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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "6413f770e6a52007fbaadc8"
    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@cosmosbank.in"
  },
  "fees": {
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  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
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Hutatma Chawk Ambarnath (East)\n"
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  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
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  "designation": "Site Engineer",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"lastName": "Jadhav",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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  "value": "C3",
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  "label": false
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  "value": "",
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    "label": "Vitrified Tile Flooring"
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  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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  "label": "Cement Plastering + POP Finish"
}
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    "label": "Middle Class"
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    "label": "Urban"
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    "label": "Town Planner, Thane"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Bhiwandi - Murbad Road",
    "east": "Poddar Housing Complex"
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  "asPerDocumentAgreement": {
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    "west": "Ulhasnagar Municipal Corporation Boundary",
    "south": "30 meter wide road / National Highway 222",
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  },
  "asPerDocument": {
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    "east": "Flat No. 101 of Building Danburite",
    "south": "30 Meter Wide Kalyan Murbad Road",
    "west": "Flat No. 103 of Building Emerald"
  },
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  "buses": {
    "title": "Buses",
    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
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"extraDetailOfProperty": "",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10066",
  "depreciatedBuildingRate": "2366"
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"igrRate": {
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  "rate": "38500",
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  "squareMeterGuideLineRate": "38500.00",
  "squareFeetGuideLineRate": "3577.00"
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"igrFinalRate": {
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  "depreciationPercentage": "94",
  "rate": "3383.00",
  "squareMeterGuideLineRate": "36416.00",
  "squareFeetGuideLineRate": "3383.00"
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"outgoingDetail": {
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    "value": "Middle_Class",
    "label": "Middle Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
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"maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt / Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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    "month": "1",
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    "fullDate": "1/1/2019"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "value": "Good",
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"value": "Good",
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"maintenanceIssues": {
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"label": "No"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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"label": "Information not available"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "Part_Building_Completion_Certificate",
"label": "Part Building Completion Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"routeMap": {
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  "routeLng": "73.177776",
  "stationName": "Shahad",
  "routeDistance": "2.6 Km",
  "routeStation": {
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    "label": "Railway Station"
  }
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  "coordinates": [
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  "type": "Point"
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  "finallatLng": false
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    "id": "lxvnyc",
    "name": "lxvnyc",
    "image": "cases/67c93e8677162bd3bef2f46b/
routeMap_1741416940380_Image.png"
  }
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    "depreciatedCostOfConstruction": "216684.00",
    "totalFairMarketValue": "8455916.00"
  },
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  "status": false
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  "status": false
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  "status": false
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  "status": true
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},
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externallmg_1741335258848_1741335252112_image_16.jpeg",
      "orientation": "portrait"
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  "externalPhotos": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67c93e8677162bd3bef2f46b/
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    "orientation": "portrait"
  },
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    "status": false,
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    "orientation": "landscape"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "9674.00"
  },
  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"extraCollapsibleGates": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "isEditable": false
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  "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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  "value": "LEAD"
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"isExternalReport": false,
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Chandwani",
"ownerPhoneNo": "9322135413",
"fullAddress": "Residential Flat No. 102, 1st Floor, Wing - C3, Danburite, Tharwani
Solitaire Phase II, Kalyan Murbad Road, Village - Mharal Khurd, Taluka - Kalyan,
District - Thane, PIN Code - 421 301, State - Maharashtra, India",
"remark": "",
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
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    },
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        "label": "Developers"
      },
      "Developers": "M/s. Tharwani Realty ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand
Chandwani",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "25523/2022"
    },
    "isHardCopy": false,
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},
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    "label": "Commencement Certificate",
    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Assistant_Director,_Nagar_Rachna_Thane",
      "label": "Assistant Director, Nagar Rachna Thane"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "BP / Mharal Khurd / Taluka Kalyan / ADTP - Thane / 609"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "284359",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Sat Mar 08 2025 06:39:08 GMT+0000 (Coordinated Universal Time)"
},
{
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    "value": "60ae1267aa6d152c1801b380"
  },
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    "fromPage": 0,
