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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "Nitin",
    "lastName": "Garale",
    "mobileNo": "",
    "workMobileNo": "8320611588",
    "email": "dbchem@bankofbaroda.com"
  },
  "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"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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  "name": "Sandu Garden Branch",
  "branchCode": "",
  "mobileNo": "02225280216",
  "alternateMobileNo": "",
  "email": "dbchem@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1, Plot No 407, Rudraksh Building, Slta Sadan, 7th Cross Road,
Sanduwadi, CHembur, Mumbai 400071"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "firstName": "Ravindra",
  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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      "_id": "6084131a13f01f158c6ea1f3",
      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
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            "label": "Wealth Tax"
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  "label": true
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  "label": false
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"flatSpecifications": {
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  "flooring": {
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    "label": "Partly Vitrified & Partly Wooden Flooring"
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    "label": "Teak wood door frame with flush shutters"
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "west": "Hill Area",
  "south": "Kumar Hills Space",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
  "north": "Survey No. 132",
  "west": "Survey No. 133",
  "south": "Survey No. 131/2",
  "east": "Plot No. 2 out of Survey No. 131/1"
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "+ Dry Balcony + Attached Terrace Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan\n\n",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "10500",
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"depreciatedBuildingRate": "1900"
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"igrRate": {
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  "squareFeetGuideLineRate": "9490.00"
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"igrFinalRate": {
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  "depreciationPercentage": "86",
  "rate": "8589.00",
  "squareFeetGuideLineRate": "8589.00",
  "squareMeterGuideLineRate": "92450.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "33,000/- Expected rental income per month",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per PMC 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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    "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": "Stilt Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2008",
    "fullDate": "1/1/2008"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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},
"buildingSpecification": {
  "value": "Standard",
  "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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"appearanceOfTheBuilding": {
  "value": "Good",
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"maintenanceOfTheBuilding": {
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  "value": "0",
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"value": "0",
"label": "No"
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"provisionOfFirefighting": {
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"label": "Information Not Available"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "1521.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
"routeMapImg": "cases/65cb05aad93fe4510d4d0cba/
routeMap_1708063504595_Image.png",
"routeLat": "18.548111",
"routeLng": "73.790833",
"stationName": "Khadki ",
"routeDistance": "7.9 Km."
},
}
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  "type": "Point"
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  "finallatLng": true
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"locationMapImg": [
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    "id": "mu8b2",
    "name": "mu8b2",
    "image": "cases/65cb05aad93fe4510d4d0cba/
routeMap_1707990421965_Image.png"
  }
]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "kitchenArrangementsQty": "0",
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  "totalelectricityDepositsRate": "0",
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"bookValue": "0",
"finalValue": "15970500.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Feb 17 2024 09:52:09 GMT+0530 (India Standard Time)",
  "number": "2305013",
  "dayCount": "1",
  "monthCount": "235",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "percentage": "0.00",
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"isHideFloor": false,
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
},
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
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"externalPainting": {
"label": "External Painting",
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"status": false
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"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
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},
"liftInstallation": {
"label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
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"label": "External Development & Final Finishing",
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"workCompleted": {
"label": "Work Completed (%)",
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    "status": true
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},
"reportImages": {
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      "status": false,
      "_id": "65cd865bd93fe4510d5022ec",
      "name":
"externallmg_1707968091839_WhatsApp_Image_20240214_at_113136.jpeg",
      "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968091839_WhatsApp_Image_20240214_at_113136.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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      "_id": "65cd864dd93fe4510d5022a2",
      "name":
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      "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968076947_WhatsApp_Image_20240214_at_113128_1.jpeg",
      "orientation": "landscape"
    }
  ],
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      "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968091839_WhatsApp_Image_20240214_at_113136.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "65cd865bd93fe4510d5022f4",
      "name":
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    "path": "cases/65cb05aad93fe4510d4d0cba/
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    "orientation": "landscape"
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],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
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    "orientation": "landscape"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65cd864dd93fe4510d5022a3",
    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968076951_WhatsApp_Image_20240214_at_113128.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65cd865bd93fe4510d5022e2",
    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968091803_WhatsApp_Image_20240214_at_113130_2.jpeg",
    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
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```

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    "path": "cases/65cb05aad93fe4510d4d0cba/
