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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rajeevkumar ",
    "type": "CREDITOFFICER",
    "_id": "645f0853ee6a9735bf7688ea",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9827114321",
    "email": "indiranagar.pune@bankofindia.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 11.8,
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"organization": {
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  "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": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Indira Nagar Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "indiranagar.pune@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bungalow No 23, Shree Samartha Kripa, Gurukrinear Rathachakara
Chowk,\nIndira Nagar, Nashik-422 009, State - Maharashtra,Country - India"
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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"zone": {
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"staff": {
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"_id": "643a91f233d16f6b1237a4ee",
"role": "SITEENGINEER",
"firstName": "Pankaj",
"email": "pankajpachore510@gmail.com",
"lastName": "Pachore",
"mobileNo": "7709956078",
"shortName": "PA",
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"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
"shortName": "Sachin",
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"designation": "",
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"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
  },
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
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"location": {
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  "longitude": "73.78324768614294"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Nashik",
    "label": true
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  "label": true
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  "value": "Nashik",
  "label": false
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "+Mezzanine Floor, Opp. to Kalika Mandir, Mumbai Naka, Old Agra Road",
  "label": false
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"wing": {
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  "value": "",
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "547 / B/ 2B/ 3/ 1+2+3",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "7",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "label": false
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  "key": "mouza",
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "name": "Postal Code",
  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
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    "value": "",
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "MS Rolling Shutter"
  },
  "windows": {
    "value": "N.A.",
    "label": "N.A."
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  "finishing": {
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    "label": "Cement Plastering"
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},
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  "ownership": {
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    "label": "Sole Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",

