
    "squareMeterArea": "34.28",
    "expectedRate": "35739.84",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "442.80",
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"squareMeterArea": "41.14",
"expectedRate": "29783.20",
"percentage": "20"
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"saleableArea": {
  "area": "531.36",
  "squareMeterArea": "49.37",
  "expectedRate": "24819.33",
  "percentage": "20"
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"printlnReport": true,
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"property": "Residential Flat",
"area": "369",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "13188000",
"expectedRate": "35739.84",
"builtUpExpectedRate": "29783.20",
"image": "cases/67b6cf62c594f0b7b6576184/
indicator_1740120341827_Image.png",
"squareMeter": "34.28",
"id": "744981"
},
{
  "carpetArea": {
    "area": "224.25",
    "squareMeterArea": "20.83",
    "expectedRate": "38185.06",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "269.10",
    "squareMeterArea": "25",
    "expectedRate": "31820.88",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "322.92",
    "squareMeterArea": "30.00",
    "expectedRate": "26517.40",
    "percentage": "20"
  }
}
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    },
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    "expectedRate": "38185.06",
    "builtUpExpectedRate": "8563000",
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    "squareMeter": "25",
    "id": "563211"
  }
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"externallImages": [
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    "status": false,
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}
```

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  },
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{
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "status": false,
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    "name": "externalImg_1740109591049_1740109585015_image_2.jpeg",
    "path": "cases/67b6cf62c594f0b7b6576184/
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East Branch ).xlsx",
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    "path": "cases/67b6cf62c594f0b7b6576184/processingDocuments/1740979961058_
Adrian_Rapose__Flat_No_601___Cosmos_Bank__Sakinaka_Andheri_East_Branch_.xl
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    "size": "2162459",
    "createdAt": "Mon Mar 03 2025 05:32:41 GMT+0000 (Coordinated Universal Time)",
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  }
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      "firstName": "Binumon",
      "lastName": "Moozhickal",
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    "status": true,
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    "note": "Value given for confirmation",
    "taskId": "67b6f06bc594f0b7b65781ef",
    "createdAt": "2025-02-21T06:39:04.684Z"
  }
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"createdAt": "2025-02-20T06:44:50.188Z",
"updatedAt": "2025-03-03T09:58:12.488Z",
"__v": 0,
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 601, 6th Floor, Wing - A, Swami Sparsh Co-Op.
Hsg. Soc. Ltd, Magna Apartment , Fitwala Road, Prabhadevi, Village - Lower Parel
Division, Elphinstone (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013,
State - Maharashtra, Country - India",
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"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
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"contactPersonName": "Shri. Adrian Terry Rapose",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Ms. Karuna Suresh Nikalje ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner ",
"rerald": "",
"siteVisitContactNo": "9892753177",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 369.00",
"flatRate": "37000",
"landOtherRate": "34200",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
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  "roadFacing": false,
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"siteVisitDate": "2025-02-20",
"builtupPercentage": "10",
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"finalSalableArea": "457.68",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "\n",
"toBeAdded": "",
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"finalSaleablePercentage": "0",
"landDetails": {
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"leaseRent": "",
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},
"reportGeneratedDate": "Mon Mar 03 2025 09:11:27 GMT+0000 (Coordinated
Universal Time)"
}

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Name	Length	Width	Total
Composition :			
Living Room	13'6"	9'11"	133.87
Passage	8'3"	2'11"	24.06
Bathroom	6'5"	3'2"	20.32
Bedroom	14'00"	9'6"	133.00
WC	3'6"	3'8"	12.83
Kitchen	10'00"	5'5"	54.17
Other Composition :			