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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": {
    "value": "Direct",
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  "purposeOfValuation": {
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    "label": "Bank Loan"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "646dc536b05e530fb6c47b3b"
    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_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": {
  "_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": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"staff": {
  "pickupPerson": {
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"role": "MAKER + RATE VERFIER",
"firstName": "Chintamani",
"email": "chintamanichaudhari099@gmail.com",
"lastName": "Chaudhari",
"mobileNo": "8007230780",
"shortName": "cc",
"workWithDocumentMaker": "62724142afd7d55eddede405",
"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
profilePhoto_1677323257433_Chintamani_Chaudhari_Photo_2.jpg"
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
"workWithDocumentMaker": "",
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"designation": "",
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"maker": {
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  },
  "checker": {
    "_id": "64cde526dc9f3034f3fefa49",
    "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"
  },
  "valuers": [],
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "20.029438",
  "longitude": "73.743438"
},
"geo": {
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  "coordinates": [
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"siteVisit": {
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"visitedDate": [
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"marketAnalysisAndRemark": {
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},
"compositionFlatType": {
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  "label": "1 BHK"
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
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    "value": "India",
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"key": "village",
"value": "Chandashi",
"label": true
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"floorNo": {
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  "value": "1",
  "label": false
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  "name": "Building No",
  "key": "buildingNo",
  "value": "",
  "label": true
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"district": {
  "status": true,
  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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"city": {
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  "value": "",
  "label": false
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"tahasilNo": {
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Aaradhya Lily",
  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
  "status": true,
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  "value": "Chandashi Road",
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"street2": {
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  "name": "Street 2",
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "Near Ebenezer International School",
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  "name": "Wing",
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"value": "",
"label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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"name": "Flat / Unit / Office / Gala No.",
"key": "selectNo",
"value": "103",
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  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
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"label": true
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
  },
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    "label": "Open Conduit Plumbing With Concealed Electrification"
  },
  "finishing": {
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    "label": "Cement Plastering"
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"label": "sole ownership"
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"populationClassList": {
  "value": "MiddleClass",
  "label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Nashik_Metropolitan_Region_Development_Authority",
  "label": "Nashik Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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  "west": "9.00 Mtr Colony Road",
  "south": "Plot No.311",
  "east": "Plot No.325 & 326"
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"asPerDocumentAgreement": {
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  "west": "9.00 Mtr Colony Road",
  "south": "Plot No.311",
  "east": "Plot No.325 & 326"
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    "east": "Side Margin ",
    "south": "Flat No.104",
    "west": "Lift , Lobby and Flat No.102"
  },
  "asPerDocument": {
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    "east": "Side Margin ",
    "south": "Flat No.104",
    "west": "Lift , Lobby and Flat No.102"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": " Copy of Building Plan Document No.222140 Dated
25.07.2024,issued by Nashik Metropolitan Region Development Authority",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "25000",
  "landRate": "1",
  "igrImage": "cases/66f1163eada7094de4953440/igr_1727076249993_Image.png",
  "squareMeterGuideLineRate": "25000.00",
  "squareFeetGuideLineRate": "2323.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMRDA Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
},
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  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
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"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"value": "Plain_Looking",
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"date": "1",
"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
},
"planningArea": {
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"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
"value": "Good",
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},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
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"structuralSafety": {
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  "label": "Good"
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  "value": "Yes",
  "label": "Yes"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "554.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66f1163eada7094de4953440/
routeMap_1727077668752_Image.png",
    "routeLat": "20.029438",
    "routeLng": "73.743438",
    "stationName": "Nashik Road",
    "routeDistance": "17.4",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
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    "id": "lsjz59",
    "name": "lsjz59",
    "image": "cases/66f1163eada7094de4953440/
routeMap_1727077614734_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "2032800.00",
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"outward": {
  "status": true,
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  "number": "2308302",
  "dayCount": "7",
  "monthCount": "308",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
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"isHideFloor": false,
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"internalPlastering": {
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "status": false
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  "isHideFloor": false,
