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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Manish",
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    "_id": "64338d21d267175d008119f1",
    "lastName": "Jha",
    "mobileNo": "",
    "workMobileNo": "9049983319",
    "email": "manish.jha9@sbi.co.in"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "13340",
  "type": "BRANCH",
  "name": "SME Chembur Branch",
  "email": "sbi.13340@sbi.co.in",
  "mobileNo": "02225273906",
  "alternateMobileNo": "02225273907",
  "address": "Unit No. 11, (BLDG NO. 11), Ground Floor, Corporate Park, Sion-
Trombay Road, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India.",
  "ledgerName": "",
  "fax": "02225274524",
  "sendStructuralCertificate": "0"
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  "value": "Commercial"
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  "email": "prayush@vastukala.org",
  "lastName": "Parekh ",
  "mobileNo": "9767983840",
  "shortName": "PPP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f91822f3dd69653a5922e3/
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  "workWithDocumentMaker": "",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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        "value": "AM161706-3",
        "label": "Chartered Engineer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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    },
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    "number": "AM161706-3"
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"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "label": false
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  "label": false
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  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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  "doors": {
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    "label": "Glass Door"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
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  "south": "Delight Palace ",
  "east": "Mahatma Gandhi Road "
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "east": "Lift",
    "south": "Passage",
    "west": "Shop No. 9"
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    "east": "Lift",
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    "privateCars": {
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  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "66075",
  "depreciatedBuildingRate": "2325"
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  "rate": "256500",
  "landRate": "86260",
  "igrImage": "cases/66b6ffda4388d81213f5665b/igr_1723274353141_Image.png",
  "squareMeterGuideLineRate": "256500.00",
  "squareFeetGuideLineRate": "23830.00"
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},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "21457.00",
  "squareMeterGuideLineRate": "230964.00"
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
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  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Neela Ramdas Kanani.",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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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"
},
"pavementLaid": {
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},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
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"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2009",
"fullDate": "1/1/2009"
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"planningArea": {
"value": "Commercial",
"label": "Commercial"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"value": "Good",
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"buildingSpecification": {
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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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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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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  "label": "Yes"
},
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"label": "Ground"
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"yearOfConstructionAsPer": {
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"estimatedAge": "45",
"ageOfBuilding": "15",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "25"
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"finalPlinthArea": {
  "area": "253.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1723285048789_Image.png",
    "routeLat": "19.085917",
    "routeLng": "72.905194",
    "stationName": "Ghatkopar",
    "routeDistance": "400 Mtrs. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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  "type": "Point"
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    "name": "754jpm",
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routeMap_1723285077676_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalinteriorDecorationsRate": "0",
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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}
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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"guidelineDetails": {
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      "path": "cases/66b6ffda4388d81213f5665b/
externallmg_1723271140323_IMG20240810WA0080.jpg",
      "orientation": "portrait"
    }
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  "externalPhotos": [
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      "orientation": "portrait"
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      "path": "cases/66b6ffda4388d81213f5665b/
externallmg_1723271140450_IMG20240810WA0091.jpg",
      "orientation": "landscape"
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      "name": "externallmg_1723271140461_IMG20240810WA0092.jpg",
      "path": "cases/66b6ffda4388d81213f5665b/
externallmg_1723271140461_IMG20240810WA0092.jpg",
      "orientation": "landscape"
    },
    {
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      "_id": "66b707e4c884d112334651cd",
      "name": "externallmg_1723271140368_IMG20240810WA0084.jpg",
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    "path": "cases/66b6ffda4388d81213f5665b/
externallmg_1723271140368_IMG20240810WA0084.jpg",
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"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "62939.00",
    "max": "74469.00"
  },
  "builtUpRateRange": {
    "min": "52449.00",
    "max": "62223.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"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
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "estimatedValue": "0.00",
    "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",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"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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totalValues": {
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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",
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"label": "Lead",
"value": "LEAD"
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"ownerName": "Mr. Parag Ramdas Kanani ",
"ownerPhoneNo": "8451801881",
"fullAddress": "Commercial Shop No. 10, Ground Floor, Shop Zone Premises Co-Op.
