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{
  "typeOfReport": {
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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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  "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",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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"firstName": "Chintamani",
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"mobileNo": "8007230780",
"shortName": "cc",
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"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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"siteEngineer": {
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    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "shortName": "BS",
    "email": "binu@vastukala.org",
    "designation": "Back Office Team Leader",
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    "role": "FRONTDESK",
    "type": "EMPLOYEE",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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  "valuers": []
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  "label": "BANK"
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  "longitude": "73.723488"
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  "underConstruction": false
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    "label": false
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "201",
  "label": false
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  "value": "",
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"label": "Middle Class"
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"townplanApprovedByList": {
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  "label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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    "west": "Open to Sky "
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    "south": "Open to Sky ",
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  "buses": {
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"auto": {
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"privateCars": {
  "title": "Private Cars"
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27.06.2023,Issued by Nashik Municipal Corpotion.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "32500",
  "landRate": "10300",
  "igrImage": "cases/6708c7fdb5e64b24a334004/igr_1728629244511_Image.png",
  "squareMeterGuideLineRate": "32500.00",
  "squareFeetGuideLineRate": "3019.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "3019.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "assessmentNo": "NA",
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  "taxAmount": "NA",
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  "meterCardHolderName": "NA",
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  "maintenanceOfFlat": "Good"
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  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "6\" Thk. Brick Masonry"
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  "label": "Plain Looking"
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  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Connected to Municipal Sewerage System"
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  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
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"totalLifeBuilding": "60",
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"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "676.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1728630253770_Image.png",
    "routeLat": "20.013042",
    "routeLng": "73.723488",
    "stationName": "Nashik Road",
    "routeDistance": "18.7",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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  "finallatLng": false
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    "id": "wgdy8p",
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  "totalwardrobesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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  "finalValue": "3567000.00",
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  "bookValue": "0"
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "status": false
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"status": false
},
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"status": true
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"guidelineDetails": {
"finalGuidelineValue": "2042354.00",
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"reportImages": {
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    "orientation": "landscape"
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"externalPhotos": [],
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"compositionImages": [
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/6708c7fdb5e64b24a334004/
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    "orientation": "landscape"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6708c7fdb5e64b24a334004/
externallmg_1728630266453_WhatsApp_Image_20241009_at_40611_PM.jpeg",
    "orientation": "landscape"
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"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "7228.00"
  },
  "saleableRateRange": {
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    "max": "6024.00"
  }
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"isEditable": true
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  "ratePerUnit": "0.00",
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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": "",
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  "isEditable": false
}
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"taskStatus": {
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "615.00",
"empanelmentNo": [],
"isAdvancelInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri.Sampat Santu Chumbhale",
"ownerPhoneNo": "9175167717",
"fullAddress": "Residential Flat No. 201, 2nd Floor, Ashirwad Heights, Opp.Saundarya
Beauty Parlor , Plot No. 04, Dhruv Nagar, Right Canal Road, Village - Gangapur, Taluka
- Nashik, District - Nashik, 422222, State - Maharashtra, India",
"remark": "",
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  {
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "05/10/2024",
      "from": {
        "value": "Owner",
        "label": "Owner"
      }
    }
  }
]
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    },
    "Owner": "Shri.Sampat Santu Chumbhale",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Shri.Rahul Babu Nikam & Sau.Yogita Rahul Nikam "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "408942",
  "path": "cases/6708c7fdb5e64b24a334004/
document_1728628582160_Building_Plan_Notarized_Agreement.pdf",
  "fileName": "document_1728628582160_Building_Plan_Notarized_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b337",
    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "18/06/2024",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "267938"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1728628652534_Full_Occupancy_Certificate.pdf",
  "path": "cases/6708c7fdb5e64b24a334004/
document_1728628652534_Full_Occupancy_Certificate.pdf",
  "id": "763694",
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  "createdAt": "Fri Oct 11 2024 12:08:53 GMT+0530 (India Standard Time)"
},
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    "value": "60ae124eaa6d152c1801b308",
    "label": "Building Plan"
  },
}
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"inputs": {
  "documentDate": "27/06/2023",
  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "B1/BP/67"
},
"isHardCopy": false,
"displayStatus": false,
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document_1728628715633_Building_Plan_Notarized_Agreement.pdf",
"id": "401455",
"uploadedBy": "636a1ad14d42487767af3f91",
"createdAt": "Fri Oct 11 2024 12:08:53 GMT+0530 (India Standard Time)"
}
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  "label": "Commercial"
},
"caseNumber": "011745",
"createdBy": "636a1ad14d42487767af3f91",
"caseHistory": [
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    "id": "733617",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 11 2024 12:08:53 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri.Sampat Santu Chumbhale",
    "phone": "9175167717",
    "ownershipShare": "",
    "email": "",
    "id": "814912"
  }
],
"proposePurchasers": [
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{
  "name": "Shri.Rahul Bapu Nikam & Sau.Yogita Rahul Nikam ",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "953798",
    "name": "Living Room",
    "length": "11.50",
    "length1": "11",
    "length2": "6",
    "width": "10.50",
    "width1": "10",
    "width2": "6",
    "totalArea": "120.75",
    "images": [],
    "extraAreas": [],
    "finalArea": "120.75"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "11.58",
    "length1": "11",
    "length2": "7",
    "width": "9.58",
    "width1": "9",
    "width2": "7",
    "totalArea": "111.01",
    "images": [],
    "extraAreas": [],
    "finalArea": "111.01"
  },
  {

