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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Kunal Shah",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b25",
    "email": "kunal@cosmosbank.in",
    "mobileNo": "8097819553",
    "workMobileNo": "8097819553",
    "lastName": "Shah"
  },
  "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": "Maharashtra"
},
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  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "cosmos@gmail.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard
Estate, Fort, Mumbai, Maharashtra 400001"
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  "_id": "60af3d172ffdf65bcd6585cd",
  "role": "PICKUPPERSON",
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  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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  "email": "saiprasadpatil1010@gmail.com",
  "lastName": "Patil",
  "mobileNo": "8830049996",
  "designation": "Valuation Engineer",
  "shortName": "SSP",
  "workWithDocumentMaker": "60f91822f3dd69653a5922e3",
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  "lastName": "Moozhickal",
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  "email": "sonal.ambekar19@gmail.com",
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"lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.83924256906344"
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      "dateTime": "2025-03-15",
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    "remark": "MANUAL_IN_TASK"
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  "value": "MUmbai",
  "label": false
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  "label": false
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "value": "400 054",
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Glass Door"
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  "windows": {
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    "label": "N.A."
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "Joint Ownership"
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"townplanApprovedByList": {
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  "north": "Road",
  "west": "Commercial Building",
  "south": "Open Plot",
  "east": "Slum Area"
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Shop No. G-33",
    "south": "Entry of Shop No. G-32",
    "west": "Shop No. G-31"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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  "title": "Boundaries of The Flat"
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  "auto": {
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  "dateOfIssusApprovePlan": "As Occupancy Certificate is available it is assumed that the construction is as per Sanctioned Plan",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
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  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "59244",
  "depreciatedBuildingRate": "2044"
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"igrRate": {
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  "rate": "306200",
  "landRate": "116770",
  "igrImage": "cases/67d1682bda474c62c8e44927/igr_1742382275787_Image.png",
  "squareMeterGuideLineRate": "306200.00",
  "squareFeetGuideLineRate": "28447.00"
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"igrFinalRate": {
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  "depreciationPercentage": "82",
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"squareMeterGuideLineRate": "272103.00"
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    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 70,000/- Present Rental Income for per Month of Shop No. 32 & 32A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "tenantName": "Mr. Hansraj <br/> Since 1 Year",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "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"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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"label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
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"carParking": "Basement & Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2007",
  "fullDate": "1/1/2007"
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"planningArea": {
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  "label": "Commercial"
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"typeOfStructure": {
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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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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"value": "Good",
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"label": "Designed as per I.S. codes"
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "0",
"label": "No"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
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"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"ageOfBuilding": "18",
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"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "55"
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"finalPlinthArea": {
  "area": "452.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1742469799186_Image.png",
    "routeLat": "19.089584",
    "routeLng": "72.839325",
    "stationName": "Vile Parle",
    "routeDistance": "1.7 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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    "name": "99yfai",
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    "depreciatedCostOfConstruction": "341712.00",
    "totalFairMarketValue": "22278288.00"
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "othersRate": "0",
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  "finalValue": "22620000.00",
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  "realizableValuePercentage": "90",
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"bookValue": "0"
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"outward": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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"label": "Window",
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"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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"reportImages": {
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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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    "orientation": "portrait"
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    "path": "cases/67d1682bda474c62c8e44927/
externallmg_1742030778910_1742030756889_image_5.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "58745.00",
    "max": "79874.00"
  }
},
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"builtUpRateRange": {
  "min": "48954.00",
  "max": "66563.00"
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"saleableRateRange": {
  "min": "40795.00",
  "max": "55469.00"
}
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"detailsOfValuation": {
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    "isEditable": true
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  "kitchenArrangements": {
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    "isEditable": true
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"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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "377.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d1682bda474c62c8e44927",
"ownerName": "Krishna Harji Bhatta & Shantaben Harji Bhatta",
"ownerPhoneNo": "9821688233",
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"appAddress": "Shop no G-32,Ground Floor,Milan Garment Hub CHS,Plot no
30A,Milan subway Road Santa cruz West",
"remark": "+91 98216 88233",
"documents": [
  {
    "documentType": {
      "label": "Index- II",
      "value": "60ae1246aa6d152c1801b2e4"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "10/03/2025",
      "remark": "(1 Page from agreement)",
      "amount": "13810000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Krishna Harji Bhappa ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Shantaben Harji Bhappa",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "4319/2025"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "151068",
