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  "toAssess": {
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    },
    "firstName": "Samita",
    "type": "CREDITOFFICER",
    "_id": "66a21fa88414a97fe8862d8d",
    "email": "samita.kumbhar@cosmosbank.in",
    "lastName": "kumbhar",
    "mobileNo": "",
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  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
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Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "initial": "CB",
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  "status": true
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  "name": "Dadar Branch ",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
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  "fax": "",
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  "lastName": "Patkar",
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  "firstName": "Binumon",
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  "lastName": "Moozhickal",
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"firstName": "Manoj",
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"lastName": "Chalikwar",
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    "label": "Aluminium Sliding Windows with window grills"
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  "townplanApprovedByList": {
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    "east": ""
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    "west": "",
    "south": "",
    "east": ""
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    "empanelledOfApprovePlan": "N.A.",
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    "compositions": []
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    "squareMeterGuideLineRate": "483315.00",
    "squareFeetGuideLineRate": "44901.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "5",
    "depreciationPercentage": "82",
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    "squareMeterGuideLineRate": "435432.00"
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  "label": "Owner Occupied"
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"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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"label": "Yes"
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  "label": "R.C.C. Framed Structure"
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"structuralSafety": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
"value": "0",
"label": "No"
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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"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "13"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.013472",
    "routeLng": "72.827500",
    "stationName": "Prabhadevi",
    "routeDistance": "1.3 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  "type": "Point"
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  "finalLatLng": false
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    "id": "8prixo",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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"outward": {
  "status": false,
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"remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"underConstruction": {
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    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
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    "status": false
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  "internalPlastering": {
    "label": "Internal Plastering",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "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
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"internalPainting": {
  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "10922310.00",
  "selectedBuildUpValue": "270.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "name": "externalImg_1742212032824_1742212023769_image_17.jpeg",
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    "orientation": "portrait"
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"selfieWithSiteVisitImages": [],
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    "path": "cases/67d7b6f2700ebc688492fa6c/
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    "orientation": "portrait"
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    "name": "externallmg_1742212030099_1742212023769_image_4.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d80bc1df28417602ba2a43",
    "name": "externallmg_1742212030458_1742212023769_image_6.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
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    "orientation": "portrait"
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    "name": "externallmg_1742212030954_1742212023769_image_9.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
externallmg_1742212030954_1742212023769_image_9.jpeg",
    "orientation": "portrait"
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  {
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    "name": "externallmg_1742212031263_1742212023769_image_11.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
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    "orientation": "portrait"
  },
  {

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    "name": "externallmg_1742212032824_1742212023769_image_17.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1742212031133_1742212023769_image_10.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
externallmg_1742212031133_1742212023769_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67d80bc1df28417602ba2a4b",
    "name": "externallmg_1742212031882_1742212023769_image_14.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
externallmg_1742212031882_1742212023769_image_14.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "35665.00",
    "max": "40000.00"
  },
  "builtUpRateRange": {
    "min": "29721.00",
    "max": "33334.00"
  },
  "saleableRateRange": {
    "min": "24768.00",
    "max": "27778.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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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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"kitchenArrangements": {
  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
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```
"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": true,
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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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "225.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d7b6f2700ebc688492fa6c",
"ownerName": "Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar ",
"ownerPhoneNo": "7506500550",
"appAddress": "Flat no - 612, 6th floor, The Prabha Vinayak co-operative housing
society Ltd, New Prabha Devi road,prabhadevi, Mumbai - 400025",
"remark": "urgent basis required \ntomorrow report soft copy required ",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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"documentDate": "15/11/2017",
"from": {
  "value": "Seller",
  "label": "Seller"
},
"Seller": "Mr. Rajendra Namdeo Adhatrao & Mrs. Nisha Rajendra Adhatrao",
"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "8547 / 2017"
},
"isHardCopy": false,
"displayStatus": true,
"id": "700533",
"path": "cases/67d7b6f2700ebc688492fa6c/
document_1742190092198_1742190086749_suresh_Bhatkar.pdf",
"fileName": "document_1742190092198_1742190086749_suresh_Bhatkar.pdf"
},
{
  "documentType": {
    "label": "Occupancy Certificate",
    "value": "60ae124baa6d152c1801b2fd"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "16/04/2007",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "EB / 8877 / GS / A"
  },
}
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"isHardCopy": false,
"displayStatus": true,
"id": "949205",
"path": "cases/67d7b6f2700ebc688492fa6c/
document_1742282096801_370785.pdf",
"fileName": "document_1742282096801_370785.pdf"
}
],
"caseNumber": "014945",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
{
  "id": "137944",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Mon Mar 17 2025 05:45:22 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Mr. Sudesh Suresh Bhatkar & Mrs. Neeta Sudesh Bhatkar ",
  "phone": "7506500550",
  "ownershipShare": "",
  "email": "",
  "id": "570828"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "635602",
  "name": "Living Room",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
  "width": "18.67",
  "width1": "18",
  "width2": "8",
  "totalArea": "174.22",
  "images": [],
  "extraAreas": [],
}
```

