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{
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    "RVDSValues": true,
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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": "Sagar",
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    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "2500"
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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": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "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": "RO Nashik\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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"role": "FRONTDESK",
"firstName": "Rushikesh",
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"shortName": "RUP",
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"siteEngineer": {
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"email": "waghswapnil309@gmail.com",
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"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
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"shortName": "RV",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "longitude": "73.748167"
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    "label": true
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    "key": "country",
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    "label": false
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    "key": "village",
    "value": "Ambad Khurd",
    "label": true
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  "label": true
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  "value": "Nashik",
  "label": false
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"key": "buildingName",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "value": "C",
  "label": true
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  "value": "",
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  "value": "",
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  "label": false
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  "key": "GUTNo",
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  "label": true
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"label": "R. C. C. Slab"
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"flooring": {
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"label": "Proposed Vitrified tiles flooring"
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"doors": {
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"windows": {
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"label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
"value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring",
"label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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"finishing": {
"value": "Proposed_Cement_Plastering",
"label": "Proposed Cement Plastering"
}
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"general": {
"ownership": {
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
}
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  "value": "Nashik_Municipal_Corporation_",
  "label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "9.00 Mtrs. Road",
  "south": "Gat No. 274",
  "east": "Gat No. 176"
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"asPerDocumentAgreement": {
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  "west": "9.00 Mtrs. Road",
  "south": "Gat No. 274",
  "east": "Gat No. 176"
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    "east": "Side Margin",
    "south": "Side Margin",
    "west": "Flat No. C-305"
  },
  "asPerDocument": {
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    "east": "Side Margin",
    "south": "Side Margin",
    "west": "Flat No. C-305"
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  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  }
},
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"privateCars": {
  "title": "Private Cars"
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"extraDetailOfProperty": "",
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Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "30400",
  "landRate": "9300",
  "igrImage": "cases/66d58f0f00f75047be5febdd/igr_1725275783578_Image.png",
  "squareMeterGuideLineRate": "30400.00",
  "squareFeetGuideLineRate": "2824.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "30400.00",
  "squareMeterGuideLineRate": "30400.00",
  "squareFeetGuideLineRate": "2824.00"
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"outgoingDetail": {
  "areaStatusList": {
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"monthlyRent": "7000",
"assessmentNo": "Building is Under Construction ",
"taxPaidHolderName": "Building is Under Construction ",
"taxAmount": "Building is Under Construction ",
"electricityServiceConnectionNo": "Building is Under Construction ",
"meterCardHolderName": "Building is Under Construction ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per NMC norms",
"tenantName": "",
"maintenanceOfFlat": "Building is Under Construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "carParking": "Proposed Covered Car Parking",
  "constructionWorkStatus": {
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"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Building is under construction "
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceIssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"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,
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"totalLifeBuilding": "60",
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"noOfAmenityFloors": "",
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"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
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  "area": "643.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1725277302277_Image.png",
    "routeLat": "13.5",
    "routeLng": "73.748167",
    "stationName": "Nashik Road",
    "routeDistance": "19.966889",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "q05xdb",
    "name": "q05xdb",
    "image": "cases/66d58f0f00f75047be5febdd/
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  }
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  "fairMarketValue": {
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"showcasesRate": "0",
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"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "3510000.00",
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    "label": "Agreement for sale"
  },
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  "id": "707327",
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document_1725274787923_Flat_C304_Registration_Stamp_Duty.pdf",
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"fileName": "document_1725274787923_Flat_C304_Registration_Stamp_Duty.pdf",
"documentDate": "29/08/2024",
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"from": {
  "value": "Developers",
  "label": "Developers"
},
"Developers": "M/s. Akshar Builders",
"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Mr. Suraj Balu Kondekar",
"number": {
  "value": "No",
  "label": "No"
},
"No": "8473/ 2024"
},
"outward": {
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  "monthCount": "16",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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}
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "9",
  "percentage": "7.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "9",
  "percentage": "7.00",
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  "status": true
