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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Akshay ",
    "type": "CREDITOFFICER",
    "_id": "664c3aa86f40574290c216e8",
    "lastName": "Dusane",
    "mobileNo": "9284766321",
    "workMobileNo": "0253281008",
    "email": "eklaha@bankofbaroda.com"
  },
  "fees": {
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"organization": {
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  "name": "Nashik Branch",
  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Eklahare Branch",
  "branchCode": "EKLAHA",
  "mobileNo": "+91 79-66296009",
  "alternateMobileNo": "1800 5700",
  "email": "eklaha@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
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  "address": "BOB, NTPS Colony, Eklahare, Maharashtra 422105"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"shortName": "RUP",
"workWithDocumentMaker": "",
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
"shortName": "Sachin",
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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{
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],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
{
"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
}
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"location": {
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      "dateTime": "2024-08-08",
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  "finalMeasurementType": "Sq. Ft.",
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  "key": "village",
  "value": "Dasak",
  "label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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"label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
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  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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  "fittings": {
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"label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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    "label": "Joint Ownership"
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  "populationGroupList": {
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  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "label": "Yes"
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  "asPerActualAgreement": {
    "north": "Building",
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    "south": "Road",
    "east": "Building "
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  "asPerDocumentAgreement": {
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    "west": "Plot no. 18",
    "south": "D. P. Road",
    "east": "Plot no. 15"
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  "unitBoundaries": {
    "asPerActual": {
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      "east": "Lift & Flat No. 10",
      "south": "Marginal Space",
      "west": "Marginal Space"
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  }
}
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  "whichTheLocalityIsServed": {
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    "taxies": {
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No.269/6526 Dated 31.03.2012 issued by Executive Engineer Town Planning, Nashik Municipal Corporation.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "NA",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "3700",
  "depreciatedBuildingRate": "1700"
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  "squareMeterGuideLineRate": "29500.00",
  "squareFeetGuideLineRate": "2741.00"
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"igrFinalRate": {
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  "depreciationPercentage": "90",
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  "squareMeterGuideLineRate": "27230.00",
  "squareFeetGuideLineRate": "2530.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "monthlyRent": "N.A",
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  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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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": "Covered Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2014",
    "fullDate": "1/1/2014"
  },
  "planningArea": {
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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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"value": "Good",
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"materialUsedList": {
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"structuralSafety": {
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"protAgainstNatDis": {
"value": "Good",
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
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},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "10",
"totalLifeBuilding": "60",
"estimatedAge": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "Stilt",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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    "routeLat": "19.979630",
    "routeLng": "73.847314",
    "stationName": "Nashik road",
    "routeDistance": "4.3",
    "routeStation": {
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      "label": "Railway Station"
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  }
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    0,
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  "type": "Point"
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    "name": "dn72dj",
    "image": "cases/66c6e2790f117327db73e7d3/
routeMap_1724316435585_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"rateVerify": {
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    "isHideFloor": false,
    "status": false
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [
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      "path": "cases/66c6e2790f117327db73e7d3/
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      "orientation": "portrait"
    }
  ],
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      "path": "cases/66c6e2790f117327db73e7d3/
externallmg_1724313757490_WhatsApp_Image_20240808_at_140027.jpeg",
      "orientation": "portrait"
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  ]
}
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}
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"parkingImages": [],
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"compositionImages": [
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    "name": "Bedroom",
    "path": "cases/66c6e2790f117327db73e7d3/
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/66c6e2790f117327db73e7d3/
externallmg_1724313764814_WhatsApp_Image_20240808_at_140046.jpeg",
    "orientation": "portrait"
  }
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externallmg_1724313757733_WhatsApp_Image_20240808_at_140045.jpeg",
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  "builtUpRateRange": {
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    "max": "4662.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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"estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
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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",
leadType": {
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isExternalReport": false,
isSiteMeasurementAllowed": true,
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66c6e2790f117327db73e7d3",
"ownerName": "Shri. Santosh Ramnath Jagtap & Sau. Bharati Santosh Jagtap",
"ownerPhoneNo": "9423925190",
"fullAddress": "Residential Flat No. 11, 4th Floor, Siddhi Apartment, Near Shree Raj
Rajeshwari Mangal Karyalaya, Plot No. 16+17, Pandit Borade Marg, Jail Road, Pandit
Borade Chowk, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, 422006,
State - Maharashtra, India",
"remark": "",