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"label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "S.No. 547(P)",
  "west": "18.00 M. Wide Road",
  "south": "1.50 M Wide Space For Plantation",
  "east": "18.00 M. Wide Road"
},
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  "north": "S.No. 547(P)",
  "west": "18.00 M. Wide Road",
  "south": "1.50 M Wide Space For Plantation",
  "east": "18.00 M. Wide Road"
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  "asPerActual": {
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    "east": "Shop No.8",
    "south": "Side Margin & Entry",
    "west": "Lift, Passage & Staricase"
  },
  "asPerDocument": {
    "north": "Side Margin & Entry",
    "east": "Shop No.8",
    "south": "Side Margin & Entry",
    "west": "Lift, Passage & Staricase"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
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Executive Engineer Town Planning Nashik Municipal Corporation, Nashik.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"apfDetails": {
"buildings": [],
"compositions": []
},
"compositeRate": {
"remark": "As per site inspection Shop No. 07 & Shop No. 08 are internally
amalgamated at Site. The valuation report pertaining to shop No. 7 only.",
"depreciationPercentage": "0",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "22000.00",
"depreciatedBuildingRate": "2000",
"buildingServicesDepreciatedRate": "0"
},
"igrRate": {
"propertyName": "Shop",
"rate": "97900",
"landRate": "54100",
"igrImage": "cases/671a2a401327156fc5eaf2fe/igr_1722673471286_Image.png",
"squareMeterGuideLineRate": "97900.00",
"squareFeetGuideLineRate": "9095.00"
},
"igrFinalRate": {
"floorRatePercentage": "80",
"depreciationPercentage": "95",
"rate": "8892.00",
"squareFeetGuideLineRate": "8892.00",
"squareMeterGuideLineRate": "95710.00"
},
"outgoingDetail": {
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"areaStatusList": {
  "value": "Medium",
  "label": "Medium"
},
"propertyTypeOfUseList": {
  "value": "Commercial_use",
  "label": "Commercial use"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
},
"monthlyRent": "270560",
"assessmentNo": "NA",
"taxPaidHolderName": "NA",
"taxAmount": "NA",
"electricityServiceConnectionNo": "NA",
"meterCardHolderName": "NA",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
  },
  "anyFavouringForExtraPotentialValue": "NA",
  "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",
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"label": "Yes"
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2021",
  "fullDate": "1/1/2021"
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"planningArea": {
  "value": "Commercial",
  "label": "Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"value": "Good",
"label": "Good"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "Upper_Ground_Floor",
"label": "Upper Ground Floor"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "3",
"totalLifeBuilding": "60",
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"estimatedAge": "57",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "73.783227",
    "stationName": "Nashik Road",
    "routeDistance": "10",
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"showLocation": {
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"locationMapImg": [
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    "name": "zqkk1",
    "image": "cases/671a2a401327156fc5eaf2fe/
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  }
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  "wardrobesRate": "0",
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  "bookValue": "0"
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"outward": {
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  "status": false
},
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"parkingImages": [],
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"compositionImages": [
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    "name": "Shop",
    "path": "cases/671a2a401327156fc5eaf2fe/
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    "orientation": "portrait"
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    "name": "Shop",
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    "orientation": "portrait"
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    "_id": "671a39d203856193623285fc",
    "name": "Shop",
    "path": "cases/671a2a401327156fc5eaf2fe/
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "name": "Shop",
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    "name": "Shop",
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    "orientation": "landscape"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "14932.00",
    "max": "25921.00"
  },
  "builtUpRateRange": {
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    "max": "21601.00"
  },
  "saleableRateRange": {
    "min": "12422.00",
    "max": "18000.00"
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"detailsOfValuation": {
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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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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"siteVisitType": "FULL",
"isExternalReport": false,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
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"_id": "671a2a401327156fc5eaf2fe",
"ownerName": "Mr. Deepak Kalyanji Chande",
"ownerPhoneNo": "9172272999",
"appAddress": "Shop no.7 shrii Kalila oppp kalika mandir mumbai naka nashik",
"remark": "",
"documents": [
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      "label": "Mortgage Deed"
    },
    "inputs": {
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    },
    "isHardCopy": false,
    "displayStatus": true,
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EE_KALIKA_.pdf",
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Deed_SHOP_NO_7__8__SHREE_KALIKA_.pdf",
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"createdAt": "Wed Aug 07 2024 10:58:34 GMT+0530 (India Standard Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "A1/ OC/ 31689"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "764016",
  "path": "cases/671a2a401327156fc5eaf2fe/
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  "fileName": "document_1723008702067_completion_plan_Dt_05012024.pdf"
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{
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "LND/ BP/ A1/ 42"
  },
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  "displayStatus": false,
  "fileName": "document_1723008948229_2_Commencement_Certificates____NA_Or
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der_for_plotted_development.pdf",
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cement_Certificates___NA_Order_for_plotted_development.pdf",
  "id": "330402",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Wed Aug 07 2024 11:05:52 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Sale Deed"
  },
  "inputs": {
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    "from": {
      "value": "Owner",
      "label": "Owner"
    },
    "Owner": "Shri. Shabbir Zainuddin Merchant",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "M/s. Deepak Builders & Developers",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "3377/ 2022"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
"document_1723009331674_4_SALE_DEED_DOC_NO_3377_DT_29032022.pdf",
  "path": "cases/671a2a401327156fc5eaf2fe/
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  "id": "745060",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Wed Aug 07 2024 11:12:43 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
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  "inputs": {
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"number": {
  "value": "Document_No",
  "label": "Document No"
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"Document_No": "P51600023610"
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/671a2a401327156fc5eaf2fe/
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"fileName": "document_1723009795576_P51600023610.pdf"
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],
"caseNumber": "012080",
"createdBy": "643a91f233d16f6b1237a4ee",
"caseHistory": [
  {
    "id": "675309",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 03 2024 10:11:06 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Deepak Kalyanji Chande",
    "phone": "9172272999",
    "ownershipShare": "",
    "email": "",
    "id": "282784"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "509068",
"name": "Shop",
"length": "56.50",
"length1": "56",
"length2": "6",
"width": "26.50",
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"width2": "6",
"totalArea": "1497.25",
"images": [],
"extraAreas": [],
"finalArea": "1497.25"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Shop",
  "length": "23.08",
  "length1": "23",
  "length2": "1",
  "width": "12.08",
  "width1": "12",
  "width2": "1",
  "totalArea": "278.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "278.92"
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    "label": "Square Feet"
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  "id": "3",
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  "length": "69.08",
  "length1": "69",
  "length2": "1",
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  "width2": "1",
  "totalArea": "1663.76",
  "images": [],
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"finalArea": "1663.76",
"extraAreas": []
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"otherComposition": [],
"externalReport": [],
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    "label": "Sale Deed"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "357792",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "3382",
  "squareMeterArea": "314.2",
  "docFinalBuiltUp": "3720.2",
  "docFinalBuiltUpSquareMeter": "345.62",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "20",
  "docFinalSaleable": "4464.24",
  "docFinalSaleableSquareMeter": "414.744"
}
],
"images": [],
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    "squareMeterArea": "314.20",
    "expectedRate": "14931.99",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "4058.40",
    "squareMeterArea": "377.04",
    "expectedRate": "12443.33",
    "percentage": "20"
  },
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    "squareMeterArea": "0.00",
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    "percentage": ""
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  "area": "3382",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "size": "159280",
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  "uploadedBy": "647ed1960ab64c23c9fcf71d"
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{
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  "path": "cases/671a2a401327156fc5eaf2fe/
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  "size": "563077",
  "createdAt": "Fri Oct 25 2024 06:21:03 GMT+0000 (Coordinated Universal Time)",
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  "filename": "1729837597493_BOI__Mr_Deepak_Kalyanji_Chande.pdf",
  "path": "cases/671a2a401327156fc5eaf2fe/
processingDocuments/1729837597493_BOI__Mr_Deepak_Kalyanji_Chande.pdf",
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      "firstName": "Rishidatt",
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    },
    "workType": "RATE_VERIFY",
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    "status": true,
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    },
  },
}
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    "firstName": "Rashmi",
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  "createdBy": {
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    "lastName": "Moozhickal",
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"createdAt": "2024-10-24T11:06:40.200Z",
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},
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to Kalika Mandir, Mumbai Naka, Old Agra Road, Plot No. 82, New/Current Survey No.
547 / B/ 2B/ 3/ 1+2+3, CTS No. 7063 1A+7063/ 1B+7063/ 1C, Village - Nashik, District -
Nashik, Nashik, 422 001, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "643a91f233d16f6b1237a4ee",
"contactPersonName": "Deepak Chande",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9172272999",
"buildingServicesRate": "2000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Sale Deed",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 3382.00",
"flatRate": "22000",
"landOtherRate": "20000",
"shopDetails": {
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    "value": "Independent_Building"
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  "mall": false
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"briefDescOfProperty": "3 Shop",
"carpetTotal": "3439.9300000000003",
"otherCarpetTotal": "0.00",
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"extendOfSiteRemark": "",
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    "value": "Free_Hold"
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    "leaseRent": "",
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    "leaseFrom": "",
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"finalSaleablePercentage": "20",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
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"reportGeneratedDate": "Fri Oct 25 2024 04:29:00 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2024-10-23",
"rerald": ""
}

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Name	Length	Width	Total
Composition :			
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Shop	23'1"	12'1"	278.92
Shop	69'1"	24'1"	1663.76

Other
Composition :