```
"finalArea": "174.22"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "18.03",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "67d91f5b700ebc688493f168",
      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "16.00",
      "length1": "16",
      "length2": "00",
      "width": "1.00",
      "width1": "1",
      "width2": "00",
      "totalArea": "16.00"
    }
  ],
  "finalArea": "34.03"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "WC",
  "length": "7.92",
  "length1": "7",
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"length2": "11",
"width": "4.00",
"width1": "4",
"width2": "00",
"totalArea": "31.67",
"images": [],
"extraAreas": [],
"finalArea": "31.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "14.75",
  "width1": "14",
  "width2": "9",
  "totalArea": "103.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "103.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "107.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "107.92"
},
{

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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "5",
"name": "Bathroom",
"length": "3.42",
"length1": "3",
"length2": "5",
"width": "8.00",
"width1": "8",
"width2": "00",
"totalArea": "27.33",
"images": [],
"extraAreas": [],
"finalArea": "27.33"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "550330",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "225",
    "squareMeterArea": "20.9",
    "docFinalBuiltUp": "270",
    "docFinalBuiltUpSquareMeter": "25.08",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
```

```
"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "40000.00",
"percentage": ""
},
"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "33333.33",
"percentage": "20"
},
"saleableArea": {
"area": "324.00",
"squareMeterArea": "30.10",
"expectedRate": "27777.78",
"percentage": "20"
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"printlnReport": true,
"_id": "67d91034700ebc688493d85d",
"property": "Residential Flat",
"area": "225",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9000000",
"expectedRate": "40000.00",
"builtUpExpectedRate": "33333.33",
"image": "cases/67d7b6f2700ebc688492fa6c/
indicator_1742278423299_Image.png",
"squareMeter": "20.90",
"id": "935560"
},
{
"carpetArea": {
"area": "208.33",
"squareMeterArea": "19.35",
"expectedRate": "39360.63",
"percentage": ""
},
"builtUpArea": {
"area": "250.00",
"squareMeterArea": "23.23",
"expectedRate": "32800.00",
```



```
    "percentage": "20"
  },
  "saleableArea": {
    "area": "300.00",
    "squareMeterArea": "27.87",
    "expectedRate": "27333.33",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67d91034700ebc688493d85e",
  "property": "Residential Flat",
  "area": "250",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "8200000",
  "expectedRate": "39360.63",
  "builtUpExpectedRate": "8200000",
  "image": "cases/67d7b6f2700ebc688492fa6c/
indicator_1742278473245_Image.png",
  "squareMeter": "23.23",
  "id": "280018"
},
{
  "carpetArea": {
    "area": "250.00",
    "squareMeterArea": "23.23",
    "expectedRate": "36231.60",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "300.00",
    "squareMeterArea": "27.87",
    "expectedRate": "30193.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "360.00",
    "squareMeterArea": "33.45",
    "expectedRate": "25160.83",
    "percentage": "20"
  },
  "printlnReport": true,
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"_id": "67d91034700ebc688493d85f",
"property": "Residential Flat ",
"area": "250",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "9057900",
"expectedRate": "36231.60",
"builtUpExpectedRate": "30193.00",
"image": "cases/67d7b6f2700ebc688492fa6c/
indicator_1742278530571_Image.png",
"squareMeter": "23.23",
"id": "821709"
},
{
  "carpetArea": {
    "area": "179.17",
    "squareMeterArea": "16.65",
    "expectedRate": "35664.45",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "215.00",
    "squareMeterArea": "19.97",
    "expectedRate": "29720.93",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "258.00",
    "squareMeterArea": "23.97",
    "expectedRate": "24767.44",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67d91034700ebc688493d860",
  "property": "Residential Flat ",
  "area": "215",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Index_no.2",
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    "expectedPrice": "6390000",
    "expectedRate": "35664.45",
    "builtUpExpectedRate": "6390000",
    "image": "cases/67d7b6f2700ebc688492fa6c/
indicator_1742278583317_Image.png",
    "squareMeter": "19.97",
    "id": "633934"
  }
],
"externalImages": [
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    "status": false,
    "_id": "67d80bc1df28417602ba2a3d",
    "name": "externalImg_1742212029417_1742212023769_image_0.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
externalImg_1742212029417_1742212023769_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67d80bc1df28417602ba2a3e",
    "name": "externalImg_1742212029683_1742212023769_image_1.jpeg",
    "path": "cases/67d7b6f2700ebc688492fa6c/
externalImg_1742212029683_1742212023769_image_1.jpeg",
    "orientation": "portrait"
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  {
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612 - Cosmos Bank ( Dadar Branch ).xlsx",
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Soc. Ltd., Plot No. 1095, TPS IV, New Prabhadevi Road, Village - Lower Parel Division,
Taluka - Mumbai, District - Mumbai Main, PIN - 400 025, State - Maharashtra, Country -
India",
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"email": "",
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"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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Bathroom",
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Name	Length	Width	Total
Composition :			
Living Room	9'4"	18'8"	174.22
Passage	3'8"	4'11"	18.03
WC	7'11"	4'00"	31.67
Kitchen	7'00"	14'9"	103.25
Bedroom	8'9"	12'4"	107.92
Bathroom	3'5"	8'00"	27.33
Other Composition :			