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  "label": "External Plastering",
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "label": "Window",
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"percentage": "0.00",
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  "floorsCompleted": "",
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  "status": true
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  "label": "Internal Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "71.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "643.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "path": "cases/66d58f0f00f75047be5febdd/
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "66d58f6600f75047be5fece2",
    "name": "Living Room",
    "path": "cases/66d58f0f00f75047be5febdd/
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/66d58f0f00f75047be5febdd/
externallmg_1725271910532_WhatsApp_Image_20240814_at_42845_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66d58f6600f75047be5fecea",
    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66d58f0f00f75047be5febdd/
externallmg_1725271910534_WhatsApp_Image_20240814_at_42846_PM_1.jpeg",
    "orientation": "landscape"
  }
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"indicatorRange": {
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    "min": "5760.00",
    "max": "6462.00"
  },
  "builtUpRateRange": {
    "min": "4801.00",
    "max": "5385.00"
  },
  "saleableRateRange": {
    "min": "4000.00",
    "max": "4488.00"
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    "quantity": "0.00",
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    "status": true,
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    "status": true,
    "isEditable": true
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  "showcases": {
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
"title": "Total",
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": false,
"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,
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"finalValuationArea": "585.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Mr. Suraj Balu Kondekar",
"ownerPhoneNo": "7507977098",
"fullAddress": "Residential Flat No. 304, 3rd Floor, Wing - C, Avadh Elite, Burkule Hall,
More Mala, Ekdant Nagar, Ambad - Trimurti Chowk Link Road, Village - Ambad Khurd,
Taluka - Nashik, District - Nashik, Nashik, PIN Code – 422 010, State - Maharashtra,
India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "29/08/2024",
      "amount": "1805000",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Akshar Builders",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Suraj Balu Kondekar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8473/ 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "707327",
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"path": "cases/66d58f0f00f75047be5febdd/
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},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ B2/ 38/ 2022"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1725274970775_kondekar_commencement.pdf",
  "path": "cases/66d58f0f00f75047be5febdd/
document_1725274970775_kondekar_commencement.pdf",
  "id": "458043",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Mon Sep 02 2024 16:36:55 GMT+0530 (India Standard Time)"
},
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "25/05/2022",
    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "B2/BP/ 38/ 2022"
  }
}
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    },
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or_plotted_development.pdf",
    "path": "cases/66d58f0f00f75047be5febdd/document_1725275052869_2_Building_
Plan_Approval___NA_Order_for_plotted_development.pdf",
    "id": "471583",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Mon Sep 02 2024 16:36:55 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "12/08/2022",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "P51600046562"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1725275208737_Elite_Rera.pdf",
    "path": "cases/66d58f0f00f75047be5febdd/
document_1725275208737_Elite_Rera.pdf",
    "id": "819627",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Mon Sep 02 2024 16:36:55 GMT+0530 (India Standard Time)"
  }
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "011002",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
  {
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"id": "885995",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Sep 02 2024 15:40:23 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Suraj Balu Kondekar",
"phone": "7507977098",
"ownershipShare": "",
"email": "",
"id": "349320"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "8",
"name": "Living Room",
"length": "16.33",
"length1": "16",
"length2": "4",
"width": "9.08",
"width1": "9",
"width2": "1",
"totalArea": "148.36",
"images": [],
"finalArea": "148.36",
"extraAreas": []
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "8",
"name": "Kitchen",
"length": "11.08",
"length1": "11",
"length2": "1",
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"width": "10.08",
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"width2": "1",
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"images": [],
"finalArea": "111.76",
"extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
  "totalArea": "106.77",
  "images": [],
  "extraAreas": [],
  "finalArea": "106.77"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "105.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.06"
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  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "5.50",
  "width1": "5",
  "width2": "6",
  "totalArea": "39.87",
  "images": [],
  "finalArea": "39.87",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "35.59",
  "images": [],
  "finalArea": "35.59",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "10.08",
  "width1": "10",
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"width2": "1",
"totalArea": "47.06",
"images": [],
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"finalArea": "47.06"
},
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    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
  "length": "6.33",
  "length1": "6",
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  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "26.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.92"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "54.35",
    "totalAreaDocument": "585",
    "docBultupPercentage": "10",
    "docFinalBultUp": "643.50",
    "docFinalBultUpSquareMeter": "59.78",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
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"id": "262904"
}
],
"images": [],
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  "carpetArea": {
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    "squareMeterArea": "54.84",
    "expectedRate": "5759.98",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "708.33",
    "squareMeterArea": "65.81",
    "expectedRate": "4800.02",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "850.00",
    "squareMeterArea": "78.97",
    "expectedRate": "4000.00",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "66d59eb000f75047be5ffefa",
  "property": "Flat",
  "area": "850",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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Name	Length	Width	Total
Composition :			
Living Room	16'4"	9'1"	148.36
Kitchen	11'1"	10'1"	111.76
Bedroom	10'3"	10'5"	106.77
Bedroom	10'2"	10'4"	105.06
Toilet	7'3"	5'6"	39.87
Toilet	10'5"	3'5"	35.59
Balcony	4'8"	10'1"	47.06
Passage	6'4"	4'3"	26.92
Other Composition :			