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{
  "typeOfReport": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
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    },
    "firstName": "Arpit",
    "type": "CREDITOFFICER",
    "_id": "66c9a14f0f117327db759e26",
    "email": "adgaonnaka.pune@bankofindia.co.in",
    "lastName": "Saresa",
    "mobileNo": "9904774858",
    "workMobileNo": "0253251218"
  },
  "fees": {
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"organization": {
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  "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",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "422013007",
  "mobileNo": "9904774858",
  "alternateMobileNo": "02532512183",
  "email": "adgaonnaka.pune@bankofindia.co.in",
  "ledgerName": "Arpit Saresa",
  "sendStructuralCertificate": "0",
  "address": "Plot No.288/1B, Shivganga Sankul,Near Swamimandir,Mumbai-aAgra
Road, Adgaon Naka, Dist-Nashik"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "63fc92f7ce84bf289baa53f9",
  "zoneName": "Nashik Zone"
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"shortName": "SW",
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"lastName": "Wagh",
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"lastName": "Yadav",
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    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "shortName": "BS",
    "email": "binu@vastukala.org",
    "designation": "Back Office Team Leader",
    "mobileNo": "9930252906",
    "role": "FRONTDESK",
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": false
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    "label": true
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  "label": false
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  "value": "",
  "label": false
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Nashik Road",
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "label": false
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"value": "MiddleClass",
"label": "Middle Class"
},
"populationGroupList": {
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"value": "Ozar_Municipal_Council",
"label": "Ozar Municipal Council"
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"whetherCoveredUnderAnyState": {
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  "south": "Road",
  "east": " Road"
},
"asPerDocumentAgreement": {
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  "west": "Plot No. 19 & 21",
  "south": "9.00 Mtr. Colony Road",
  "east": "9.00 Mtr. Colony Road"
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    "east": "Building Side Margin",
    "south": "Flat No. 10, Lift Duct",
    "west": "Passage & Staircase "
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  "asPerDocument": {
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    "east": "Building Side Margin",
    "south": "Flat No. 10, Lift Duct",
    "west": "Passage & Staircase "
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
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    },
    "extraDetailOfProperty": "",
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Commencement Certificate No. 101/ 2023 Dated.29.03.2023 issued by Ozar Municipal
Council, Ozar",
    "approvePlanVerified": "Yes",
    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
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  "landAndBuildingDetails": {
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    "documentsBuildingBoundaries": []
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  "compositeRate": {
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    "depreciationPercentage": "",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "",
    "depreciatedBuildingRate": ""
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    "landRate": "6600",
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    "squareMeterGuideLineRate": "25600.00",
    "squareFeetGuideLineRate": "2378.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "0",
    "depreciationPercentage": "0",
    "rate": "25600.00",
    "squareMeterGuideLineRate": "25600.00",
    "squareFeetGuideLineRate": "2378.00"
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  "outgoingDetail": {
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    "label": "Residential Purpose"
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  "value": "Building_Under_Construction",
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"taxPaidHolderName": "Building is under construction",
"taxAmount": "Building is under construction",
"electricityServiceConnectionNo": "Building is under construction",
"meterCardHolderName": "Building is under construction",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "6\" Thk. Brick Masonry"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "label": "Plain Looking"
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  "year": "2024",
  "fullDate": "1/1/2024"
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  "label": "Residential"
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "value": "Good",
  "label": "Good"
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  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "3",
"noOfLifts": "1",
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"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66c9ce5d0f117327db7604be/
routeMap_1724504534983_Image.png",
    "routeLat": "20.084472",
    "routeLng": "73.914611",
    "stationName": "Nashik Road",
    "routeDistance": "19.7",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
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"showLocation": {
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  "finalLatLng": false
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    "id": "svztv",
    "name": "svztv",
    "image": "cases/66c9ce5d0f117327db7604be/
routeMap_1724504475129_Image.png"
  }
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": ""
  }
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "2180400.00",
  "finalValue": "2180400.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "95",
  "bookValueDocument": null,
  "purchaseValueDocument": null,
  "bookValue": "0"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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"underConstruction": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "Complete",
"percentage": "5",
"isHideFloor": false,
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"rccPlinth": {
"label": "RCC Plinth",
"floorsCompleted": "Complete",
"percentage": "5",
"isHideFloor": false,
"status": true
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"fullBuildingRcc": {
"label": "Full Building Rcc",
"floorsCompleted": "7",
"percentage": "40",
"isHideFloor": false,
"status": true
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"internalBrickWork": {
"label": "Internal Brick Work",
"floorsCompleted": "7",
"percentage": "7.00",
"isHideFloor": false,
"status": true
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"floorsCompleted": "7",
"percentage": "7.00",
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"status": true
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"status": true
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"externalPlastering": {
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"floorsCompleted": "7",
"percentage": "3.50",
"isHideFloor": false,
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"status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
},
"window": {
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  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": true
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  "status": true
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  "status": true
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"liftInstallation": {
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"floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "71.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "521.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externalImg_1724502380846_WhatsApp_Image_20240824_at_54624_PM_3.jpeg",
      "orientation": "landscape"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
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"parkingImages": [],