    "toPage": 0
  }
},
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  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Revenue / K-I / T-7 / Village - Mharal / BC / KV - F1568010309613 "
},
"isHardCopy": false,
"displayStatus": true,
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"createdAt": "Sat Mar 08 2025 06:43:28 GMT+0000 (Coordinated Universal Time)"
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  },
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    "toPage": 0
  },
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700004565"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "567133",
  "path": "cases/67c93e8677162bd3bef2f46b/
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  "fileName": "document_1741433695621_P51700004565.pdf"
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"assignmentType": {
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  "label": "Retail"
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"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
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    "id": "125313",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Mar 06 2025 06:19:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Gajanand Rupchand Chandwani & Mrs. Vanshika Gajanand Chandwani",
    "phone": "9322135413",
    "ownershipShare": "",
    "email": "",
    "id": "153197"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
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    "name": "Living Room",
    "length": "15.00",
    "length1": "15",
    "length2": "0",
    "width": "15.00",
    "width1": "15",
    "width2": "0",
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    "images": [],
    "finalArea": "225.00",
    "extraAreas": []
  }
]
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{
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  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "110.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "112.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "14.00",
  "length1": "14",
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"length2": "00",
"width": "5.00",
"width1": "5",
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"totalArea": "70.00",
"images": [],
"extraAreas": [],
"finalArea": "70.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
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  "width": "6.00",
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  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "19.00",
  "length1": "19",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "38.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.00"
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  "label": "Square Feet"
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"name": "Passage",
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"length1": "5",
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"width": "6.00",
"width1": "6",
"width2": "0",
"totalArea": "30.00",
"images": [],
"finalArea": "30.00",
"extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Cupboard",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "8",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "7.00",
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"width1": "7",
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"extraAreas": [],
"finalArea": "14.00"
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"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Terrace Area",
"value": "Terrace_Area"
},
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"label": "Square Feet"
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"width": "9.00",
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"label": "Carpet",
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},
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"label": "Terrace Area",
"value": "Terrace_Area"
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"measurementType": {
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    },
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      "label": "Square Feet"
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"percentage": ""
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    "percentage": ""
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  "id": "443943"
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  "builtUpArea": {
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    "percentage": "10"
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  "builtUpArea": {
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    "squareMeterArea": "70.10",
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    "percentage": "10"
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"orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "_id": "67caaaa78037ced5d2416591",
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67c93e8677162bd3bef2f46b/
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    "orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [
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    "originalname": "Cosmos - Calculation Sheet.xlsx",
    "filename": "1741347074915_Cosmos__Calculation_Sheet.xlsx",
    "path": "cases/67c93e8677162bd3bef2f46b/
processingDocuments/1741347074915_Cosmos__Calculation_Sheet.xlsx",
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  }
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
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    "note": "Value confirmed",
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    "createdAt": "2025-03-07T11:17:47.764Z"
  },
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
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profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
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    "display": true,
    "status": true,
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    "note": "Temporary hold by bank",
    "taskId": "67cc32d48037ced5d242b45a",
    "createdAt": "2025-03-08T12:18:05.479Z"
  }
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"updatedAt": "2025-03-10T08:08:36.575Z",
"__v": 0,
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
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"email": "",
"isExternal": "false",
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"buildingServicesRate": "2600",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "10300",
"landOtherRate": "7700",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage +
Cupboard",
"carpetTotal": "641",
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "300.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "1035.10",
"finalCarpetArea": "941.00",
"finalSalableArea": "1138.61",
"salablePercentage": "10",
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300.00\n\nCarpet Area in Sq. Ft. = 596.00\nBalcony Area in Sq. Ft.= 90.00\nTerrace
Area in Sq. Ft.= 156.00 (40% of Terrace Area 391.00 Sq. Ft. )\n",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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  "leaseFrom": "",
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"reportGeneratedDate": "Sat Mar 08 2025 06:30:07 GMT+0000 (Coordinated
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"siteVisitDate": "2025-03-07"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	15'0"	15'0"	225.00
Bedroom	11'00"	10'00"	110.00
Bedroom	16'00"	7'00"	112.00
Kitchen	14'00"	5'00"	70.00
Toilet	5'00"	6'00"	30.00
Toilet	19'00"	2'00"	38.00
Passage	5'0"	6'0"	30.00
Cupboard	4'00"	3'00"	12.00
Passage	2'00"	7'00"	14.00
Other Composition :			
Terrace Area	13'00"	9'00"	117.00
Terrace Area	19'00"	2'00"	38.00
Terrace Area	7'00"	7'00"	49.00
Terrace Area	12'00"	8'00"	96.00