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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "firstName": "Shreekant ",
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    "lastName": "patil",
    "mobileNo": "",
    "workMobileNo": "9712282388",
    "email": "ambadnasik@unionbankofindia.bank"
  },
  "fees": {
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"organization": {
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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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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "name": "Ambad Branch, Nashik",
  "branchCode": "",
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  "email": "ambadnasik@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Bhadrapada Nasik\n"
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "shortName": "RV",
  "workWithDocumentMaker": "",
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  "email": "waghswapnil309@gmail.com",
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  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
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        "label": "Wealth Tax"
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  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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  "label": false
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  "value": "",
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  "value": "",
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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  "label": "Cement Plastering with POP Finished"
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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": "Flat No. 9"
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    "title": "Buses"
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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Occupancy Certificate No. Nashik/ B3/ 15885/ 3763 dated.28.11.2013 issued by
Deputy Engineer Town Planning, Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "igrImage": "cases/673869bee077c54e5323e13f/igr_1731750873619_Image.png",
  "squareMeterGuideLineRate": "30600.00",
  "squareFeetGuideLineRate": "2843.00"
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"igrFinalRate": {
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  "depreciationPercentage": "89",
  "rate": "2677.00",
  "squareFeetGuideLineRate": "2677.00",
  "squareMeterGuideLineRate": "28813.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Details not provided ",
  "taxAmount": "Details not provided ",
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  "meterCardHolderName": "Details not provided ",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
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"marketability": {
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  "label": "Good"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2013",
    "fullDate": "1/1/2013"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
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"provisionOfFirefighting": {
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"label": "No"
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"groundStilt": {
"value": "ground",
"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "49",
"ageOfBuilding": "11",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
"area": "645.00",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Notarized Agreement for Sale"
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"routeMapDetail": {
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routeMap_1731752555391_Image.png",
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"routeLng": "73.770476",
"stationName": "Nashik Road",
"routeDistance": "10.8",
"routeStation": {
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  "finallatLng": false
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    "name": "hqjour",
    "image": "cases/673869bee077c54e5323e13f/
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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    "label": "Notarized Agreement for Sale"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
"document_1731749943771_1723616640234_Valuation_Report_Bharti_Patil_1.pdf",
  "path": "cases/673869bee077c54e5323e13f/
document_1731749943771_1723616640234_Valuation_Report_Bharti_Patil_1.pdf",
  "id": "873537",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "documentDate": "11/11/2024",
  "amount": "2850000",
  "from": {
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    "label": "Seller"
  },
  "Seller": "Sau. Savita Durgadas Chavan & Shri. Durgadas Shankar Chavan",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Ganesh Madhukar Kshirsagar & Sau. Savita Madhukar Kshirsagar"
}
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"outward": {
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"number": "2309095",
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "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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    "isHideFloor": false,
    "status": false
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}
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  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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"percentage": "0.00",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750407287_WhatsApp_Image_20241111_at_25623_PM_1.jpeg",
    "orientation": "landscape"
  }
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "67386a07572e264e52137d73",
    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750405451_WhatsApp_Image_20241111_at_25617_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67386a07572e264e52137d7b",
    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750406549_WhatsApp_Image_20241111_at_25620_PM.jpeg",
    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
  },
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    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
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    "path": "cases/673869bee077c54e5323e13f/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67386a07572e264e52137d7c",
    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750406645_WhatsApp_Image_20241111_at_25621_PM_1.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
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    "orientation": "landscape"
  },
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    "status": false,
    "_id": "67386a07572e264e52137d80",
    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750407287_WhatsApp_Image_20241111_at_25623_PM_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67386a07572e264e52137d81",
    "name": "Living Room",
    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750407499_WhatsApp_Image_20241111_at_25623_PM.jpeg",
    "orientation": "landscape"
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    "status": false,
    "_id": "67386a07572e264e52137d75",
