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    "expectedFees": 0,
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    "shortName": "VCIPL/Mumbai",
    "email": "vastukalamumbai@vastukala.com",
    "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
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  },
  "client": {
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"initial": "A"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": "",
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "shortName": "MBC",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Chandan",
    "email": "ck06806@gmail.com",
    "lastName": "Singh",
    "mobileNo": "8454863607",
    "designation": "",
    "shortName": "CH",
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"profilePhoto": "users\\60eeaeddf3dd69653a581316\
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"maker": {
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"value": "IBBI/RV/07/2018/10366",
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"type": "EMPLOYEE",
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    "name": "Country",
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    "value": "India",
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  "label": true
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  "label": false
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  "label": false
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  "value": "J",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "805",
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  "label": false
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    "label": "R.C.C. slab"
  },
  "flooring": {
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Joint Ownership"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Crescent Bay Road",
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"east": "Open Land"
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"asPerDocumentAgreement": {
  "north": "80 feet Wide Jerbai Wadia Road (As per RERA)",
  "west": "12 Mtr. Wide D P Road (As per RERA)",
  "south": "Existing Golanji Hill Road (As per RERA)",
  "east": "13 Mtr. Wide D P Road (As per RERA)"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Passage",
    "west": "Flat No. 806"
  },
  "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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"whichTheLocalityIsServed": {
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  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "+ Dry Balcony & Balcony Area.",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
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"compoundWall": ""
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  "depreciatedCostOfConstruction": "50000",
  "depreciatedBuildingRate": "3000"
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  "rate": "255290",
  "landRate": "115480",
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  "squareMeterGuideLineRate": "268055.00",
  "squareFeetGuideLineRate": "24903.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "94",
  "rate": "24053.00",
  "squareFeetGuideLineRate": "24053.00",
  "squareMeterGuideLineRate": "258901.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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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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"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
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"meterCardHolderName": "Avneesh Pandey & Deepali Pandey ",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R.C.C. slab"
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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"
  },
  "carParking": "2(Two) Car parking Space Bearing No. LG-239A & LG-239B at LG4 level",
  "constructionWorkStatus": {
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"date": "1",
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "6",
"totalLifeBuilding": "60",
"estimatedAge": "54",
"noOfBasement": "1",
"noOfPodium": "5",
"noOfAmenityFloors": "1",
"noOfFloors": "54",
"flatFloorNo": "8",
"noOfLifts": "8",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
"area": "1262.40",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1733121908029_Image.png",
    "routeLat": "19.003417",
    "routeLng": "72.850083",
    "stationName": "Sewri",
    "routeDistance": "2.5 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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  {
    "id": "trsflr",
    "name": "trsflr",
    "image": "cases/674a8d2bd1078a4ea7fcf595/
routeMap_1733121726122_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "52600000.00"
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"outward": {
  "status": true,
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  "date": "Mon Dec 02 2024 10:15:43 GMT+0000 (Coordinated Universal Time)",
  "number": "2309313",
  "dayCount": "11",
  "monthCount": "11",
  "generatedBy": "60eeaeddf3dd69653a581316"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
  }
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"percentage": "0.00",
"isHideFloor": false,
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"rccPlinth": {
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  "status": true
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"compositionImages": [
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    "name": "Kitchen",
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    "name": "Kitchen",
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  "builtUpRateRange": {
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  "saleableRateRange": {
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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,
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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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  "quantity": "",
  "ratePerUnit": "",
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  "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": "true",
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  "value": "LEAD"
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Avneesh Pandey ",
"ownerPhoneNo": "9869027505",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9869027505",
"contactPersonName": "Ms. Deepti Pandey ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Avneesh Pandey ",
    "phone": "9869027505",
    "ownershipShare": "",
    "email": "",
    "id": "368177"
  },
  {
    "name": "Ms. Deepti Pandey Nee Shakya",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "444223"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Owner",
"fullAddress": "Residential Flat No. 805, 8th Floor, Building No T-5 (Tower), Wing - J, L
& T Crescent Bay T-5 Co-op. Hsg. Soc. Ltd., Jerbai Wadia Road, Bhoiwada, Village -
