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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Pushpa",
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    "lastName": "Potinde",
    "mobileNo": "",
    "workMobileNo": "9403511861",
    "email": "cs.ho@bankofbaroda.com"
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  "fees": {
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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",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "646dc536b05e530fb6c47b3b",
  "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"
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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": {
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"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"siteEngineer": {
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
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    "shortName": "BS",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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      "dateTime": "2024-09-16",
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "value": "Nashik",
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  "value": "Nashik",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "key": "projectName",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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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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    "label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
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  "label": "Building Under Construction"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Road",
    "east": "Road"
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  "asPerDocumentAgreement": {
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    "west": "Adj. Plot No. 19 & 20",
    "south": "9.00 M. Colony Road",
    "east": "6 M. Colony Road (Proposed 9 M. Colony Road)"
  },
  "unitBoundaries": {
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"north": "Building Staircase, Passage & Flat No. 502",
"east": "Side Marginal Space & Colony Road",
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  "south": "Side Marginal Space",
  "west": "Passage, Duct & Flat No. 504 & 505"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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Dated 27.04.2023 issued by Nashik Municipal Corporation.",
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"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
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  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
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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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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "NA",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is Under Construction"
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    "label": "Average"
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  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Building Under Construction"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Proposed Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"materialUsedList": {
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"label": "Building Under Construction"
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"buildingSpecification": {
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"label": "Proposed Standard"
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"protAgainstNatDis": {
"value": "Good",
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},
"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"label": "Building Under Construction"
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"appearanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "",
"totalLifeBuilding": "",
"estimatedAge": "",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "667.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1726480292242_Image.png",
    "routeLat": "19.946388",
    "routeLng": "73.765735",
    "stationName": "Nashik Road",
    "routeDistance": "10.7 KM",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
}
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  "finallatlng": false
},
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    "id": "v1ac1",
    "name": "v1ac1",
    "image": "cases/66e7f66aeff259c8fe703925/
routeMap_1726480223381_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
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"totalelectricityDepositsRate": "0",
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  },
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document_1726477776453_ATS_Akshay_Shelar.pdf",
  "id": "893140",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
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  "amount": "2151000",
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  "Developers": "M/s. Shivprasad Enterpricses",
  "to": {
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    "label": "buyer"
  },
  "buyer": "Shri. Akshay Rajaram Shelar & Shri. Sagar Rajaram Shelar",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "10395/2024"
},
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"bookValue": "0"
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"outward": {
  "status": false,
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "status": true
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"status": true
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  "status": true
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  "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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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "86.50",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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},
"reportImages": {
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    "orientation": "landscape"
  }
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    "name":
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    "path": "cases/66e7f66aeff259c8fe703925/
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "_id": "66e7f936a1f1577e0b25ff1c",
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    "path": "cases/66e7f66aeff259c8fe703925/
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    "orientation": "landscape"
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"compositionImages": [
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    "orientation": "landscape"
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    "name": "Kitchen",
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externallmg_1726478646346_WhatsApp_Image_20240916_at_23257_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Bedroom",
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66e7f936a1f1577e0b25ff1a",
    "name": "Bedroom",
    "path": "cases/66e7f66aeff259c8fe703925/
externallmg_1726478646412_WhatsApp_Image_20240916_at_23300_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66e7f936a1f1577e0b25ff16",
    "name": "Balcony",
    "path": "cases/66e7f66aeff259c8fe703925/
externallmg_1726478646360_WhatsApp_Image_20240916_at_23257_PM.jpeg",
