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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
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  "leadFrom": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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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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    "quotedAmount": "2500"
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"organization": {
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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"client": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "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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"staff": {
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"role": "MAKER + RATE VERFIER",
"firstName": "Chintamani",
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"lastName": "Chaudhari",
"mobileNo": "8007230780",
"shortName": "cc",
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"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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},
"siteEngineer": {
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"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  {
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "number": "IBBI/RV/07/2018/10366"
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    ],
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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  "label": "BANK"
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    }
  ],
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-11-18",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "Nashik",
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  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "key": "street2",
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "blockNo",
  "value": "",
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  "value": "",
  "label": false
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  "value": "422007",
  "label": false
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  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Plot No.69",
    "east": "Plot No.86"
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    "west": "6.00 Meter Colony Road",
    "south": "Plot No.69",
    "east": "Plot No.86"
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      "east": "Open to Sky ",
      "south": "Open to Sky ",
      "west": "Staircase, Lift & Flat No.3"
    },
    "asPerDocument": {
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      "west": "Staircase, Lift & Flat No.3"
    }
  }
}
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    },
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    "title": "Boundaries of The Flat"
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Building Plan Issued by Nashik Municipal Corporation, Nashik",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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"squareFeetGuideLineRate": "3019.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "32500.00",
  "squareFeetGuideLineRate": "3019.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Yes",
"constructionWorkStatus": {
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"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
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"year": "2024",
"fullDate": "1/1/2024"
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"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Yes",
  "label": "Yes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "752.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1731931782745_Image.png",
    "routeLat": "20.011030",
    "routeLng": "73.721011",
    "stationName": "Nashik Road",
    "routeDistance": "17.5",
    "routeStation": {
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      "label": "Railway Station"
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    "name": "91kwes",
    "image": "cases/673b2a2cd1078a4ea7f6ea26/
routeMap_1731931718060_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "number": "2309114",
  "dayCount": "1",
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    "isHideFloor": false,
    "status": true
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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"status": false
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"externalPlastering": {
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"floorsCompleted": "",
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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"isHideFloor": true,
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externallmg_1731931795640_WhatsApp_Image_20241113_at_11928_PM.jpeg",
"orientation": "landscape"
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"compositionImages": [
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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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    "orientation": "landscape"
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    "orientation": "landscape"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/673b2a2cd1078a4ea7f6ea26/
externallmg_1731931795663_WhatsApp_Image_20241113_at_11929_PM.jpeg",
    "orientation": "landscape"
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  {
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/673b2a2cd1078a4ea7f6ea26/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/673b2a2cd1078a4ea7f6ea26/
externallmg_1731931795442_WhatsApp_Image_20241113_at_11923_PM.jpeg",
    "orientation": "landscape"
  },
}
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  "name": "Living Room",
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externallmg_1731931795521_WhatsApp_Image_20241113_at_11925_PM.jpeg",
  "orientation": "landscape"
}
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    "max": "7286.00"
  },
  "builtUpRateRange": {
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    "max": "6072.00"
  },
  "saleableRateRange": {
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    "max": "5060.00"
  }
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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"status": 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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"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",
type": "CASE",
leadType": {
"label": "Lead",
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isExternalReport": false,
isSiteMeasurementAllowed": true,
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empanelmentNo": [],
