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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Bank Loan"
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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    "propertyValue": "",
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    "quotedAmount": "2500"
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"organization": {
  "_id": "643a5bee108b68389ed736e5",
  "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
},
"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"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"role": "MAKER + RATE VERFIER",
"firstName": "Chintamani",
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"lastName": "Chaudhari",
"mobileNo": "8007230780",
"shortName": "cc",
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"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
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"shortName": "Sachin",
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  },
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    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg",
    "firstName": "Rashmi",
    "lastName": "Jadhav",
    "shortName": "RJ",
    "email": "rashmijadhav14feb@gmail.com",
    "designation": "Back Office Coordination",
    "mobileNo": "7738144625",
    "role": "FRONTDESK",
    "type": "EMPLOYEE",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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  "valuers": [],
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  "label": "BANK"
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  "longitude": "73.837056"
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  "coordinates": [
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"siteVisit": {
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    "dateTime": "2024-09-20",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "label": false
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    "value": "Vihitgaon ",
    "label": true
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  "value": "Nashik ",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Nana Nani Garden ",
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  "value": "",
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  "status": false,
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  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "18/73",
  "label": true
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "11",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
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  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
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"policeStation": {
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  "label": false
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  "label": true
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"value": "422101",
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"suburb": {
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  "value": "",
  "label": false
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  "roof": {
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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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    "label": "Proposed Powder Coated Aluminum Sliding Windows"
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  "finishing": {
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"value": "MiddleClass",
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"townplanApprovedByList": {
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"label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"north": "Survey No.26",
"west": "Plot No.24 & Road",
"south": "Plot No.16",
"east": "Survey No.17"
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"asPerDocumentAgreement": {
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"west": "Plot No.24 & Road",
"south": "Plot No.16",
"east": "Survey No.17"
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"unitBoundaries": {
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"south": "Flat No.12",
"west": "Lift , Passage & Flat No.10"
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"east": "Marginal Space",
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"whichTheLocalityIsServed": {
"buses": {
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    "taxies": {
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    "auto": {
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    "privateCars": {
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    }
  },
  "extraDetailOfProperty": "",
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  APL/06604 Dated 14.03.2023,Issued by Nashik Municipal Corporation, Nashik\n",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "31300",
  "landRate": "7100",
  "igrImage": "cases/66ed7312364a0f4dac132eb0/igr_1726837897724_Image.png",
  "squareMeterGuideLineRate": "31300.00",
  "squareFeetGuideLineRate": "2908.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
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  "rate": "31300.00",
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  "squareFeetGuideLineRate": "2908.00"
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    "value": "Medium",
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "as per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is Under Construction "
},
"marketability": {
  "marketabilityList": {
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    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "label": "Under Construction"
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
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  "label": "Residential"
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  "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": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Building Under Construction"
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},
"protAgainstNatDis": {
  "value": "Yes",
  "label": "Yes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ed7312364a0f4dac132eb0/
routeMap_1726838810232_Image.png",
    "routeLat": "19.929306",
    "routeLng": "73.837056",
    "stationName": "Road",
    "routeDistance": "2.9",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "ujj4wj",
      "name": "ujj4wj",
      "image": "cases/66ed7312364a0f4dac132eb0/
routeMap_1726838749070_Image.png"
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  ]
}
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},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "300000",
  "finaltotal": "4215000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "95",
  "bookValue": "0",
  "finalValue": "3915000.00"
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"dayCount": "3",
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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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  "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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  "externalBrickWork": {
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    "floorsCompleted": "7",
    "percentage": "7.00",
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    "status": true
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  "internalPlastering": {
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"percentage": "3.50",
"isHideFloor": false,
"status": true
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"externalPlastering": {
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  "floorsCompleted": "7",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "status": true
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "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": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "71.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2319130.00",
  "selectedBuildUpValue": "797.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    }
  ]
}
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    "path": "cases/66ed7312364a0f4dac132eb0/
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    "orientation": "portrait"
}
],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/66ed7312364a0f4dac132eb0/
