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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    "firstName": "Pratiksha",
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    "lastName": "Bhargava",
    "mobileNo": "",
    "workMobileNo": "7000442789",
    "email": "borivaliwestmumbai@unionbankofindia.com"
  },
  "fees": {
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    "expectedFees": 6250,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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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  "type": "BANK",
  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "alternateMobileNo": "",
  "email": "borivaliwestmumbai@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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"zone": {
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"email": "ankitparmar7771947@gmail.com",
"lastName": "Parmar",
"mobileNo": "9004698547",
"designation": "Site Engg",
"shortName": "Ankit",
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"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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"firstName": "Bhavika",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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on site \n3. the Bldg is on Back Side Of bhaveshwar arcade Bldg "
  },
  {
    "status": "COMPLETED",
    "dateTime": "2024-07-10",
    "remark": "MANUAL_IN_TASK"
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  "underConstruction": false
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    "label": true
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    "value": "India",
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  "value": "",
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  "key": "selectNo",
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  "label": false
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  "label": false
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"value": "rcc_Slab"
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"value": "VerifiedTileFlooring"
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"doors": {
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"value": "Teak_Wood_Door_Framed_with_Glass_Door"
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"windows": {
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"value": "Glass_Facade_Windows"
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  "value": "MCGM"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Bhaveshwar Arcade & L.B.S. Road",
  "south": "Andheri Ghatkopar Link Road",
  "east": "Slum Area"
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  "west": "Details not Available",
  "south": "Details not Available",
  "east": "Details not Available"
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"unitBoundaries": {
  "asPerActual": {
    "north": "lobby area",
    "west": "open to sky ",
    "south": "unit no. 302",
    "east": "open to sky "
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
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"whichTheLocalityIsServed": {
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  }
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"auto": {
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"privateCars": {
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"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "10.5",
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  "depreciatedCostOfConstruction": "29206",
  "depreciatedBuildingRate": "2506"
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  "squareFeetGuideLineRate": "14836.00"
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  "squareFeetGuideLineRate": "14266.00"
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    "value": "Commercial_use"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "value": "6\"_Thk._Brick_Masonery"
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  "waterTank": {
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    "value": "MunicipalWaterSupply"
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"label": "Yes",
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"carParking": "Basement Level of Stackble Parking No. 29",
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  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
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  "value": "Commercial"
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"typeOfStructure": {
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "value": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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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": {
  "label": "Yes",
  "value": "1"
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  "value": "Good"
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"maintenanceOfTheBuilding": {
  "label": "Good",
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "1",
"noOfPodium": "0",
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"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "414.89",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "label": "Railway Station"
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routeMap_1720595835151_Image.png",
    "routeLat": "19.092193",
    "routeLng": "72.913054",
    "stationName": "Ghatkopar",
    "routeDistance": "1.1 Km"
  },
  "finalLatLng": {
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    "type": "Point"
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    "finallatLng": true
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"outward": {
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"date": "Mon Jul 15 2024 11:51:05 GMT+0530 (India Standard Time)",
"number": "2307229",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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"status": false
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"status": false
},
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"label": "Window",
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"isHideFloor": false,
"status": false
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"floorsCompleted": "",
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},
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  "status": false
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  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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    "orientation": "portrait"
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"externalPhotos": [
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"compositionImages": [
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    "orientation": "portrait"
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    "name": "Cabin",
    "path": "cases/6688fef8194f4629de0ae3ff/
externallmg_1720582446466_1720582326628_image_10.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
    "_id": "668e012f8b724a2b48d26ce6",
    "name": "Cabin",
    "path": "cases/6688fef8194f4629de0ae3ff/
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    "orientation": "landscape"
  },
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  "orientation": "portrait"
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  "_id": "668e012f8b724a2b48d26ce0",
  "name": "Cabin",
  "path": "cases/6688fef8194f4629de0ae3ff/
externallmg_1720582446307_1720582326628_image_5.jpeg",
  "orientation": "landscape"
}
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"indicatorRange": {
  "carpetRateRange": {
    "min": "24393.00",
    "max": "30822.00"
  },
  "builtUpRateRange": {
    "min": "22175.00",
    "max": "28020.00"
  },
  "saleableRateRange": {
    "min": "18480.00",
    "max": "23350.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
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  "estimatedValue": "0.00",
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  "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",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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": {
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"label": "Lead",
"value": "LEAD"
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"isExternalReport": false,
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"empanelmentNo": [
  "ROS:ADV:Valuer/033:008:2021-22"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "6688fef8194f4629de0ae3ff",
"ownerName": "M/s. Buildeso Partners LLP Through its Partner Mr. Rajendra Karsan Patel",
"ownerPhoneNo": "9819750060",