Parel - Sewri Division, Municipality Ward No. F/S, Parel, Mumbai, PIN - 400 012, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Electricity Bill"
    }
  },
]
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"inputs": {
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  },
  "Consumer_No": " 9000 0112 7218"
},
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"fileName": "document_1732938927576_Bill_No_093004955543.PDF"
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    "label": "Maintenance Receipt"
  },
  "inputs": {
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Ms. Deepti Pandey nee Shakya issue dby L & T Crescent Bay T-5 Co-op. Hsg. Soc. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "340708",
  "path": "cases/674a8d2bd1078a4ea7fcf595/
document_1732938937653_ReceiptTower_5805_5.pdf",
  "fileName": "document_1732938937653_ReceiptTower_5805_5.pdf"
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
      "value": "Vendor",
      "label": "Vendor"
    },
    "Vendor": "Mr. Mohan Bindraban Agrawal, Mr. Ashish Mohan Agrawal & Mr.
Abhishek Mohan Agrawal",
    "to": {
      "value": "Purchasers",
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    "label": "Purchasers"
  },
  "Purchasers": "Mr. Avneesh Pandey & Ms. Deepti Pandey Nee Shakya",
  "number": {
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    "label": "Registration No"
  },
  "Registration_No": "4218/2021"
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"displayStatus": true,
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"fileName": "document_1732938946672_Registered_agreement.pdf"
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    "label": "Part Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " SRA/ENG/2700/FS/ML&PL/AP"
  },
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  "fileName": "document_1733125812175_Part_OC.pdf"
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  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
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  "label": "No"
},
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/674a8d2bd1078a4ea7fcf595/
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"fileName": "document_1733125862598_RERA_Certificte.pdf"
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/03/2017",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " SRA/ENG/2700/FSA/ML/AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "810581",
  "path": "cases/674a8d2bd1078a4ea7fcf595/document_1733126015254_CC.pdf",
  "fileName": "document_1733126015254_CC.pdf"
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
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  "label": "Retail"
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"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "012691",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
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    "id": "215493",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Sat Nov 30 2024 03:57:31 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "name": "Kitchen",
    "length": "",
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    "width": "",
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    "width2": "9",
    "totalArea": "82.02",
    "images": [],
    "finalArea": "82.02",
    "extraAreas": []
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      "label": "Square Feet"
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    "name": "Passage",
    "length": "",
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    "width": "",
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    "width2": "0",
    "totalArea": "100.83",
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    "label": "Square Feet"
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  "length2": "3",
  "width": "",
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  "width2": "9",
  "totalArea": "133.44",
  "images": [],
  "finalArea": "133.44",
  "extraAreas": []
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  "name": "Living Room",
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  "length2": "8",
  "width": "",
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  "width2": "11",
  "totalArea": "127.36",
  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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"width2": "10",
"totalArea": "122.92",
"images": [],
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "",
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  "length2": "10",
  "width": "",
  "width1": "4",
  "width2": "6",
  "totalArea": "35.25",
  "images": [],
  "finalArea": "35.25",
  "extraAreas": []
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    "label": "Square Feet"
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  "length": "10.42",
  "length1": "10",
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  "length": "10.42",
  "length1": "10",
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  "images": [],
  "extraAreas": [],
  "finalArea": "46.87"
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  "name": "Bedroom",
  "length": "10.83",
  "length1": "10",
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  "width1": "11",
  "width2": "8",
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  "images": [],
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  "length": "4.67",
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      "value": "Carpet"
    },
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      "value": "Balcony_Area"
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    "label": "Square Feet"
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  "totalAreaDocument": "1052",
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  "docFinalBuiltUp": "1262.4",
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    "expectedRate": "40898.62",
    "percentage": "20"
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"otherCarpetTotal": "436.43",
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"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 1,052.00\nAdditional Area in Sq. Ft. = 553.00<br />\n\nAll the above areas are within 5% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",

"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 1085.13\nDry Balcony Area in Sq. Ft. = 65.87\nBalcony Area in Sq. Ft. = 370.56\n<br />",

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}

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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Kitchen	10'7"	7'9"	82.02
Passage	10'1"	10'0"	100.83
Dining	15'3"	8'9"	133.44
Living Room	11'8"	10'11"	127.36
Bedroom	12'6"	9'10"	122.92
Toilet	7'10"	4'6"	35.25
Cupboard	10'5"	4'8"	48.61
Toilet	10'5"	4'6"	46.87
Bedroom	10'10"	11'8"	126.39

Toilet	4'8"	7'8"	35.78
Pooja Room	10'8"	4'10"	51.56
Bedroom	19'2"	9'1"	174.10
Other Composition :			
Dry Balcony Area	8'6"	7'9"	65.87
Balcony Area	15'4"	24'2"	370.56