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  "orientation": "portrait"
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  "orientation": "landscape"
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  "path": "cases/66ed7312364a0f4dac132eb0/
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
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  "carpetRateRange": {
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    "max": "7176.00"
  },
  "builtUpRateRange": {
    "min": "3929.00",
    "max": "5980.00"
  },
  "saleableRateRange": {
    "min": "3274.00",
    "max": "4983.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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"status": true,
"isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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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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  "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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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"finalValuationArea": "725.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri.Rajendra Ashok Baravkar ",
"ownerPhoneNo": "9145112211",
"fullAddress": "Residential Flat No. 11, 4th Floor, Vakratund Pristine Apartment, Near
Nana Nani Garden , Plot No. 25, Kuthule Mala, Village - Vihitgaon , Taluka - Nashik ,
District - Nashik , 422101, State - State-Maharashtra, Country-India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/09/2024",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Shri.Rajendra Ashok Baravkar ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Suraj Anil Agale",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "9517/2024"
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    },
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document_1726837395342_Rajendra_Bavarkar_Agreement_to_Sale_CC.pdf",
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"document_1726837395342_Rajendra_Bavarkar_Agreement_to_Sale_CC.pdf"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "14/03/2023",
      "nameOfApprovingAuthority": {
        "value": "Nashik_Municipal_Corporation",
        "label": "Nashik Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "NMCB/B/2023/APL/06604"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName":
"document_1726837465888_Rajendra_Bavarkar_Agreement_to_Sale_CC.pdf",
    "path": "cases/66ed7312364a0f4dac132eb0/
document_1726837465888_Rajendra_Bavarkar_Agreement_to_Sale_CC.pdf",
    "id": "890102",
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    "createdAt": "Fri Sep 20 2024 18:35:22 GMT+0530 (India Standard Time)"
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      "label": "Building Plan"
    },
    "inputs": {
      "documentDate": "14/03/2023",
      "nameOfApprovingAuthority": {
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        "label": "Nashik Municipal Corporation"
      }
    }
  }
}
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    },
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      "label": "Document No"
    },
    "Document_No": "NMCB/B/2023/APL/06604"
  },
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  "displayStatus": false,
  "fileName": "document_1726837513232_Building_Plan.pdf",
  "path": "cases/66ed7312364a0f4dac132eb0/
document_1726837513232_Building_Plan.pdf",
  "id": "546530",
  "uploadedBy": "636a1ad14d42487767af3f91",
  "createdAt": "Fri Sep 20 2024 18:35:22 GMT+0530 (India Standard Time)"
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  "label": "Commercial"
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"caseNumber": "011352",
"createdBy": "636a1ad14d42487767af3f91",
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    "id": "508083",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 20 2024 18:35:22 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri.Rajendra Ashok Baravkar ",
    "phone": "9145112211",
    "ownershipShare": "",
    "email": "",
    "id": "883085"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "531119",
  "name": "Living Room",
  "length": "14.75",
  "length1": "14",
  "length2": "9",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "140.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "140.12"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "104.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "104.21"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
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"totalArea": "107.64",
"images": [],
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"finalArea": "107.64"
},
{
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    "label": "Square Feet"
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  "id": "3",
  "name": "Kitchen",
  "length": "9.08",
  "length1": "9",
  "length2": "1",
  "width": "14.42",
  "width1": "14",
  "width2": "5",
  "totalArea": "130.95",
  "images": [],
  "extraAreas": [],
  "finalArea": "130.95"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Balcony",
  "length": "15.00",
  "length1": "15",
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  "width": "15.00",
  "width1": "15",
  "width2": "00",
  "totalArea": "225.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "225.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
}
```

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"id": "5",
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"length": "7.00",
"length1": "7",
"length2": "00",
"width": "5.00",
"width1": "5",
"width2": "00",
"totalArea": "35.00",
"images": [],
"extraAreas": [],
"finalArea": "35.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "67.35",
  "totalAreaDocument": "725",
  "docBuiltpupPercentage": "10",
  "docFinalBuiltpup": "797.50",
  "docFinalBuiltpupSquareMeter": "74.09",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "727625"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "808.33",
    "squareMeterArea": "75.10",
    "expectedRate": "7175.29",
    "percentage": ""
  }
}
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},
"builtUpArea": {
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  "squareMeterArea": "90.12",
  "expectedRate": "5979.38",
  "percentage": "20"
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"saleableArea": {
  "area": "1164.00",
  "squareMeterArea": "108.14",
  "expectedRate": "4982.82",
  "percentage": "20"
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"printInReport": true,
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"area": "970",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "5800000",
"expectedRate": "7175.29",
"builtUpExpectedRate": "5800000",
"image": "cases/66ed7312364a0f4dac132eb0/
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"squareMeter": "90.12",
"id": "805416"
},
{
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    "squareMeterArea": "108.39",
    "expectedRate": "4714.27",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1400.00",
    "squareMeterArea": "130.06",
    "expectedRate": "3928.57",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1680.00",
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    "squareMeterArea": "156.08",
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    "percentage": "20"
  },
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "source": "magic_bricks",
  "expectedPrice": "5500000",
  "expectedRate": "4714.27",
  "builtUpExpectedRate": "5500000",
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    "orientation": "portrait"
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    "path": "cases/66ed7312364a0f4dac132eb0/
externalImg_1726838837477_WhatsApp_Image_20240920_at_34845_PM.jpeg",
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  {
    "type": "EXTERNAL_IMAGES",
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  "path": "cases/66ed7312364a0f4dac132eb0/
externallmg_1726838837504_WhatsApp_Image_20240920_at_34846_PM.jpeg",
  "orientation": "portrait"
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  "orientation": "portrait"
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Name	Length	Width	Total
Composition :			
Living Room	14'9"	9'6"	140.12
Bedroom	10'2"	10'3"	104.21
Bedroom	10'4"	10'5"	107.64
Kitchen	9'1"	14'5"	130.95
Balcony	15'00"	15'00"	225.00
Toilet	7'00"	5'00"	35.00
Other Composition :			