Soc. Ltd., CTS No. 2826 to 2838, Mahatma Gandhi Road, Village - Ghatkopar Kirol,
Ghatkopar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086, State -
Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "26/12/2009",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Deep Developers ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Ramdas Laxmidas Kanani & Neela Ramdas Kanani",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "10595/2009"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "841957",
    "path": "cases/66b6ffda4388d81213f5665b/document_1723269072504_Shop_10_A
greement_for_Sale_BDR13105952009_29122009_Ramdas_Kanani__OthersDeep_Ass
ociates.pdf",
    "fileName": "document_1723269072504_Shop_10_Agreement_for_Sale_BDR1310
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5952009\_29122009\_Ramdas\_Kanani\_\_OthersDeep\_Associates.pdf"

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},
{
  "documentType": {
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    "label": "Deed of Release"
  },
  "inputs": {
    "documentDate": "06/01/2021",
    "from": {
      "value": "The_Releasers",
      "label": "The Releasers"
    },
    "The_Releasers": "Smt. Neelaben Ramdas Kanani, Rakesh Ramdas Kanani, Tejal Sunil Davda Aka. Tejal Ramdas Kannani",
    "to": {
      "value": "Releasee",
      "label": "Releasee"
    },
    "Releasee": "Mr. Parag Ramdas Kanani ",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "142 / 2021"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1723283702677_Shop_10_Release_Deed_KRL51422021_06012021_Parag_KananiNeelaben__Rakesh__Tejal_Kanani.pdf",
  "path": "cases/66b6ffda4388d81213f5665b/document_1723283702677_Shop_10_Release_Deed_KRL51422021_06012021_Parag_KananiNeelaben__Rakesh__Tejal_Kanani.pdf",
  "id": "962967",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Aug 10 2024 15:25:02 GMT+0530 (India Standard Time)"
},
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  "inputs": {
    "documentDate": "30/06/2021",
    "from": {
      "value": "Releasers",
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    "label": "Releasers"
  },
  "Releasers": "Rakesh Ramdas Kanani, Tejal Sunil Davda Aka. Tejal Ramdas Kanani",
  "to": {
    "value": "Releasee",
    "label": "Releasee"
  },
  "Releasee": "Mr. Parag Ramdas Kanani "
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/66b6ffda4388d81213f5665b/document_1723283854702_Shop_10Release_DeedKRL587042021_30062021_Parag_KananiRakesh__Tejal_Kanani.pdf",
"id": "680918",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Aug 10 2024 15:27:34 GMT+0530 (India Standard Time)"
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "03/12/2009",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CE / 6277 / BPES / AN"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66b6ffda4388d81213f5665b/document_1723284251108_OC_03122009_Shop_Zone.pdf",
"id": "278725",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Aug 10 2024 15:34:12 GMT+0530 (India Standard Time)"
},
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 6277 / BPES / AN"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1723284306332_207203.pdf",
  "path": "cases/66b6ffda4388d81213f5665b/
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  "id": "806561",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Aug 10 2024 15:35:06 GMT+0530 (India Standard Time)"
},
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "03/12/2009",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
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      "label": "No"
    },
    "No": "CE / 6277 / BPES / AN "
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    "uploadedBy": "62fe044a48a26047e6552796",
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      "label": "Electricity Bill"
    },
    "inputs": {
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        "label": "CA No"
      },
      "CA_No": "151403368 dated 27.10.2023 in the name of Neela Ramdas Kanani
issued by Adani Electricity."
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1723287098502_200517.pdf",
    "path": "cases/66b6ffda4388d81213f5665b/
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    "id": "578700",
    "uploadedBy": "64cde526dc9f3034f3fefa49",
    "createdAt": "Sat Aug 10 2024 16:21:38 GMT+0530 (India Standard Time)"
  }
],
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  "label": "Commercial"
},
"caseNumber": "010519",
"createdBy": "60f91822f3dd69653a5922e3",
"caseHistory": [
  {
    "id": "395022",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 10 2024 11:21:22 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Parag Ramdas Kanani ",
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"phone": "8451801881",
"ownershipShare": "",
"email": "",
"id": "161110"
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"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "211838",
"name": "Working Area",
"length": "480.00",
"length1": "480",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "480.00",
"images": [],
"extraAreas": [],
"finalArea": "480.00"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "19.60",
"totalAreaDocument": "211",
"docBuiltupPercentage": "20",
"docFinalBuiltUp": "253.20",
"docFinalBuiltUpSquareMeter": "23.52",
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"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
"id": "365285"
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "58",
"squareMeterArea": "5.39",
"expectedRate": "70689.66",
"percentage": ""
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"builtUpArea": {
"area": "70.00",
"squareMeterArea": "6.50",
"expectedRate": "58571.43",
"percentage": ""
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Shop",
"area": "70",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "4100000",
"expectedRate": "70689.66",
"builtUpExpectedRate": "4100000",
"image": "cases/66b6ffda4388d81213f5665b/
indicator_1723273842375_Image.png",
"squareMeter": "6.50",
"id": "905859"
},
{
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"carpetArea": {
  "area": "188",
  "squareMeterArea": "17.47",
  "expectedRate": "74468.09",
  "percentage": ""
},
"builtUpArea": {
  "area": "225.00",
  "squareMeterArea": "20.90",
  "expectedRate": "62222.22",
  "percentage": ""
},
"saleableArea": {
  "area": "0.00",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "66b7152d4388d81213f57edb",
"property": "Shop",
"area": "225",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "14000000",
"expectedRate": "74468.09",
"builtUpExpectedRate": "14000000",
"image": "cases/66b6ffda4388d81213f5665b/
indicator_1723273882060_Image.png",
"squareMeter": "20.90",
"id": "219984"
},
{
  "carpetArea": {
    "area": "211.00",
    "squareMeterArea": "19.60",
    "expectedRate": "62938.39",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "253.20",
    "squareMeterArea": "23.52",
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    "percentage": "20"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66b7152d4388d81213f57edc",
  "property": "Shop",
  "area": "211",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "13280000",
  "expectedRate": "62938.39",
  "builtUpExpectedRate": "52448.66",
  "image": "cases/66b6ffda4388d81213f5665b/
indicator_1723273934111_Image.png",
  "squareMeter": "19.60",
  "id": "825686"
}
],
"externalImages": [
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b707e4c884d112334651c7",
    "name": "externalImg_1723271140306_IMG20240810WA0078.jpg",
    "path": "cases/66b6ffda4388d81213f5665b/
externalImg_1723271140306_IMG20240810WA0078.jpg",
    "orientation": "portrait"
  },
  {
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  "orientation": "landscape"
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  "status": false,
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}
```

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    "orientation": "landscape"
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    "path": "cases/66b6ffda4388d81213f5665b/
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  },
  {
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Parag_KananiNeelaben__Rakesh__Tejal_Kanani.pdf",
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__Tejal_Kanani.pdf",
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Kanani-Rakesh & Tejal Kanani.pdf",
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arag_KananiRakesh__Tejal_Kanani.pdf",
"path": "cases/66b6ffda4388d81213f5665b/processingDocuments/1723285339835_
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Accountant",
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"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 211.00",
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"landOtherRate": "63750",
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"toBeAdded": "",
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"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leaseRent": "",
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    "leaseTo": "",
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Name	Length	Width	Total
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Working Area	480'00"	1'00"	480.00
Other Composition :			