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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    },
    "firstName": "shell",
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    "lastName": "shell",
    "mobileNo": "",
    "workMobileNo": "0000000000",
    "email": "12me@me.com"
  },
  "fees": {
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    "quotedAmount": "1770"
  },
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RACC Nashik Branch",
  "branchCode": "",
  "mobileNo": "02225923555",
  "alternateMobileNo": "",
  "email": "testjagdish.bhatt@vastukala.org",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RBO.2, The Wave Building Opposite Shell Petrol Pump, First Floor,
Pathardi Road Nashik.422010,\n\nState – Maharashtra, Country – India."
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "email": "sachinraundal9021@gmail.com",
  "lastName": "Raundal",
  "mobileNo": "9021337843",
  "shortName": "Sachin",
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  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
  "mobileNo": "8237116625",
  "designation": "",
  "shortName": "SW",
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  "role": "FRONTDESK",
  "firstName": "Rishidatt",
  "email": "rishiyadav44444@gamil.com",
  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "designation": "",
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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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    ],
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
        "title": {
          "label": "IBBI"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
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  "label": false
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  "value": "",
  "label": false
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    "label": "Vitrified Tile Flooring"
  },
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Open Plot",
    "south": "Row House & Road",
    "east": "Building"
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  "asPerDocumentAgreement": {
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    "west": "Adj. Survey No. 264 / 8 Part",
    "south": "9.00 M. Colony Road & Plot No. 2 to 6",
    "east": "Adj. Survey No. 264 / 10 Part"
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  "unitBoundaries": {
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      "south": "Passage & Flat No. 606",
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      "south": "Passage & Flat No. 606",
      "west": "Lobby, Lift & Flat No. 602"
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  "whichTheLocalityIsServed": {
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      "title": "Buses"
    },
    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/ 292/ 2021 dated.11.08.2021 issued by Assistant Director Town Planning, Nashik Municipal Corporation, Nashik",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "NA",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "depreciatedBuildingRate": ""
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  "rate": "36000",
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  "squareMeterGuideLineRate": "37800.00",
  "squareFeetGuideLineRate": "3512.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "36000.00",
  "squareMeterGuideLineRate": "37800.00",
  "squareFeetGuideLineRate": "3512.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "NA"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"value": "Good",
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"materialUsedList": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
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"label": "No"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "484.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1725521105002_Image.png",
    "routeLat": "20.012116",
    "routeLng": "73.830160",
    "stationName": "Nashik Road",
    "routeDistance": "8.5",
    "routeStation": {
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      "label": "Railway Station"
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  }
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  "type": "Point"
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    "id": "n4571",
    "name": "n4571",
    "image": "cases/66d94158807b2347dd5b99d8/
routeMap_1725521043475_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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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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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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    "label": "Deed of Apartment"
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    "label": "Developers"
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  "Developers": "SP Construction Partnership Firm",
  "to": {
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    "label": "purchaser"
  },
  "purchaser": "Shri. Kunal Satish Aher & Shri. Satish Chabu Aher, Sau. Vaishali
Satish Aher"
},
  "bookValue": "0"
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"rateVerify": {
  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"reportImages": {
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      "orientation": "landscape"
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  "externalPhotos": [],
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"parkingImages": [],
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"compositionImages": [
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  },
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/66d94158807b2347dd5b99d8/
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externallmg_1725514298628_WhatsApp_Image_20240904_at_120409_PM_2.jpeg",
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    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/66d94158807b2347dd5b99d8/
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    "orientation": "landscape"
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    "orientation": "landscape"
  }
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  "builtUpRateRange": {
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    "max": "5058.00"
  },
  "saleableRateRange": {
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    "max": "4215.00"
  }
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    "estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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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,
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"COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "440.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Shri. Kunal Satish Aher & Shri. Satish Chabu Aher, Sau. Vaishali Satish Aher",
"ownerPhoneNo": "7745814109",
"appAddress": "Flat No 603 6th floor Shivswami Height Near police station Adgaon Amrutdham Mumbai Agra Road Nashik 422003",
"remark": "",
"documents": [
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      "label": "Deed of Apartment"
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    "inputs": {
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      "amount": "1800000",
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        "label": "Developers"
      },
      "Developers": "SP Construction Partnership Firm",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
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  }
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"purchaser": "Shri. Kunal Satish Aher & Shri. Satish Chabu Aher, Sau. Vaishali Satish Aher"