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    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968091843_WhatsApp_Image_20240214_at_113137_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65cd865bd93fe4510d5022ea",
    "name": "Living Room",
    "path": "cases/65cb05aad93fe4510d4d0cba/
externallmg_1707968091834_WhatsApp_Image_20240214_at_113134.jpeg",
    "orientation": "portrait"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "11571",
    "max": "15522"
  },
  "builtUpRateRange": {
    "min": "10520",
    "max": "12936"
  }
}
},
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "title": "Interior Decorations",
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    "ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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  "isEditable": false
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"taskStatus": {
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"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"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1521.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
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"ownerName": "Mr. Shailesh Subhash Patne",
"ownerPhoneNo": "9373327027",
"appAddress": "_lat no 702 7 th floor village prashan pune ",
"remark": "Bankar kiran sir ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "05/01/2007",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      }
    },
    "Promoter": "Mr. Vithal Eknath Nimhan (Huf, Karta / Manager)",
  }
]
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"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Shailesh Subhash patne",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "113/2007"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/65cb05aad93fe4510d4d0cba/
document_1707810690542_Shailesh_Subhashpatne_BoB_chempur.pdf",
"fileName":
"document_1707810690542_Shailesh_Subhashpatne_BoB_chempur.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CC / 4017 / 05"
  },
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  "displayStatus": true,
  "fileName": "document_1708059668596_CC.pdf",
  "path": "cases/65cb05aad93fe4510d4d0cba/document_1708059668596_CC.pdf",
  "id": "335814",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Fri Feb 16 2024 10:31:09 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "BN / A / OC / 52"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/65cb05aad93fe4510d4d0cba/
document_1708143625954_105957.pdf",
  "fileName": "document_1708143625954_105957.pdf"
}
],
"caseNumber": "006934",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "570213",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 13 2024 11:31:14 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shailesh Subhash Patne",
    "phone": "9373327027",
    "ownershipShare": "",
    "email": "",
    "id": "344865"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "455402",
"name": "Living Room",
"length": "21.50",
"length1": "21",
"length2": "6",
"width": "16.50",
"width1": "16",
"width2": "6",
"totalArea": "354.75",
"images": [],
"extraAreas": [],
"finalArea": "354.75"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "11.67",
  "width1": "11",
  "width2": "8",
  "totalArea": "117.64",
  "images": [],
  "extraAreas": [],
  "finalArea": "117.64"
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "12",
  "length2": "9",
  "width": "10.75",
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "13.92",
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  "length2": "11",
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  "width1": "11",
  "width2": "8",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "8.50",
  "width1": "8",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "46.75"
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{
  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "11.17",
  "length1": "11",
  "length2": "2",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "52.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "52.11"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "61.97",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.97"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Dining",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "11.58",
  "width1": "11",
  "width2": "7",
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"totalArea": "114.87",
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"finalArea": "114.87"
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    "label": "Square Feet"
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  "id": "8",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "8.67",
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  "width2": "8",
  "totalArea": "43.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "43.33"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Kitchen",
  "length": "11.75",
  "length1": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "97.92"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
```



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"value": "Carpet"
},
"name": {
  "label": "Dry Balcony",
  "value": "Dry_Balcony"
},
"measurementType": {
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  "label": "Square Feet"
},
"length": "3.67",
"length1": "3",
"length2": "8",
"width": "7.75",
"width1": "7",
"width2": "9",
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"images": [],
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"percentageBeforeTotal": "28.42",
"percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Terrace",
    "value": "Terrace"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "14",
  "width2": "00",
  "totalArea": "98.00",
  "images": [],
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"extraAreas": [],
"finalArea": "98",
"percentageBeforeTotal": "98.00",
"percentage": "100"
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],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "906782",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "1521",
"squareMeterArea": "141.31",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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"printlnReport": true,
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"property": "Pashan Link Road, Pune",
"area": "1063",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "square_yards",
"expectedPrice": "16500000",
"expectedRate": "15522.11",
"builtUpExpectedRate": "12935.09",
"image": "cases/65cb05aad93fe4510d4d0cba/
indicator_1707913048836_Image.png",
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"squareMeter": "98.76",
"id": "188194"
},
{
  "printlnReport": true,
  "_id": "65ccb166d93fe4510d500c1b",
  "property": "Padmavilas Apartment, Pune",
  "area": "1521",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "7",
  "source": "Index_no.2",
  "expectedPrice": "16000000",
  "expectedRate": "10519.40",
  "builtUpExpectedRate": "16000000",
  "image": "cases/65cb05aad93fe4510d4d0cba/
indicator_1707913263024_Image.png",
  "squareMeter": "141.31",
  "id": "838666"
},
{
  "printlnReport": true,
  "_id": "65ccb166d93fe4510d500c1c",
  "property": "Hill Scape, Pashan, Pune",
  "area": "1444",
  "builtUpPercentage": "0",
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1, Baner - Pashan Link Road, Village - Pashan, Taluka - Haveli, District - Pune, PIN -
411 021, State - Maharashtra, India",
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39.00\nTotal Built-up Area in Sq. Ft. = 1521.00",
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Name	Length	Width	Total
Composition :			
Living Room	21'6"	16'6"	354.75
Bedroom	10'1"	11'8"	117.64
Bedroom	12'9"	10'9"	137.06
Bedroom	13'11"	11'8"	162.36
Toilet	5'6"	8'6"	46.75
Passage	11'2"	4'8"	52.11
Toilet	8'1"	7'8"	61.97
Dining	9'11"	11'7"	114.87
Toilet	5'00"	8'8"	43.33
Kitchen	11'9"	8'4"	97.92
Other Composition :			
Dry Balcony	3'8"	7'9"	28.42
Terrace	7'00"	14'00"	98.00