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{
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  "creditOfficer": {
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    "firstName": "Abhishek Kumar",
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    "_id": "64f306c1eb1f822256e10ac3",
    "lastName": "Sinha",
    "mobileNo": "",
    "workMobileNo": "7774041283",
    "email": "ubin0905437@unionbankofindia.bank"
  },
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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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  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "905437",
  "mobileNo": "9321708432",
  "alternateMobileNo": "",
  "email": "ubin0905437@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "A-41, Vinmar House, 2nd MIDC Road, Andheri East Mumbai 400093"
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"role": "PICKUPPERSON",
"firstName": "Sunil",
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"role": "SITEENGINEER",
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"lastName": "Patil",
"mobileNo": "8830049996",
"designation": "Valuation Engineer",
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"lastName": "Chalikwar",
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    "label": true
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  "value": "F",
  "label": true
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  "label": true
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    "label": "Vitrified Tile Flooring"
  }
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  "label": "Powder coated Aluminum sliding windows"
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
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  "whetherCoveredUnderAnyState": {
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    "south": "Internal Road ",
    "east": "Internal Road "
  },
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  "east": "Details not available "
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "",
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that the construction is as per Sanction Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {

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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "33587.5",
  "depreciatedBuildingRate": "2087.5"
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"igrRate": {
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  "rate": "202030",
  "landRate": "118180",
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  "squareMeterGuideLineRate": "212132.00",
  "squareFeetGuideLineRate": "19708.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "89",
  "rate": "18748.00",
  "squareFeetGuideLineRate": "18748.00",
  "squareMeterGuideLineRate": "201797.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "taxPaidHolderName": "Details not available ",
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Along with One Covered Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"value": "Good",
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"maintenanceIssues": {
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"value": "1",
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "10",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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  "routeLng": "72.894361",
  "stationName": "Saki Naka ",
  "routeDistance": "2.2 Km. ",
  "routeStation": {
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    "label": "Metro Station"
  }
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    0
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  "type": "Point"
},
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  "finallatLng": false
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    "name": "uu8zsc",
    "image": "cases/679719cb2aadad0ced139ff6/
routeMap_1738132786077_Image.png"
  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "1",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "39868956.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
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  "status": true
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"internalBrickWork": {
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  "isHideFloor": false,
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"externalBrickWork": {
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  "isHideFloor": false,
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"externalPlastering": {
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"door": {
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"window": {
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"floorsCompleted": "",
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},
"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
}
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "1424.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "orientation": "portrait"
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externallmg_1738035047884_1738035023166_image_5.jpeg",
      "orientation": "portrait"
    },
    {
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      "_id": "67984f694090f0a5b214f7ef",
      "name": "externallmg_1738035047358_1738035023165_image_0.jpeg",
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    "path": "cases/679719cb2aadad0ced139ff6/
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externallmg_1738035048186_1738035023166_image_9.jpeg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "externallmg_1738035048369_1738035023166_image_11.jpeg",
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    "orientation": "portrait"
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    "path": "cases/679719cb2aadad0ced139ff6/
externallmg_1738034997847_1738034978978_image_5.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/679719cb2aadad0ced139ff6/
externallmg_1738035071569_1738035064745_image_11.jpeg",
    "orientation": "portrait"
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    "status": false,
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externallmg_1738035071767_1738035064745_image_13.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67984f806258b1a57671528b",
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    "path": "cases/679719cb2aadad0ced139ff6/
externallmg_1738035071662_1738035064745_image_12.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/679719cb2aadad0ced139ff6/
externallmg_1738035070744_1738035064745_image_2.jpeg",
    "orientation": "portrait"
  },
}
```

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{
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externallmg_1738035001069_1738034978978_image_19.jpeg",
  "orientation": "portrait"
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  "path": "cases/679719cb2aadad0ced139ff6/
externallmg_1738034998832_1738034978978_image_9.jpeg",
  "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "32939.00",
    "max": "35012.00"
  },
  "builtUpRateRange": {
    "min": "27443.00",
    "max": "29177.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"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",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"showcases": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "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": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1187.00",
"empanelmentNo": [
  "RO(S):ADV:VAL:012: 2018-19"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "679719cb2aadad0ced139ff6",
"ownerName": "Mr. Hitesh Kumar Maheshwari & Mrs. Manisha Hitesh Maheshwari",
"ownerPhoneNo": "9967715101",
"appAddress": "Flat no 1001 F-Wing 10 th floor Raheja vistas CHS Ltd Raheja Vihar
Village Tungwa Powai Mumbai 400072",
"remark": "BLDG Occupation Certificate & other documents pending hey ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "09/11/2011",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Powai Developers ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Hitesh Kumar Maheshwari & Mrs. Manisha Hitesh Maheshwari",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    },
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  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/679719cb2aadad0ced139ff6/document_1737975121323_1737975119119_UBI_mahakali_Mr_Hetesh_k_Maheshwari_flat_1001_Powai.pdf",
  "fileName": "document_1737975121323_1737975119119_UBI_mahakali_Mr_Hetesh_k_Maheshwari_flat_1001_Powai.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "03/01/2014",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 3335 / BPES / AL"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "534868",
  "path": "cases/679719cb2aadad0ced139ff6/document_1738130054001_1738063498438_OCWing_F.pdf",
  "fileName": "document_1738130054001_1738063498438_OCWing_F.pdf"
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{
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    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "02/09/2011",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    }
  },
}
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"number": {
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  "label": "No"
},
"No": "CE / 3335 / BPES / AL"
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"displayStatus": false,
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"path": "cases/679719cb2aadad0ced139ff6/
document_1738130162511_264747.pdf",
"fileName": "document_1738130162511_264747.pdf"
}
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"caseNumber": "013944",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "249046",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 27 2025 05:29:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Hitesh Kumar Maheshwari & Mrs. Manisha Hitesh Maheshwari",
    "phone": "9967715101",
    "ownershipShare": "",
    "email": "",
    "id": "180783"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "848809",
    "name": "Living Room",
    "length": "11.33",
    "length1": "11",
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"width": "24.42",
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"width2": "5",
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"images": [],
"extraAreas": [],
"finalArea": "276.72"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Dining",
  "length": "12.58",
  "length1": "12",
  "length2": "7",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "61.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.87"
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{
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.75",
  "length1": "10",
  "length2": "9",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "95.85"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
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  "length2": "00",
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  "width1": "3",
  "width2": "11",
  "totalArea": "105.75",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "extraAreaType": "Add",
      "length": "2.75",
      "length1": "2",
      "length2": "9",
      "width": "2.08",
      "width1": "2",
      "width2": "1",
      "totalArea": "5.73"
    }
  ],
  "finalArea": "111.48"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "5.58",
  "length1": "5",
  "length2": "7",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
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"totalArea": "50.25",
"images": [],
"extraAreas": [],
"finalArea": "50.25"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.75",
  "length1": "10",
  "length2": "9",
  "width": "14.92",
  "width1": "14",
  "width2": "11",
  "totalArea": "160.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "160.35"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "10.83",
  "width1": "10",
  "width2": "10",
  "totalArea": "184.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "184.17"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
```