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  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "29/09/2018",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Shri. Somnath CHandrabhan Jagtap & Sau. Usha Somnath Jagtap",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Santosh Ramnath Jagtap & Sau. Bharati Santosh Jagtap",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "4585/2018"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66c6e2790f117327db73e7d3/
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "31/03/2012",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/BP/269/6526"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1724311222819_Document.pdf",
  "path": "cases/66c6e2790f117327db73e7d3/
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  "id": "191327",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Thu Aug 22 2024 13:01:17 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
    "No": "269/6526"
  }
}
```

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    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Thu Aug 22 2024 13:01:17 GMT+0530 (India Standard Time)"
  },
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      "label": "Occupancy Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Nashik_Municipal_Corporation",
        "label": "Nashik Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "17247"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/66c6e2790f117327db73e7d3/
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    "id": "374710",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Thu Aug 22 2024 13:01:17 GMT+0530 (India Standard Time)"
  }
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  "label": "Retail"
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"caseHistory": [
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    "id": "118912",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Aug 22 2024 12:32:17 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Shri. Santosh Ramnath Jagtap & Sau. Bharati Santosh Jagtap",
"phone": "9423925190",
"ownershipShare": "",
"email": "",
"id": "975661"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "9",
"name": "Living Room",
"length": "10.67",
"length1": "10",
"length2": "8",
"width": "18.08",
"width1": "18",
"width2": "1",
"totalArea": "192.89",
"images": [],
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"extraAreas": []
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"name": "Bedroom",
"length": "14.33",
"length1": "14",
"length2": "4",
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "11",
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  "width2": "1",
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "16.17",
  "length1": "16",
  "length2": "2",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "133.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "133.37"
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{
  "measurementType": {
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```

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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "6.25",
  "width1": "6",
  "width2": "3",
  "totalArea": "26.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.56"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.33",
  "length1": "3",
  "length2": "4",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "10.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.56"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "2.08",
  "width1": "2",
  "width2": "1",
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"totalArea": "8.85",
"images": [],
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"finalArea": "8.85"
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    "label": "Square Feet"
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  "id": "9",
  "name": "Balcony",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "28.50",
  "images": [],
  "finalArea": "28.50",
  "extraAreas": []
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "5.25",
  "length1": "5",
  "length2": "3",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "52.94",
  "images": [],
  "extraAreas": [],
  "finalArea": "52.94"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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"typeOfDocument": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "295138",
"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "955",
"squareMeterArea": "88.72",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBuiltpPercentage": "",
"docSaleablePercentage": "20",
"docFinalSaleable": "1146",
"docFinalSaleableSquareMeter": "106.464"
}
],
"images": [],
"indicatorArr": [
  {
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      "area": "906.36",
      "squareMeterArea": "84.20",
      "expectedRate": "4192.59",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "997.00",
      "squareMeterArea": "92.62",
      "expectedRate": "3811.43",
      "percentage": "10"
    },
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "property": "Flat",
    "area": "997",
    "builtUpPercentage": "10",
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"saleablePercentage": "0",
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"expectedPrice": "3800000",
"expectedRate": "4192.59",
"builtUpExpectedRate": "3800000",
"image": "cases/66c6e2790f117327db73e7d3/
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"squareMeter": "92.62",
"id": "924645"
},
{
  "carpetArea": {
    "area": "1400.00",
    "squareMeterArea": "130.06",
    "expectedRate": "3857.14",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1540.00",
    "squareMeterArea": "143.07",
    "expectedRate": "3506.49",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "builtUpPercentage": "10",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "5400000",
  "expectedRate": "3857.14",
  "builtUpExpectedRate": "5400000",
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"squareMeter": "143.07",
"id": "598705"
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  "expectedPrice": "5477000",
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  "squareMeter": "109.16",
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    "orientation": "portrait"
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    "createdAt": "Thu Aug 22 2024 13:46:46 GMT+0530 (India Standard Time)",
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  {
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
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    "note": "Revised (Task Reopen)",
    "taskId": "66c6f0acc884d112334e4883",
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  }
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"createdAt": "2024-08-22T07:02:17.566Z",
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"email": "",
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"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9423925190",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Bathroom + 2 Passage
+ 2 Balcony",
"carpetTotal": "732.3799999999999",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
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"finalSalableArea": "1054.63",
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"toBeAdded": "",
"extendOfSiteRemark": "",
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"finalAsPerArea": "Agreement for sale",
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"finalCarpetConvertToBuiltUpPer": "0",
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"landOtherRate": "2000",
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  "mall": false
}
}

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| Name                   | Length | Width | Total  |
|------------------------|--------|-------|--------|
| Composition :          |        |       |        |
| Living Room            | 10'8"  | 18'1" | 192.89 |
| Bedroom                | 14'4"  | 9'9"  | 139.75 |
| Bedroom                | 11'6"  | 12'1" | 138.96 |
| Kitchen                | 16'2"  | 8'3"  | 133.37 |
| Bathroom               | 4'3"   | 6'3"  | 26.56  |
| Passage                | 3'4"   | 3'2"  | 10.56  |
| Passage                | 4'3"   | 2'1"  | 8.85   |
| Balcony                | 4'6"   | 6'4"  | 28.50  |
| Balcony                | 5'3"   | 10'1" | 52.94  |
| Other<br>Composition : |        |       |        |