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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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  "toAssess": {
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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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"organization": {
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  "name": "Nashik Branch",
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  "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": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
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  "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": {
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  "zoneName": "Nashik Zone"
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"role": "MAKER + RATE VERFIER",
"firstName": "Chintamani",
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"mobileNo": "8007230780",
"shortName": "cc",
"workWithDocumentMaker": "62724142afd7d55eddede405",
"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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"siteEngineer": {
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"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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"checker": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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  "label": "BANK"
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    {
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      "dateTime": "2024-09-24",
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      "dateTime": "2024-09-24",
      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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  "key": "village",
  "value": "CIDCO",
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  "value": "Nashik",
  "label": true
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  "name": "City",
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  "value": "Nashik",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "name": "CTS No.",
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  "label": true
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  "value": "",
  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "Ceramic Tile Flooring"
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    "label": "Aluminium Open Windows"
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"value": "Open-Conduit_plumbing_with_Casing_Capping_Electrical_wiring_",
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "CIDCO"
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    "east": "7 Meter Road"
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    "south": "20 Meter Road",
    "east": "7 Meter Road"
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      "east": "Flat No.1",
      "south": "Staircase & Flat No.3",
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  "east": "Flat No.1",
  "south": "Staircase & Flat No.3",
  "west": "Marginal Space"
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Building Plan Document No.987 Dated
15.10.1997,Issued by CIDCO\n",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "40.5",
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  "depreciatedCostOfConstruction": "3490",
  "depreciatedBuildingRate": "1190"
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  "igrImage": "cases/66f2a8ee7d6d262b2ba78434/igr_1727179321079_Image.png",
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  "squareFeetGuideLineRate": "2471.00"
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"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "73",
  "rate": "1955.00",
  "squareFeetGuideLineRate": "1955.00",
  "squareMeterGuideLineRate": "21038.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential cum Commercial Purpose "
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per Cidco Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Average"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "NA",
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Yes",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1997",
    "fullDate": "1/1/1997"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "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",
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
"value": "1",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "33",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "680.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Notarized Agreement for Sale"
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routeMap_1727180332023_Image.png",
    "routeLat": "19.977997",
    "routeLng": "73.774482",
    "stationName": "Nashik Road",
    "routeDistance": "9.7",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    "id": "j3fzfp",
    "name": "j3fzfp",
    "image": "cases/66f2a8ee7d6d262b2ba78434/
routeMap_1727180264496_Image.png"
  }
]
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"valuation": {
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    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"outward": {
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  "date": "Tue Sep 24 2024 18:00:58 GMT+0530 (India Standard Time)",
  "number": "2308342",
  "dayCount": "25",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "selectedBuildUpValue": "680.00",
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externalImg_1727180345744_WhatsApp_Image_20240911_at_11647_PM_1.jpeg",
      "orientation": "landscape"
    }
  ],
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externalImg_1727180345556_WhatsApp_Image_20240911_at_11640_PM_1.jpeg",
      "orientation": "landscape"
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  "societyNameBoardImage": [],
  "compositionImages": [
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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externallmg_1727182384872_WhatsApp_Image_20240924_at_62044_PM.jpeg",
    "orientation": "landscape"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "4667.00",
    "max": "6050.00"
  },
  "builtUpRateRange": {
    "min": "3889.00",
    "max": "5042.00"
  },
  "saleableRateRange": {
    "min": "3241.00",
    "max": "4202.00"
  }
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
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},
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"title": "Electricity deposits / electrical fittings, etc",
"quantity": "0.00",
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"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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  "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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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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"PRINT": false,
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"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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"isExternalReport": false,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Dilfaroz Usman Shaikh ",
"ownerPhoneNo": "9890078696",
"fullAddress": "Residential Flat No. 2, 1st Floor, Badgujar Co.Op.Hsg.Soc.Ltd.Nashik,
Beside Parakh Mall, Magh Sector,Shanti Nagar, Lekha Nagar, Bhujbal Farm
Road,Mumbai - Agra Road, Village - CIDCO, District - Nashik, Nashik, 422009, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "07/09/2024",
      "from": {
        "value": "Owner",
        "label": "Owner"