    "path": "cases/67d1682bda474c62c8e44927/
document_1742467230355_Index_II_Harji.pdf",
    "fileName": "document_1742467230355_Index_II_Harji.pdf"
  },
  {
    "documentType": {
      "label": "Occupancy Certificate",
      "value": "60ae124baa6d152c1801b2fd"
    },
  },
}
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"attachConfig": {
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  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "CE / 9976 / BSII / AH"
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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1742470060106_OC.pdf",
"path": "cases/67d1682bda474c62c8e44927/document_1742470060106_OC.pdf",
"id": "309168",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Thu Mar 20 2025 11:27:40 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014889",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "777963",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 12 2025 10:55:39 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Krishna Harji Bhappa & Shantaben Harji Bhappa",
    "phone": "9821688233",
    "ownershipShare": "",
    "email": "",
    "id": "755921"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "263155",
    "name": "Shop",
    "length": "8.42",
    "length1": "8",
    "length2": "5",
    "width": "20.83",
    "width1": "20",
    "width2": "10",
    "totalArea": "175.35",
    "images": [],
    "extraAreas": [],
    "finalArea": "175.35"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Shop",
    "length": "8.67",
    "length1": "8",
    "length2": "8",
    "width": "20.67",
    "width1": "20",
    "width2": "8",
    "totalArea": "179.11",
    "images": [],
    "extraAreas": [],
    "finalArea": "179.11"
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    }
  }
]
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},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "35.02",
"totalAreaDocument": "377",
"docBultupPercentage": "20",
"docFinalBultUp": "452.40",
"docFinalBultUpSquareMeter": "42.03",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "954892"
}
],
"images": [],
"indicatorArr": [
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    "squareMeterArea": "24.77",
    "expectedRate": "79874.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "29.73",
    "expectedRate": "66562.50",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "384.00",
    "squareMeterArea": "35.67",
    "expectedRate": "55468.75",
    "percentage": "20"
  },
  "printInReport": true,
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  "property": "Commercial Shop",
  "area": "320",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
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"expectedRate": "79874.00",
"builtUpExpectedRate": "21300000",
"image": "cases/67d1682bda474c62c8e44927/
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"squareMeter": "29.73",
"id": "637753"
},
{
"carpetArea": {
"area": "340.46",
"squareMeterArea": "31.63",
"expectedRate": "62562.42",
"percentage": ""
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"builtUpArea": {
"area": "408.55",
"squareMeterArea": "37.96",
"expectedRate": "52135.60",
"percentage": "20"
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"saleableArea": {
"area": "490.26",
"squareMeterArea": "45.55",
"expectedRate": "43446.33",
"percentage": "20"
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "21300000",
"expectedRate": "62562.42",
"builtUpExpectedRate": "52135.60",
"image": "cases/67d1682bda474c62c8e44927/
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"id": "870096"
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    "squareMeterArea": "31.63",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "37.96",
    "expectedRate": "48953.62",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "45.55",
    "expectedRate": "40794.68",
    "percentage": "20"
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  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
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  "builtUpExpectedRate": "48953.62",
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  "squareMeter": "31.63",
  "id": "522092"
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"orientation": "portrait"
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  "orientation": "portrait"
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  "status": false,
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  "name": "externallmg_1742030801470_1742030788507_image_2.jpeg",
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externallmg_1742030801470_1742030788507_image_2.jpeg",
  "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,
  "_id": "67d547f4700ebc68849296b0",
  "name": "externallmg_1742030814541_1742030788507_image_5.jpeg",
  "path": "cases/67d1682bda474c62c8e44927/
externallmg_1742030814541_1742030788507_image_5.jpeg",
  "orientation": "portrait"
}
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "path": "cases/67d1682bda474c62c8e44927/
externallmg_1742030823790_1742030788507_image_8.jpeg",
      "orientation": "landscape"
    },
    {
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      "status": false,
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  },
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  "orientation": "portrait"
},
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  "path": "cases/67d1682bda474c62c8e44927/
externallmg_1742030760939_1742030756889_image_0.jpeg",
  "orientation": "portrait"
},
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  "name": "externallmg_1742030764621_1742030756889_image_1.jpeg",
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  "orientation": "landscape"
},
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},
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  "orientation": "portrait"
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32 - Cosmos Bank ( FORT BRANCH ).xlsx",
    "filename": "1742382313825_Krushna_Harji_Bhappa_And_ShantaBen_Harji_Bhap
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    "path": "cases/67d1682bda474c62c8e44927/processingDocuments/1742382313825
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Bank_FORT_BRANCH.xlsx",
    "size": "931373",
    "createdAt": "Wed Mar 19 2025 11:05:13 GMT+0000 (Coordinated Universal Time)",
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"updatedAt": "2025-03-20T11:34:11.602Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
},
},
"fullAddress": "Commercial Shop No. G-32, Ground Floor, Milan Garment Hub
Premises Co-Op. Soc. Ltd., Near Milan Subway, Plot No. 30A of TPS VI, CTS No. 1629,
Milan Subway Road, Village - Vile Parle West, Santacruz (West), Taluka - Andheri,
District - Mumbai Suburban, MUmbai, 400 054, State - Maharashtra, India",
"updatedBy": "663da98cfcea71232186f142",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Krishna Harji Bhappa",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "9821688233",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 377.00",
"flatRate": "60000",
"landOtherRate": "57200",
"shopDetails": {
  "typeOfShops": {
    "label": "Mall Departmental Store",
    "value": "Mall_Departmental_Store"
  }
},
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  "finalCarpetArea": "354.46",
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  "salablePercentage": "10",
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  "siteMeasurementRemark": "",
  "finalSaleablePercentage": "0",
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      "value": "Free_Hold"
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      "leasePremium": "",
      "leaseRent": "",
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      "leaseFrom": "",
      "leaseTo": "",
      "remainingLeasePeriod": 0,
      "leaseDate": ""
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  },
  "reportGeneratedDate": "Thu Mar 20 2025 09:35:49 GMT+0000 (Coordinated
Universal Time)",
  "siteVisitDate": "2025-03-13"
}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Shop	8'5"	20'10"	175.35
Shop	8'8"	20'8"	179.11

Other  
Composition :

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