"appAddress": "OFFICE NO 304 3RD FLOOR BHAVESHWAR ARCADE ANNEXE CHS LTD OPP SHREYAS CINEMA LBS MARG GHATKOPAR WEST MUMBAI 400086",
"remark": "1.bldg is Commercial Bldg \n2. the full society board photo not allowed on site \n3. the Bldg is on Back Side Of bhaveshwar arcade Bldg ",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Praveen Kumar Hariramani",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "M/s. Buildeso Partners LLP Through its Partner Mr. Rajendra Karsan Patel",
      "number": {
        "value": "No",
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    "label": "No"
  },
  "No": "3192/2024"
},
"isHardCopy": false,
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"path": "cases/6688fef8194f4629de0ae3ff/
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"fileName": "document_1720254158689_1720254037129_Rajendra_patel.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "28/12/2013",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE/630/BPES/AN"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6688fef8194f4629de0ae3ff/document_1720594678919_238019.pdf",
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"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Wed Jul 10 2024 12:27:59 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "12/10/2017",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
}
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    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE/630/BPES/AN"
  },
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  "displayStatus": false,
  "fileName": "document_1720594790720_137656.pdf",
  "path": "cases/6688fef8194f4629de0ae3ff/document_1720594790720_137656.pdf",
  "id": "366547",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Wed Jul 10 2024 12:29:50 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009766",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "791398",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jul 06 2024 13:53:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Buildeso Partners LLP Through its Partner Mr. Rajendra Karsan Patel",
    "phone": "9819750060",
    "ownershipShare": "",
    "email": "",
    "id": "482183"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "508802",
    "name": "Cabin",
  }
]
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"length": "24.17",
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"length2": "2",
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"totalArea": "358.47",
"images": [],
"extraAreas": [],
"finalArea": "358.47"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "1",
  "name": "Working Area",
  "length": "5.08",
  "length1": "5",
  "length2": "1",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "13.98",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.98"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "15.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.12"
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}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "35.04",
    "totalAreaDocument": "377.17",
    "docBultupPercentage": "10",
    "docFinalBultUp": "414.89",
    "docFinalBultUpSquareMeter": "38.54",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "659336"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
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      "squareMeterArea": "43.71",
      "expectedRate": "30821.55",
      "percentage": ""
    },
    "bultUpArea": {
      "area": "517.50",
      "squareMeterArea": "48.08",
      "expectedRate": "28019.32",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "621.00",
      "squareMeterArea": "57.69",
      "expectedRate": "23349.44",
      "percentage": "20"
    }
  }
]
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},
"printlnReport": true,
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"property": "Office",
"area": "621",
"builtUpPercentage": "10",
"saleablePercentage": "20",
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"areaType": "Saleable",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "14500000",
"expectedRate": "23349.436392914653",
"builtUpExpectedRate": "28019.32",
"image": "cases/6688fef8194f4629de0ae3ff/indicator_1720592616543_Image.png",
"squareMeter": "57.69",
"id": "169793"
},
{
  "carpetArea": {
    "area": "330.78",
    "squareMeterArea": "30.73",
    "expectedRate": "25696.84",
    "percentage": ""
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  "builtUpArea": {
    "area": "363.86",
    "squareMeterArea": "33.80",
    "expectedRate": "23360.63",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "40.56",
    "expectedRate": "19467.28",
    "percentage": "20"
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  "area": "330.78",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
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"source": "Index_no.2",
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"expectedRate": "25696.84",
"builtUpExpectedRate": "23360.63",
"image": "cases/6688fef8194f4629de0ae3ff/indicator_1720592933740_Image.png",
"squareMeter": "30.73",
"id": "567892"
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  "carpetArea": {
    "area": "824.03",
    "squareMeterArea": "76.55",
    "expectedRate": "24392.32",
    "percentage": ""
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  "builtUpArea": {
    "area": "906.43",
    "squareMeterArea": "84.21",
    "expectedRate": "22174.91",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "1087.72",
    "squareMeterArea": "101.05",
    "expectedRate": "18479.02",
    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Office",
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  "builtUpPercentage": "10",
  "saleablePercentage": "20",
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  "floor": "",
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  "expectedRate": "24392.32",
  "builtUpExpectedRate": "20100000",
  "image": "cases/6688fef8194f4629de0ae3ff/indicator_1720593004830_Image.png",
  "squareMeter": "84.21",
  "id": "663069"
},
{
  "carpetArea": {
```



```
    "area": "377.17",
    "squareMeterArea": "35.04",
    "expectedRate": "25717.85",
    "percentage": ""
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  "builtUpArea": {
    "area": "414.89",
    "squareMeterArea": "38.54",
    "expectedRate": "23379.69",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "497.87",
    "squareMeterArea": "46.25",
    "expectedRate": "19483.00",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "668e2afca7ea882b09860274",
  "property": "Office",
  "area": "377.17",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "9700000",
  "expectedRate": "25717.85",
  "builtUpExpectedRate": "23379.69",
  "image": "cases/6688fef8194f4629de0ae3ff/indicator_1720593055513_Image.png",
  "squareMeter": "35.04",
  "id": "583549"
}
],
"externalImages": [
  {
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    "status": false,
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    "name": "externalImg_1720582370543_image.jpeg",
    "path": "cases/6688fef8194f4629de0ae3ff/externalImg_1720582370543_image.jpeg",
    "orientation": "portrait"
  },
  {
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    "path": "cases/6688fef8194f4629de0ae3ff/
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    "orientation": "portrait"
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    "_id": "668e00e479c1772b08ed2b4a",
    "name": "externalImg_1720582370571_image.jpeg",
    "path": "cases/6688fef8194f4629de0ae3ff/
externalImg_1720582370571_image.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "668e012f8b724a2b48d26cdb",
    "name": "externalImg_1720582446240_1720582326628_image_0.jpeg",
    "path": "cases/6688fef8194f4629de0ae3ff/
externalImg_1720582446240_1720582326628_image_0.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "668e012f8b724a2b48d26cdc",
    "name": "externalImg_1720582446247_1720582326628_image_1.jpeg",
    "path": "cases/6688fef8194f4629de0ae3ff/
externalImg_1720582446247_1720582326628_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "668e012f8b724a2b48d26cdd",
    "name": "externalImg_1720582446262_1720582326628_image_2.jpeg",
    "path": "cases/6688fef8194f4629de0ae3ff/
externalImg_1720582446262_1720582326628_image_2.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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Situated at Opp. Shreyas Cinema, L. B. S. Marg, Village - Ghatkopar Kiroi, Ghatkopar
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Name	Length	Width	Total
Composition :			
Cabin	24'2"	14'10"	358.47
Working Area	5'1"	2'9"	13.98
Toilet	5'6"	2'9"	15.12
Other Composition :			