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66c9ce5d0f117327db7604be/
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    "orientation": "landscape"
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    "name": "Living Room",
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  "builtUpRateRange": {
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    "max": "3889.00"
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    "max": "3241.00"
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "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": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "474.00",
"empanelmentNo": [],
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Amol Narayan Channe",
"ownerPhoneNo": "9923798075",
"fullAddress": "Residential Flat No. 09, 3rd Floor, Shri Ram Residency , Behind
Reliance Petrol Pump, Near Shinde Lawns, Shivaji Nagar, Deola - Nashik Road, Plot
No. 16+17, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, 422 207, State -
Maharashtra, India",
"remark": "",
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  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "30/07/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      }
    }
  }
]
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    },
    "Developers": "M/s. Golden Dream Construction",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Mr. Amol Narayan Channe",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2749/ 2024 "
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66c9ce5d0f117327db7604be/
document_1724505087178_Adobe_Scan_Jul_31_2024_1.pdf",
  "fileName": "document_1724505087178_Adobe_Scan_Jul_31_2024_1.pdf"
},
{
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    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/03/2023",
    "nameOfApprovingAuthority": {
      "value": "Ozar_Grampanchayat",
      "label": "Ozar Grampanchayat"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "101/ 2023 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "443205",
  "path": "cases/66c9ce5d0f117327db7604be/document_1724505129778_1_Comme
ncement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1724505129778_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
},
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"documentType": {
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"inputs": {
  "documentDate": "29/03/2023",
  "nameOfApprovingAuthority": {
    "value": "Ozar_Grampanchayat",
    "label": "Ozar Grampanchayat"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "101/ 2023 "
},
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"displayStatus": false,
"id": "991292",
"path": "cases/66c9ce5d0f117327db7604be/document_1724505157030_1_Building
_Plan_Approval___NA_Order_for_plotted_development.pdf",
"fileName": "document_1724505157030_1_Building_Plan_Approval___NA_Order_f
or_plotted_development.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "27/12/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51600051163 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1724505247331_P51600051163.pdf",
  "path": "cases/66c9ce5d0f117327db7604be/
document_1724505247331_P51600051163.pdf",
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    "id": "361824",
    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Sat Aug 24 2024 18:44:08 GMT+0530 (India Standard Time)"
  }
],
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"caseNumber": "010816",
"createdBy": "63f9f4adce84bf289ba9956e",
"caseHistory": [
  {
    "id": "419163",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 24 2024 17:43:17 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Amol Narayan Channe",
    "phone": "9923798075",
    "ownershipShare": "",
    "email": "",
    "id": "661339"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "173370",
    "name": "Living Room",
    "length": "13.08",
    "length1": "13",
    "length2": "1",
    "width": "10.08",
    "width1": "10",
    "width2": "1",
    "totalArea": "131.92",
    "images": [],
  }
]
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"extraAreas": [],
"finalArea": "131.92"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "9.50",
  "length1": "9",
  "length2": "6",
  "width": "9.17",
  "width1": "9",
  "width2": "2",
  "totalArea": "87.08",
  "images": [],
  "finalArea": "87.08",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "89.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "89.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Kitchen",
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"length": "12.17",
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"length2": "2",
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"width1": "7",
"width2": "9",
"totalArea": "94.29",
"images": [],
"finalArea": "94.29",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "5.25",
  "length1": "5",
  "length2": "3",
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  "width1": "3",
  "width2": "8",
  "totalArea": "19.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.25"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
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  "width1": "5",
  "width2": "1",
  "totalArea": "19.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.06"
```

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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "Balcony",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "24.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.14"
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "20.06"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },

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"docMeasurementType": {
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  "label": "Square Feet"
},
"id": "829985",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "474",
"squareMeterArea": "44.04",
"docFinalBuiltUp": "521.4",
"docFinalBuiltUpSquareMeter": "48.444",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "676.67",
    "squareMeterArea": "62.86",
    "expectedRate": "3620.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "812.00",
    "squareMeterArea": "75.44",
    "expectedRate": "3017.24",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "974.40",
    "squareMeterArea": "90.52",
    "expectedRate": "2514.37",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "66c9d5ab0f117327db760b71",
  "property": "Flat",
  "area": "812",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": ""
}
```



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"source": "Housing.Com",
"expectedPrice": "2450000",
"expectedRate": "3620.67",
"builtUpExpectedRate": "2450000",
"image": "cases/66c9ce5d0f117327db7604be/
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"squareMeter": "75.44",
"id": "540838"
},
{
"carpetArea": {
"area": "600.00",
"squareMeterArea": "55.74",
"expectedRate": "4666.67",
"percentage": ""
},
"builtUpArea": {
"area": "720.00",
"squareMeterArea": "66.89",
"expectedRate": "3888.89",
"percentage": "20"
},
"saleableArea": {
"area": "864.00",
"squareMeterArea": "80.27",
"expectedRate": "3240.74",
"percentage": "20"
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"_id": "66c9d5ab0f117327db760b72",
"property": "Flat",
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"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Saleable",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "2800000",
"expectedRate": "3240.740740740741",
"builtUpExpectedRate": "3888.89",
"image": "cases/66c9ce5d0f117327db7604be/
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"squareMeter": "80.27",
"id": "769799"
}
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "66c9d170c884d1123350da1c",
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    "path": "cases/66c9ce5d0f117327db7604be/
externalImg_1724502380052_WhatsApp_Image_20240824_at_54602_PM_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "66c9d170c884d1123350da1d",
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    "name":
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    "path": "cases/66c9ce5d0f117327db7604be/
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"email": "",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'1"	10'1"	131.92
Bedroom	9'6"	9'2"	87.08
Bedroom	9'8"	9'3"	89.42
Kitchen	12'2"	7'9"	94.29
WC	5'3"	3'8"	19.25
WC	3'9"	5'1"	19.06
Balcony	6'7"	3'8"	24.14
Passage	6'4"	3'2"	20.06
Other Composition :			