    "orientation": "landscape"
  }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "4546.00"
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  "saleableRateRange": {
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    "max": "3788.00"
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "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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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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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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  "title": "Others / Car Parking",
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"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,
  "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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "556.00",
"empanelmentNo": [
  "ZO :MZ:ADV:46:941\t"
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"isAdvancelInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"_id": "66e7f66aeff259c8fe703925",
"ownerName": "Shri. Akshay Rajaram Shelar & Shri. Sagar Rajaram Shelar",
"ownerPhoneNo": "8308987265",
"fullAddress": "Residential Flat No. 503, 5th Floor, Shivganga Avenue-D, Near
Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17/18, Damodar Nagar,
Village - Pathardi-1, Taluka - Nashik, District - Nashik, Nashik, 422010, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "12/09/2024",
      "amount": "2151000",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Shivprasad Enterprices",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Akshay Rajaram Shelar & Shri. Sagar Rajaram Shelar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "10395/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "893140",
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document_172647776453_ATS_Akshay_Shelar.pdf",
    "fileName": "document_172647776453_ATS_Akshay_Shelar.pdf"
  },
  {
    "documentType": {
      "value": "60ae1277aa6d152c1801b3cc",
      "label": "Approved Building Plan"
    },
    "inputs": {
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"documentDate": "27/04/2023",
"nameOfApprovingAuthority": {
  "value": "Nashik_Municipal_Corporation",
  "label": "Nashik Municipal Corporation"
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"number": {
  "value": "No",
  "label": "No"
},
"No": "B2/BP/42/2023"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1726477823318_Shelar_Building_plan.pdf",
"path": "cases/66e7f66aeff259c8fe703925/
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"id": "955304",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Mon Sep 16 2024 14:42:10 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "27/04/2023",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/BP/B2/42/2023"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726477926369_ATS_Akshay_Shelar.pdf",
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document_1726477926369_ATS_Akshay_Shelar.pdf",
  "id": "968918",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Mon Sep 16 2024 14:42:10 GMT+0530 (India Standard Time)"
}
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],
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"caseHistory": [
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    "id": "778672",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 16 2024 14:42:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Akshay Rajaram Shelar & Shri. Sagar Rajaram Shelar",
    "phone": "8308987265",
    "ownershipShare": "",
    "email": "",
    "id": "951659"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Living Room",
    "length": "",
    "length1": "12",
    "length2": "5",
    "width": "",
    "width1": "12",
    "width2": "1",
    "totalArea": "150.03",
    "images": [],
    "finalArea": "150.03",
    "extraAreas": []
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  {
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"measurementType": {
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  "label": "Square Feet"
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"id": "1",
"name": "Bedroom",
"length": "10.17",
"length1": "10",
"length2": "2",
"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "101.67",
"images": [],
"extraAreas": [],
"finalArea": "101.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "81.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "8.08",
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"width1": "8",
"width2": "1",
"totalArea": "82.18",
"images": [],
"extraAreas": [],
"finalArea": "82.18"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "5.58",
  "length1": "5",
  "length2": "7",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "23.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.73"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.25",
  "length1": "6",
  "length2": "3",
  "width": "4.25",
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  "width2": "3",
  "totalArea": "26.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.56"
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  "measurementType": {
    "value": "Square_Feet",
```



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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "17.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "42.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "42.29"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "462788",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "556",
"squareMeterArea": "51.65",
"docFinalBuiltUp": "667.2",
"docFinalBuiltUpSquareMeter": "61.98",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "20",
"docFinalSaleable": "800.6400000000001",
"docFinalSaleableSquareMeter": "74.37599999999999"
}
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "579.00",
"squareMeterArea": "53.79",
"expectedRate": "4145.08",
"percentage": ""
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"builtUpArea": {
"area": "694.80",
"squareMeterArea": "64.55",
"expectedRate": "3454.23",
"percentage": "20"
},
"saleableArea": {
"area": "833.76",
"squareMeterArea": "77.46",
"expectedRate": "2878.53",
"percentage": "20"
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"printlnReport": true,
"_id": "66e7fe6beff259c8fe704574",
"property": "Flat",
"area": "579",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "3",
"source": "magic_bricks",
"expectedPrice": "2400000",
"expectedRate": "4145.08",
"builtUpExpectedRate": "3454.23",
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"image": "cases/66e7f66aeff259c8fe703925/indicator_1726479932200_Image.png",
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"id": "613707"
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    "squareMeterArea": "51.10",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "61.32",
    "expectedRate": "4545.45",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "73.58",
    "expectedRate": "3787.88",
    "percentage": "20"
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+ Balcony",
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Name	Length	Width	Total
Composition :			
Living Room	12'5"	12'1"	150.03
Bedroom	10'2"	10'00"	101.67
Bedroom	9'00"	9'00"	81.00

Kitchen	10'2"	8'1"	82.18
WC	5'7"	4'3"	23.73
Toilet	6'3"	4'3"	26.56
Passage	4'00"	4'3"	17.00
Balcony	12'1"	3'6"	42.29
Other Composition :			