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"measurementType": {
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  "label": "Square Feet"
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"id": "2",
"name": "Kitchen",
"length": "11.17",
"length1": "11",
"length2": "2",
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"width1": "8",
"width2": "2",
"totalArea": "91.19",
"images": [],
"extraAreas": [],
"finalArea": "91.19"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "8.50",
  "length1": "8",
  "length2": "6",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "26.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.92"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "11.42",
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"width1": "11",
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "29.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.17"
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    "label": "Square Feet"
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  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "41.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "41.67"
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    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "7.58",
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  "width": "3.17",
  "width1": "3",
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"totalArea": "24.01",
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"finalArea": "24.01"
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  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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"externalReport": [],
"documentPerArea": [
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "57.14",
    "totalAreaDocument": "615",
    "docBuiltpUpPercentage": "10",
    "docFinalBuiltpUp": "676.50",
    "docFinalBuiltpUpSquareMeter": "62.85",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "936332"
  }
]
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}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "541.00",
      "squareMeterArea": "50.26",
      "expectedRate": "5974.12",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "649.20",
      "squareMeterArea": "60.31",
      "expectedRate": "4978.43",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "779.04",
      "squareMeterArea": "72.38",
      "expectedRate": "4148.70",
      "percentage": "20"
    },
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    "property": "Flat",
    "area": "541",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "3232000",
    "expectedRate": "5974.12",
    "builtUpExpectedRate": "4978.43",
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    "squareMeter": "50.26",
    "id": "765610"
  },
  {
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      "area": "980.00",
      "squareMeterArea": "91.05",
      "expectedRate": "8673.47",
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"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "109.25",
  "expectedRate": "7227.89",
  "percentage": "20"
},
"saleableArea": {
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  "squareMeterArea": "131.10",
  "expectedRate": "6023.24",
  "percentage": "20"
},
"printlnReport": true,
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"saleablePercentage": "20",
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"areaType": "Carpet",
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"expectedPrice": "8500000",
"expectedRate": "8673.47",
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"image": "cases/6708c7fdb5e64b24a334004/
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"squareMeter": "91.05",
"id": "666679"
}
],
"externalImages": [
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    "path": "cases/6708c7fdb5e64b24a334004/
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    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/6708c7fdb5e64b24a334004/
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    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6708cdfb6d5ad2b2230bef03",
    "name":
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    "path": "cases/6708c7fdb5e64b24a334004/
externallmg_1728630266313_WhatsApp_Image_20241009_at_40606_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
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Name	Length	Width	Total
Composition :			
Living Room	11'6"	10'6"	120.75
Bedroom	11'7"	9'7"	111.01

Kitchen	11'2"	8'2"	91.19
Toilet	8'6"	3'2"	26.92
Bedroom	10'5"	11'5"	118.92
Toilet	4'2"	7'00"	29.17
Passage	4'00"	3'00"	12.00
Passage	4'00"	3'00"	12.00
Balcony	10'5"	4'00"	41.67
Balcony	7'7"	3'2"	24.01
Passage	8'00"	4'00"	32.00

Other
Composition :