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"isAdvanceInvoice": false,
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "673b2a2cd1078a4ea7f6ea26",
"ownerName": "Shri.Sampat Santu Chumbhale & Shri.Sunil Sampat Chumbhale",
"ownerPhoneNo": "9049695009",
"fullAddress": "Residential Flat No. 4, 2nd Floor, Tulsi Heights , Near Sai Mandir, Plot
No. 70, Dhruv Nagar, Satpur Colony, Gangapur-Satpur Link Road, Village - Gangapur,
Taluka - Nashik, District - Nashik, 422007, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "22/10/2024",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Shri.Sampat Santu Chumbhale & Shri.Sunil Sampat Chumbhale",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri.Sagar Balasaheb Zoman & Sau.Sunanda Balasaheb Zoman"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "362847",
    "path": "cases/673b2a2cd1078a4ea7f6ea26/
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    "fileName": "document_1731929954691_Notarized_Agreement.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "29/03/2024",
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"nameOfApprovingAuthority": {
  "value": "Nashik_Municipal_Corporation",
  "label": "Nashik Municipal Corporation"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "186677"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1731930033765_OC.pdf",
"path": "cases/673b2a2cd1078a4ea7f6ea26/document_1731930033765_OC.pdf",
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"uploadedBy": "636a1ad14d42487767af3f91",
"createdAt": "Mon Nov 18 2024 11:51:08 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Building Plan"
  },
  "inputs": {
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      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1731930645056_Plan_merged.pdf",
  "path": "cases/673b2a2cd1078a4ea7f6ea26/
document_1731930645056_Plan_merged.pdf",
  "id": "776516",
  "uploadedBy": "636a1ad14d42487767af3f91",
  "createdAt": "Mon Nov 18 2024 11:51:08 GMT+0000 (Coordinated Universal Time)"
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  "label": "Commercial"
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},
"caseNumber": "012445",
"createdBy": "636a1ad14d42487767af3f91",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 18 2024 11:51:08 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri.Sampat Santu Chumbhale & Shri.Sunil Sampat Chumbhale",
    "phone": "9049695009",
    "ownershipShare": "",
    "email": "",
    "id": "151904"
  }
],
"proposePurchasers": [
  {
    "name": "Shri.Sagar Balasaheb Zoman & Sau.Sunanda Balasaheb Zoman",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "840929",
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    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "120.00",
    "images": [],
    "extraAreas": []
  }
]
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"finalArea": "120.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "12.00",
  "width1": "12",
  "width2": "00",
  "totalArea": "120.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "120.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "12.00",
  "width1": "12",
  "width2": "00",
  "totalArea": "144.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "144.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "12.00",
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"length1": "12",
"length2": "00",
"width": "12.00",
"width1": "12",
"width2": "00",
"totalArea": "144.00",
"images": [],
"extraAreas": [],
"finalArea": "144.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "35.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
},
}
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "35.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "16.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "16.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "squareMeterArea": "58.25",
  "totalAreaDocument": "627",
  "docBultupPercentage": "20",
  "docFinalBultUp": "752.40",
  "docFinalBultUpSquareMeter": "69.90",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "766720"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "541.00",
      "squareMeterArea": "50.26",
      "expectedRate": "6343.81",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "649.20",
      "squareMeterArea": "60.31",
      "expectedRate": "5286.51",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "779.04",
      "squareMeterArea": "72.38",
      "expectedRate": "4405.42",
      "percentage": "20"
    }
  },
  "printlnReport": true,
  "_id": "673c1fc1d1078a4ea7f70cd2",
  "property": "Flat",
  "area": "541",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
```

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"expectedPrice": "3432000",
"expectedRate": "6343.81",
"builtUpExpectedRate": "5286.51",
"image": "cases/673b2a2cd1078a4ea7f6ea26/
indicator_1731930914797_Image.png",
"squareMeter": "50.26",
"id": "335899"
},
{
  "carpetArea": {
    "area": "1166.67",
    "squareMeterArea": "108.39",
    "expectedRate": "7285.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1400.00",
    "squareMeterArea": "130.06",
    "expectedRate": "6071.43",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1680.00",
    "squareMeterArea": "156.08",
    "expectedRate": "5059.52",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "673b2bb0e077c54e5324d787",
  "property": "Flat",
  "area": "1400",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "8500000",
  "expectedRate": "7285.69",
  "builtUpExpectedRate": "8500000",
  "image": "cases/673b2a2cd1078a4ea7f6ea26/
indicator_1731930978385_Image.png",
  "squareMeter": "130.06",
  "id": "409522"
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"carpetArea": {
  "area": "650.00",
  "squareMeterArea": "60.39",
  "expectedRate": "4615.38",
  "percentage": ""
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"builtUpArea": {
  "area": "780.00",
  "squareMeterArea": "72.46",
  "expectedRate": "3846.15",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "673c25ced1078a4ea7f71933",
"property": "Flat",
"area": "650",
"builtUpPercentage": "20",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedPrice": "3000000",
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"builtUpExpectedRate": "3846.15",
"image": "cases/673b2a2cd1078a4ea7f6ea26/
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"squareMeter": "60.39",
"id": "216579"
}
],
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Name	Length	Width	Total
Composition :			
Living Room	12'00"	10'00"	120.00
Kitchen	10'00"	12'00"	120.00
Bedroom	12'00"	12'00"	144.00
Kitchen	12'00"	12'00"	144.00
Toilet	7'00"	5'00"	35.00
WC	4'00"	4'00"	16.00
Balcony	7'00"	5'00"	35.00
Passage	4'00"	4'00"	16.00
Other Composition :			