  "status": false
},
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "status": false
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"externalPainting": {
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"status": false
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"status": true
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"selectedBuildUpValue": "554.40",
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      "orientation": "landscape"
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      "status": false,
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    "orientation": "landscape"
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    "max": "4421.00"
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  "builtUpRateRange": {
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    "max": "3685.00"
  },
  "saleableRateRange": {
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  }
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  "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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"ownerPhoneNo": "9545866375",
"fullAddress": "Residential Flat No. 103, 1st Floor, Aaradhya Lily, Near Ebenezer
International School, Chandashi Road, Village - Chandashi, Taluka - Nashik, District -
Nashik, 422003, State - State -Maharashtra, Country -India",
"remark": "",
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      "label": "Notarized Agreement for Sale"
    },
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s.Shreyash Construction ",
      "to": {
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        "label": "purchaser"
      },
      "purchaser": "Shri.Santosh Ratan Giri"
    },
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    "displayStatus": true,
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  "nameOfApprovingAuthority": {
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    "label": "Nashik Metropolitan Region Development Authority"
  },
  "number": {
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    "label": "No"
  },
  "No": "222140"
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"createdAt": "Mon Sep 23 2024 12:48:22 GMT+0530 (India Standard Time)"
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    "label": "Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Metropolitan Region Development Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "222140"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/66f1163eada7094de4953440/
document_1727075891442_Plan__OC.pdf",
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  "label": "Commercial"
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"createdBy": "636a1ad14d42487767af3f91",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 23 2024 12:48:22 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s.Shreyash Construction ",
    "phone": "9545866375",
    "ownershipShare": "",
    "email": "",
    "id": "867721"
  }
],
"proposePurchasers": [
  {
    "name": "Shri.Santosh Ratan Giri",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "713936",
    "name": "Living Room",
    "length": "12.67",
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"length2": "8",
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"width2": "4",
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  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "24.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.89"
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "11.08",
  "length1": "11",
  "length2": "1",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "112.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "112.68"
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  "name": "Kitchen",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "76.64",
  "images": [],
  "extraAreas": [],
  "finalArea": "76.64"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "3.67",
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  "width1": "3",
  "width2": "00",
  "totalArea": "11.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Passage",
  "length": "3.67",
  "length1": "3",
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  "name": "Passage",
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  "images": [],
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  "name": "Passage",
  "length": "3.42",
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  "name": "Balcony",
  "length": "8.00",
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  "width2": "00",
  "totalArea": "64.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.00"
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    "label": "Square Feet"
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  "id": "9",
  "name": "Passage",
  "length": "1.00",
  "length1": "1",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "1.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "1.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "42.92",
"totalAreaDocument": "462",
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"docFinalBuiltpUp": "554.40",
"docFinalBuiltpUpSquareMeter": "51.51",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "540355"
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "221.00",
"squareMeterArea": "20.53",
"expectedRate": "4420.81",
"percentage": ""
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"builtUpArea": {
"area": "265.20",
"squareMeterArea": "24.64",
"expectedRate": "3684.01",
"percentage": "20"
},
"saleableArea": {
"area": "318.24",
"squareMeterArea": "29.57",
"expectedRate": "3070.01",
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"property": "Flat",
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"source": "Housing.Com",
"expectedPrice": "977000",
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"builtUpExpectedRate": "3684.01",
"image": "cases/66f1163eada7094de4953440/
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{
"carpetArea": {
"area": "583.33",
"squareMeterArea": "54.19",
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"percentage": ""
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"builtUpArea": {
"area": "700.00",
"squareMeterArea": "65.03",
"expectedRate": "3000.00",
"percentage": "20"
},
"saleableArea": {
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"squareMeterArea": "78.04",
"expectedRate": "2500.00",
"percentage": "20"
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"floor": "",
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"expectedPrice": "2100000",
"expectedRate": "3600.02",
"builtUpExpectedRate": "2100000",
"image": "cases/66f1163eada7094de4953440/
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],
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    "orientation": "landscape"
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    "status": false,
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    "name":
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    "path": "cases/66f1163eada7094de4953440/
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    "orientation": "landscape"
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externallmg_1727077939210_WhatsApp_Image_20240921_at_31818_PM.jpeg",
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```

Name	Length	Width	Total
Composition :			
Living Room	12'8"	9'4"	118.22
Bathroom	5'4"	4'8"	24.89
Bedroom	11'1"	10'2"	112.68
Kitchen	10'4"	7'5"	76.64
Toilet	3'8"	3'00"	11.00
Passage	3'8"	3'00"	11.00
Passage	3'8"	3'00"	11.00
Passage	3'5"	9'4"	31.89
Balcony	8'00"	8'00"	64.00
Passage	1'00"	1'00"	1.00
Other Composition :			