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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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    },
    "firstName": "Manish",
    "type": "CREDITOFFICER",
    "_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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"client": {
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  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "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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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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  "email": "prayush@vastukala.org",
  "lastName": "Parekh ",
  "mobileNo": "9767983840",
  "shortName": "PPP",
  "workWithDocumentMaker": "",
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  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Ghatkopar (West)",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Glass Door"
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  "windows": {
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    "label": "N.A."
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Deep Residency",
    "south": "Delight Palace ",
    "east": "Mahatma Gandhi Road "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
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      "east": "Lift",
      "south": "Passage ",
      "west": "Shop No. 9"
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  }
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    "west": "Shop No. 9"
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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": "As per site inspection, Commercial Shop Nos. 10, 11 & 11A
is internally amalgamated with Single Entrance. The Composition of Amalgamated
Shop is Working Area only. ",
"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": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per site inspection, Commercial Shop Nos. 10, 11 & 11A is internally
amalgamated to form a single shop having Single Entrance. The said valuation is only
for Shop No. 11 only. For the purpose of valuation, we have considered the area as per
Gift Deed of Shop No. 11.",
  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "66075",
  "depreciatedBuildingRate": "2325"
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"igrRate": {

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"propertyName": "Shop",
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"landRate": "86260",
"igrImage": "cases/66b700ad4388d81213f5673b/igr_1723282869853_Image.png",
"squareMeterGuideLineRate": "256500.00",
"squareFeetGuideLineRate": "23830.00"
},
"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "85",
  "rate": "21457.00",
  "squareFeetGuideLineRate": "21457.00",
  "squareMeterGuideLineRate": "230964.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Ramdas Laxmidas Kanani.",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
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"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
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  "planningArea": {
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    "label": "Commercial"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "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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  "label": "Normal"
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"maintenanceIssues": {
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  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "25"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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routeMap_1723281622144_Image.png",
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    "routeLng": "72.905202",
    "stationName": "Ghatkopar",
    "routeDistance": "400 Mtrs. ",
    "routeStation": {
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      "label": "Metro Station"
    }
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  "type": "Point"
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    "name": "vfnbdq",
    "image": "cases/66b700ad4388d81213f5673b/
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesQty": "0",
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"rateVerify": {
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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": true
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      "orientation": "portrait"
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externalimg_1723271154736_IMG20240810WA0079.jpg",
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    "orientation": "landscape"
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  "builtUpRateRange": {
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  },
  "saleableRateRange": {
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  }
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  "isEditable": true
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  "quantity": "0.00",
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  "isEditable": true
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  "PRINT": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"ownerName": "Mr. Vaibhav Rakesh Kanani ",
"ownerPhoneNo": "8451801881",
"fullAddress": "Commercial Shop No. 11, Ground Floor, Shop Zone Premises Co-Op.
Soc. Ltd., CTS No. 2826 to 2838, Mahatma Gandhi Road, Village - Ghatkopar Kiroi,
Ghatkopar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086, State -
Maharashtra, India",
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        "label": "Developers"
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      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
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    }
  },

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"Purchasers": "Neela Ramdas Kanani & Ramdas Laxmidas Kanani ",
"number": {
  "value": "No",
  "label": "No"
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"No": "10594 / 2009"
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    "from": {
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      "label": "Releasers"
    },
    "Releasers": "Smt. Neelaben Ramdas Kanani, Parag Ramdas Kanani & Tejal Sunil Davda Aka. Tejal Ramdas Kanani",
    "to": {
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      "label": "Releasee"
    },