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"id": "7",
"name": "Bedroom",
"length": "11.25",
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"length2": "3",
"width": "13.17",
"width1": "13",
"width2": "2",
"totalArea": "148.12",
"images": [],
"extraAreas": [],
"finalArea": "148.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "5.08",
  "width1": "5",
  "width2": "1",
  "totalArea": "50.41",
  "images": [],
  "extraAreas": [],
  "finalArea": "50.41"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "48.89",
  "images": [],
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"extraAreas": [],
"finalArea": "48.89"
}
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"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Balcony Area",
"value": "Balcony_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
},
"id": "0",
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"length1": "21",
"length2": "3",
"width": "3.00",
"width1": "3",
"width2": "00",
"totalArea": "63.75",
"images": [],
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
},
"_id": "6799c6f6115bdf16690988ac",
"name": "Extra ",
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"length1": "10",
"length2": "9",
"width": "2.00",
"width1": "2",
"width2": "00",
"totalArea": "21.50"
},
{
"measurementType": {
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    "label": "Square Feet"
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  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "1.08",
  "width1": "1",
  "width2": "1",
  "totalArea": "11.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "6799c79b7dd57116683c79be",
  "name": "Extra ",
  "extraAreaType": "Add",
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Hsg. Soc. Ltd. , Raheja Vihar, Off. Chandivali Farms Road, Powai, Village - Tungwa,
Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State -
Maharashtra, Country - India",
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"contactPersonName": "Mrs. Manisha Hitesh Maheshwari",
"email": "",
"isExternal": "false",
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"flatRate": "34000",
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"builtupPercentage": "10",
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"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 1188.00\nBalcony Area in Sq. Ft.
= 127.00\nCupboard Area in Sq. Ft. = 11.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + Passage + 3
Toilet",
"otherCompositionBuiltUpTotal": "0.00",
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Name	Length	Width	Total
Composition :			
Living Room	11'4"	24'5"	276.72
Dining	12'7"	4'11"	61.87
Kitchen	10'9"	8'11"	95.85
Passage	27'00"	3'11"	105.75

Toilet	5'7"	9'0"	50.25
Bedroom	10'9"	14'11"	160.35
Bedroom	17'00"	10'10"	184.17
Bedroom	11'3"	13'2"	148.12
Toilet	9'11"	5'1"	50.41
Toilet	9'2"	5'4"	48.89
Other Composition :			
Balcony Area	21'3"	3'00"	63.75
Cupboard	4'00"	2'9"	11.00