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"label": "Approved Building Plan"

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"inputs": {

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"value": "Nashik\_Municipal\_Corporation",

"label": "Nashik Municipal Corporation"

},

"number": {

"value": "No",

"label": "No"

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"No": "C1/292/2021"

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"isHardCopy": false,

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"label": "Full Occupation Certificate"

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"inputs": {

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"label": "Nashik Municipal Corporation"

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"number": {

"value": "No",

"label": "No"

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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600031779"
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  "displayStatus": false,
  "fileName": "document_1725518885562_Deed_of_Apartment.pdf",
  "path": "cases/66d94158807b2347dd5b99d8/
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}
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"caseNumber": "011058",
"createdBy": "636a29b64d42487767af43ea",
"caseHistory": [
  {
    "id": "798124",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Sep 05 2024 10:57:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Kunal Satish Aher & Shri. Satish Chabu Aher, Sau. Vaishali Satish Aher",
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"phone": "7745814109",
"ownershipShare": "",
"email": "",
"id": "339936"
}
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"composition": [
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "850202",
"name": "Living Room",
"length": "12.08",
"length1": "12",
"length2": "1",
"width": "9.75",
"width1": "9",
"width2": "9",
"totalArea": "117.81",
"images": [],
"extraAreas": [],
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"measurementType": {
"value": "Square_Feet",
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"name": "Bedroom",
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"width2": "4",
"totalArea": "89.44",
"images": [],
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"finalArea": "89.44"
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  "label": "Square Feet"
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"name": "Kitchen",
"length": "15.08",
"length1": "15",
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"width2": "6",
"totalArea": "113.12",
"images": [],
"extraAreas": [],
"finalArea": "113.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "45.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.92"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
  "length": "5.08",
  "length1": "5",
  "length2": "1",
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"width1": "5",
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"totalArea": "26.26",
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    "label": "Square Feet"
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  "id": "5",
  "name": "Balcony",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "35.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.75"
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    "label": "Square Feet"
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  "name": "Store Room",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "30.19",
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  "finalArea": "30.19",
  "extraAreas": []
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"otherComposition": [],
"externalReport": [],
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"documentPerArea": [
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      "value": "60ae1269aa6d152c1801b389",
      "label": "Deed of Apartment"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "40.88",
    "totalAreaDocument": "440",
    "docBuiltpupPercentage": "10",
    "docFinalBUILTUp": "484.00",
    "docFinalBUILTUpSquareMeter": "44.97",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "518801"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "500.00",
      "squareMeterArea": "46.45",
      "expectedRate": "5000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "600.00",
      "squareMeterArea": "55.74",
      "expectedRate": "4166.67",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "720.00",
      "squareMeterArea": "66.89",
      "expectedRate": "3472.22",
      "percentage": "20"
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"area": "600",
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"floor": "",
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"expectedPrice": "2500000",
"expectedRate": "5000.00",
"builtUpExpectedRate": "2500000",
"image": "cases/66d94158807b2347dd5b99d8/
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"squareMeter": "55.74",
"id": "848196"
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{
"carpetArea": {
"area": "725.00",
"squareMeterArea": "67.35",
"expectedRate": "6068.97",
"percentage": ""
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"builtUpArea": {
"area": "870.00",
"squareMeterArea": "80.83",
"expectedRate": "5057.47",
"percentage": "20"
},
"saleableArea": {
"area": "1044.00",
"squareMeterArea": "96.99",
"expectedRate": "4214.56",
"percentage": "20"
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"printlnReport": true,
"_id": "66d954db807b2347dd5bbab0",
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"area": "870",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4400000",
"expectedRate": "6068.97",
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    "builtUpExpectedRate": "4400000",
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    "squareMeter": "80.83",
    "id": "469006"
  }
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66d9423a433b95fe09e340b7",
    "name":
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    "path": "cases/66d94158807b2347dd5b99d8/
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    "orientation": "landscape"
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Nashik, District - Nashik, Nashik, Pin Code - 422 006, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	12'1"	9'9"	117.81
Bedroom	9'7"	9'4"	89.44
Kitchen	15'1"	7'6"	113.12
Toilet	6'4"	7'3"	45.92

Passage	5'1"	5'2"	26.26
Balcony	3'8"	9'9"	35.75
Store Room	5'9"	5'3"	30.19
Other Composition :			