    "Releasee": "Mr. Rakesh Ramdas Kanani",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "144 / 2021"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1723273959202_Shop_11__11A_Release_Deed_KRL587032021_30062021_Rakesh_KananiParag__Tejal_Kanani.pdf",
  "path": "cases/66b700ad4388d81213f5673b/document_1723273959202_Shop_11__11A_Release_Deed_KRL587032021_30062021_Rakesh_KananiParag__Tejal_Kanan
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    "to": {
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"to": {
  "value": "donee",
  "label": "donee"
},
"donee": "Mr. Vaibhav Rakesh Kanani "
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23_16112023_Vaibhav_KananiRakesh_Kanani.pdf",
"path": "cases/66b700ad4388d81213f5673b/document_1723274217084_Shop_11_
_11A_Gift_Deed_KRL5244532023_16112023_Vaibhav_KananiRakesh_Kanani.pdf",
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 6277 / BPES / AN"
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  "displayStatus": false,
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    "number": {
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      "label": "No"
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"createdAt": "Sat Aug 10 2024 13:05:11 GMT+0530 (India Standard Time)"
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        "label": "CA No"
      },
      "CA_No": "151403427 in the name of Ramdas Laxmidas Kanani issued by Adani
Electricity"
    },
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    "title": "Create Lead",
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    "datetime": "Sat Aug 10 2024 11:24:53 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Mr. Vaibhav Rakesh Kanani ",
    "phone": "8451801881",
    "ownershipShare": "",
    "email": "",
    "id": "349063"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "length2": "00",
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    "width2": "00",
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    "finalArea": "480.00"
  }
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Gift Deed"
    },
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      "label": "Square Feet"
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    "id": "767687",
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"docFinalBuiltUp": "253.2",
"docFinalBuiltUpSquareMeter": "23.520000000000003",
"docBuiltupPercentage": "20",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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    "expectedRate": "70689.66",
    "percentage": ""
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  "builtUpArea": {
    "area": "70.00",
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  "saleableArea": {
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  "expectedPrice": "4100000",
  "expectedRate": "70689.66",
  "builtUpExpectedRate": "4100000",
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  "builtUpArea": {
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    "squareMeterArea": "20.90",
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  "expectedRate": "74468.09",
  "builtUpExpectedRate": "14000000",
  "image": "cases/66b700ad4388d81213f5673b/
indicator_1723282715344_Image.png",
  "squareMeter": "20.90",
  "id": "362948"
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{
  "carpetArea": {
    "area": "211.00",
    "squareMeterArea": "19.60",
    "expectedRate": "62938.39",
    "percentage": ""
  },
}
```

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"builtUpArea": {
  "area": "253.20",
  "squareMeterArea": "23.52",
  "expectedRate": "52448.66",
  "percentage": "20"
},
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  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
"_id": "66b735d7da840b1214c51ee7",
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  "orientation": "portrait"
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  },
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nani.pdf",
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Kanani.pdf",
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2021_Rakesh_KananiNeelaben__Parag__Tejal_Kanani.pdf",
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__Parag__Tejal_Kanani.pdf",
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    "filename": "1723285371728_Shop_11__11A_Release_Deed_KRL587032021_300
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    "path": "cases/66b700ad4388d81213f5673b/processingDocuments/1723285371728
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  "path": "cases/66b700ad4388d81213f5673b/processingDocuments/1723285371769
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aniDeep_Developers.pdf",
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},
{
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Sale_KRL5-392-2016_13.01.2016_Neela & Ramdas Kanani-Deep Developers.pdf",
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  "path": "cases/66b700ad4388d81213f5673b/processingDocuments/1723285371810
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processingDocuments/1723285380182_OC_03122009_Shop_Zone.pdf",
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      "firstName": "Rashmi",
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      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
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    "createdAt": "2024-08-12T05:51:37.112Z"
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      "lastName": "Jadhav",
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    },
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    "note": "Revised (Task Reopen)",
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  }
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"caseReferredBy": "60f91822f3dd69653a5922e3",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"relationWithOwner": "Owner's Accountant",
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"builtupPercentage": "10",
"carpetTotal": "480.00",
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"finalCarpetArea": "480.00",
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"finalMeasurementType": "Sq. Ft.",
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"finalCarpetConvertToBuiltUpPer": "20",
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  }
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      "leaseTo": "",
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Time)",
  "siteVisitDate": "2024-06-04",
  "buildingServicesRate": "3000",
  "flatRate": "66750",
  "landOtherRate": "63750"
}

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Name	Length	Width	Total
Composition :			
Working Area	480'00"	1'00"	480.00
Other Composition :			