    "name": "Living Room",
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    "path": "cases/673869bee077c54e5323e13f/
externallmg_1731750405707_WhatsApp_Image_20241111_at_25618_PM.jpeg",
    "orientation": "landscape"
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "5229.00",
    "max": "6214.00"
  },
  "builtUpRateRange": {
    "min": "4358.00",
    "max": "5178.00"
  },
  "saleableRateRange": {
    "min": "3632.00",
    "max": "4315.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"title": "Kitchen arrangements",
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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},
"others": {
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  "quantity": "0.00",
  "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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"taskStatus": {
  "SITE_INSPECTION": false,
  "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",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "645.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"_id": "673869bee077c54e5323e13f",
"ownerName": "Sau. Savita Durgadas Chavan & Shri. Durgadas Shankar Chavan",
"ownerPhoneNo": "9049248965",
"fullAddress": "Residential Flat No. 8, 2nd Floor, Rajlaxmi Residency Apartment,
Behind Mahadev Petroleum, Jaybhawe Nagar, Pathardi Phata, Plot No. 35+36, Wasan
Nagar Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code -
422 010, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "11/11/2024",
      "amount": "2850000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Sau. Savita Durgadas Chavan & Shri. Durgadas Shankar Chavan",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Ganesh Madhukar Kshirsagar & Sau. Savita Madhukar Kshirsagar"
    },
    "isHardCopy": false,
    "displayStatus": false,
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"document_1731749943771_1723616640234_Valuation_Report_Bharti_Patil_1.pdf",
    "path": "cases/673869bee077c54e5323e13f/
document_1731749943771_1723616640234_Valuation_Report_Bharti_Patil_1.pdf",
    "id": "873537",
    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Sat Nov 16 2024 09:45:34 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "Commencement Certificate"
    }
  }
]
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"inputs": {
  "documentDate": "06/11/2012",
  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
},
"number": {
  "value": "No",
  "label": "No"
},
},
"No": "LND/ BP/ B3/ 464/ 4085"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1731750009859_DocScanner_Nov_8_2024_653_PM.pdf",
"path": "cases/673869bee077c54e5323e13f/
document_1731750009859_DocScanner_Nov_8_2024_653_PM.pdf",
"id": "938709",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Sat Nov 16 2024 09:45:34 GMT+0000 (Coordinated Universal Time)"
},
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    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
},
"inputs": {
  "documentDate": "28/11/2013",
  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
},
"number": {
  "value": "No",
  "label": "No"
},
},
"No": "Nashik/ B3/ 15885/ 3763"
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"isHardCopy": false,
"displayStatus": false,
"id": "886320",
"path": "cases/673869bee077c54e5323e13f/
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"fileName":
"document_1731750145551_WhatsApp_Image_20241111_at_113424_AM.pdf"
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  "documentType": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Javak No. NRV/ B3/ 15885/ 3763"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1731750218678_DocScanner_Nov_8_2024_653_PM.pdf",
  "path": "cases/673869bee077c54e5323e13f/
document_1731750218678_DocScanner_Nov_8_2024_653_PM.pdf",
  "id": "211376",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Sat Nov 16 2024 09:45:34 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "012423",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "515945",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 16 2024 09:45:34 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Sau. Savita Durgadas Chavan & Shri. Durgadas Shankar Chavan",
    "phone": ""
  }
]
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"ownershipShare": "",
"email": "",
"id": "940316"
},
],
"proposePurchasers": [
{
"name": "Shri. Ganesh Madhukar Kshirsagar & Sau. Savita Madhukar Kshirsagar",
"phone": "9049248965",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "246413",
"name": "Living Room",
"length": "16.50",
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"length2": "6",
"width": "9.25",
"width1": "9",
"width2": "3",
"totalArea": "152.62",
"images": [],
"extraAreas": [],
"finalArea": "152.62"
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{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "8",
"name": "Bedroom",
"length": "11.42",
"length1": "11",
"length2": "5",
"width": "10.75",
"width1": "10",
"width2": "9",
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"totalArea": "122.73",
"images": [],
"finalArea": "122.73",
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "11.50",
  "length1": "11",
  "length2": "6",
  "width": "8.17",
  "width1": "8",
  "width2": "2",
  "totalArea": "93.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.92"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.17",
  "width1": "6",
  "width2": "2",
  "totalArea": "27.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.75"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "4",
"name": "WC",
"length": "4.50",
"length1": "4",
"length2": "6",
"width": "4.25",
"width1": "4",
"width2": "3",
"totalArea": "19.12",
"images": [],
"extraAreas": [],
"finalArea": "19.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
  "totalArea": "23.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "14.89",
  "images": [],
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"extraAreas": [],
"finalArea": "14.89"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "9.25",
  "length1": "9",
  "length2": "3",
  "width": "4.33",
  "width1": "4",
  "width2": "4",
  "totalArea": "40.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "40.08"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "59.92",
    "totalAreaDocument": "645",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "173107"
  }
],
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"images": [],
"indicatorArr": [
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      "area": "625.00",
      "squareMeterArea": "58.06",
      "expectedRate": "6000.00",
      "percentage": ""
    },
    "builtUpArea": {
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"flatRate": "4800",
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"roadFacing": false,
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2
Passage + Balcony",
"carpetTotal": "494.23",
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Name	Length	Width	Total
Composition :			
Living Room	16'6"	9'3"	152.62
Bedroom	11'5"	10'9"	122.73
Kitchen	11'6"	8'2"	93.92
Bathroom	4'6"	6'2"	27.75
WC	4'6"	4'3"	19.12
Passage	7'6"	3'1"	23.12
Passage	2'8"	5'7"	14.89
Balcony	9'3"	4'4"	40.08
Other Composition :			