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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "lastName": "Potinde",
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  "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",
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  "initial": "BOB",
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  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
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"assetsClass": {
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"zone": {
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"shortName": "RV",
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"role": "FRONTDESK + ENGINEER",
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"lastName": "Wagh",
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"designation": "",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
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  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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    "value": "India",
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    "value": "Pathardi",
    "label": true
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    "label": true
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  "value": "Near Marigold Bungalow, Narhari Nagar, Pathardi Phata",
  "label": false
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"wing": {
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  "value": "",
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"projectName": {
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  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 422 010",
  "label": false
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  "key": "suburb",
  "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": "Vitrified Tile Flooring"
  }
},
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  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Aluminium Sliding Windows with window grills"
},
"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
},
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    "label": "Joint Ownership"
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    "value": "UpperClass",
    "label": "Upper Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "east": "6 M. Colony Road (Proposed 9 M. Colony Road)"
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    "south": "Side Marginal Space",
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    "south": "Side Marginal Space",
    "west": "Side Marginal Space"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompaning
Commencement No. B2/BP/42/2023 Dated 27.04.2023 issued by Nashik Municipal
Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "36000",
  "landRate": "13200",
  "igrImage": "cases/6710d237a74489967e1b2cf4/igr_1726481006942_Image.png",
  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "36000.00",
  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
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  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "5000",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
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  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
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"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Proposed Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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  "planningArea": {
    "value": "Residential",
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"label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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  "value": "Standard",
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  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "531.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeLng": "73.765735",
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  "label": "Railway Station"
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"finalLatLng": {
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"valuation": {
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  "superfineFinishQty": "0",
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  },
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    "label": "Developers"
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  "Developers": "M/s. Shivprasad Enterprises, Partnership Firm",
  "to": {
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    "label": "Purchaser"
  },
}
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"Purchaser": "Shri. Vikas Somnath Chaudhari & Sau. Mayuri Vikas Chaudhari"
}
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "8",
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"floorsCompleted": "8",
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  "label": "External Plastering",
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  "isHideFloor": false,
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  "floorsCompleted": "8",
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  "status": true
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  "isHideFloor": false,
  "status": true
},
"liftInstallation": {
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": true
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  "status": true
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      "orientation": "landscape"
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      "orientation": "landscape"
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      "orientation": "landscape"
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    "orientation": "portrait"
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"compositionImages": [
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    "name": "Living Room",
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    "name": "Living Room",
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    "status": false,
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6710d237a74489967e1b2cf4/
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    "orientation": "portrait"
  },
  {
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    "name": "Living Room",
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6710dd1447c6f80b8c4f87d0",
    "name": "Living Room",
    "path": "cases/6710d237a74489967e1b2cf4/
externallmg_1729158418170_WhatsApp_Image_20241017_at_12051_PM_2.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
    "_id": "6710dd1447c6f80b8c4f87da",
    "name": "Living Room",
    "path": "cases/6710d237a74489967e1b2cf4/
externallmg_1729158419226_WhatsApp_Image_20241017_at_12055_PM_1.jpeg",
    "orientation": "landscape"
  }
}
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  "builtUpRateRange": {
    "min": "4546.00",
    "max": "5259.00"
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  "saleableRateRange": {
    "min": "3788.00",
    "max": "4383.00"
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"status": true,
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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",
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"ratePerUnit": "0.00",
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"isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "443.00",
"empanelmentNo": [
  "ZO :MZ:ADV:46:941\t"
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"isAdvancelInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"_id": "6710d237a74489967e1b2cf4",
"ownerName": "M/s. Shivprasad Enterprises, Partnership Firm",
"ownerPhoneNo": "8308987265",
"fullAddress": "Residential Flat No. 404, 4th Floor, Shivganga Avenue-D, Near
Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17+18, Pakhal Road,
Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State
- Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "09/10/2024",
      "amount": "1628000",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Shivprasad Enterprises, Partnership Firm",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
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      "Purchaser": "Shri. Vikas Somnath Chaudhari & Sau. Mayuri Vikas Chaudhari"
    },
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document_1729156715012_ATS_Vikas_Chauthary.pdf",
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      "label": "Commencement Certificate"
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    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Nashik_Municipal_Corporation",
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
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    "label": "No"
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  "No": "LND/ BP/ B2/ 42/ 2023"
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"isHardCopy": false,
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"fileName": "document_1729156758486_161082.pdf",
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"id": "640228",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Thu Oct 17 2024 14:50:09 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "B2/ BP/ 42/ 2023"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/6710d237a74489967e1b2cf4/
document_1729156802370_document_1726477823318_Shelar_Building_plan.pdf",
  "id": "742052",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Thu Oct 17 2024 14:50:09 GMT+0530 (India Standard Time)"
}
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"assignmentType": {
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"value": "Retail",
"label": "Retail"
},
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"caseHistory": [
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    "id": "778672",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 16 2024 14:42:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Shivprasad Enterprises, Partnership Firm",
    "phone": "",
    "ownershipShare": "",
    "email": "",
    "id": "135526"
  }
],
"proposePurchasers": [
  {
    "name": "Shri. Vikas Somnath Chaudhari & Sau. Mayuri Vikas Chaudhari"
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "7",
    "name": "Living Room",
    "length": "13.08",
    "length1": "13",
    "length2": "1",
    "width": "9.67",
    "width1": "9",
    "width2": "8",
    "totalArea": "126.47",
    "images": [],
    "finalArea": "126.47",
    "extraAreas": []
  }
]
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},
{
  "measurementType": {
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  "id": "7",
  "name": "Bedroom",
  "length": "14.08",
  "length1": "14",
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  "width1": "10",
  "width2": "1",
  "totalArea": "142.01",
  "images": [],
  "finalArea": "142.01",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "92.35",
  "images": [],
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  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.25",
  "length1": "6",
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"length2": "3",
"width": "5.25",
"width1": "5",
"width2": "3",
"totalArea": "32.81",
"images": [],
"finalArea": "32.81",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "24.50",
  "images": [],
  "finalArea": "24.50",
  "extraAreas": []
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  "length": "12.08",
  "length1": "12",
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Name	Length	Width	Total
Composition :			
Living Room	13'1"	9'8"	126.47
Bedroom	14'1"	10'1"	142.01
Kitchen	10'2"	9'1"	92.35
Toilet	6'3"	5'3"	32.81
Passage	4'8"	5'3"	24.50
Balcony	12'1"	3'6"	42.29
Other Composition :			