      }
    }
  },

```

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"Owner": "Dilfaroz Usman Shaikh",
"to": {
  "value": "purchaser",
  "label": "purchaser"
},
"purchaser": "Nahida Imran Khan"
},
"isHardCopy": false,
"displayStatus": true,
"id": "662486",
"path": "cases/66f2a8ee7d6d262b2ba78434/
document_1727178883477_Notarized_Agreement.pdf",
"fileName": "document_1727178883477_Notarized_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "15/10/1997",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "987"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1727178938392_OC.pdf",
  "path": "cases/66f2a8ee7d6d262b2ba78434/document_1727178938392_OC.pdf",
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  "uploadedBy": "636a1ad14d42487767af3f91",
  "createdAt": "Tue Sep 24 2024 17:26:30 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124eaa6d152c1801b308",
    "label": "Building Plan"
  },
  "inputs": {
    "documentDate": "15/10/1997",
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"nameOfApprovingAuthority": {
  "value": "CIDCO",
  "label": "CIDCO"
},
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  "label": "Document No"
},
"Document_No": "987 "
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"isHardCopy": false,
"displayStatus": false,
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"id": "490116",
"uploadedBy": "636a1ad14d42487767af3f91",
"createdAt": "Tue Sep 24 2024 17:26:30 GMT+0530 (India Standard Time)"
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  "label": "Commercial"
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"caseNumber": "011450",
"createdBy": "636a1ad14d42487767af3f91",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 24 2024 17:26:30 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Dilfaroz Usman Shaikh ",
    "phone": "9890078696",
    "ownershipShare": "",
    "email": "",
    "id": "724644"
  }
],
"proposePurchasers": [
  {
    "name": "Nahida Imran Khan",
    "phone": ""
  }
]
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"email": "",
"ownershipShare": ""
}
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"siteInspection": [],
"composition": [
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "286717",
"name": "Living Room",
"length": "16.33",
"length1": "16",
"length2": "4",
"width": "8.67",
"width1": "8",
"width2": "8",
"totalArea": "141.56",
"images": [],
"extraAreas": [],
"finalArea": "141.56"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "1",
"name": "Bedroom",
"length": "12.75",
"length1": "12",
"length2": "9",
"width": "11.00",
"width1": "11",
"width2": "00",
"totalArea": "140.25",
"images": [],
"extraAreas": [],
"finalArea": "140.25"
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{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
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},
  "id": "2",
  "name": "Kitchen",
  "length": "14.75",
  "length1": "14",
  "length2": "9",
  "width": "8.75",
  "width1": "8",
  "width2": "9",
  "totalArea": "129.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "129.06"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "21.53",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.53"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.33",
  "length1": "3",
  "length2": "4",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "17.22",
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"images": [],
"extraAreas": [],
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    "label": "Square Feet"
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  "id": "5",
  "name": "Passage",
  "length": "7.67",
  "length1": "7",
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  "width2": "00",
  "totalArea": "23.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "12.00",
  "length1": "12",
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  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "120.00",
  "images": [],
  "extraAreas": [],
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}
],
"otherComposition": [],
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"documentPerArea": [
  {
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    "value": "60ae12adaa6d152c1801b4bf",
    "label": "Notarized Agreement for Sale"
  },
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "63.17",
  "totalAreaDocument": "680",
  "docBuiltpPercentage": "",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "693665"
}
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "1500.00",
      "squareMeterArea": "139.35",
      "expectedRate": "4666.67",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1800.00",
      "squareMeterArea": "167.23",
      "expectedRate": "3888.89",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "200.67",
      "expectedRate": "3240.74",
      "percentage": "20"
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    "printlnReport": true,
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    "property": "Flat",
    "area": "1500",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "7000000",
"expectedRate": "4666.67",
"builtUpExpectedRate": "3888.89",
"image": "cases/66f2a8ee7d6d262b2ba78434/
indicator_1727179212421_Image.png",
"squareMeter": "139.35",
"id": "342575"
},
{
"carpetArea": {
"area": "702.50",
"squareMeterArea": "65.26",
"expectedRate": "6049.82",
"percentage": ""
},
"builtUpArea": {
"area": "843.00",
"squareMeterArea": "78.32",
"expectedRate": "5041.52",
"percentage": "20"
},
"saleableArea": {
"area": "1011.60",
"squareMeterArea": "93.98",
"expectedRate": "4201.27",
"percentage": "20"
},
"printInReport": true,
"_id": "66f2aa62fcad932b0b136ba3",
"property": "Flat",
"area": "843",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4250000",
"expectedRate": "6049.82",
"builtUpExpectedRate": "4250000",
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indicator_1727179250579_Image.png",
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    "squareMeter": "78.32",
    "id": "583176"
  }
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"externalImages": [
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externallmg_1727180345556_WhatsApp_Image_20240911_at_11640_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f2ae3a7d6d262b2ba78fa5",
    "name":
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    "path": "cases/66f2a8ee7d6d262b2ba78434/
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    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f2ae3a7d6d262b2ba78fa6",
    "name":
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    "path": "cases/66f2a8ee7d6d262b2ba78434/
externallmg_1727180345651_WhatsApp_Image_20240911_at_11643_PM_1.jpeg",
    "orientation": "landscape"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66f2ae3a7d6d262b2ba78fa7",
    "name":
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    "path": "cases/66f2a8ee7d6d262b2ba78434/
externallmg_1727180345669_WhatsApp_Image_20240911_at_11643_PM.jpeg",
    "orientation": "landscape"
  },
  {
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    "path": "cases/66f2a8ee7d6d262b2ba78434/
externallmg_1727180345684_WhatsApp_Image_20240911_at_11644_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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"isUrgent": "false",
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```

Name	Length	Width	Total
Composition :			
Living Room	16'4"	8'8"	141.56
Bedroom	12'9"	11'00"	140.25
Kitchen	14'9"	8'9"	129.06
Bathroom	4'2"	5'2"	21.53
Toilet	3'4"	5'2"	17.22
Passage	7'8"	3'00"	23.00
Passage	12'00"	10'00"	120.00
Other Composition :			