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  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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    "firstName": "Sagar",
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    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
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    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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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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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
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"branch": {
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  "branchCode": "",
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  "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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"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
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"shortName": "RV",
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"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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},
"siteEngineer": {
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"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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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",
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        "number": "IBBI/RV/07/2018/10366"
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    ],
    {
      "title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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      "dateTime": "2024-11-21",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-11-20",
      "remark": "MANUAL_IN_TASK"
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    "key": "country",
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  "value": "Nashik",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "selectNo",
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  "value": "",
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  "key": "postalCode",
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  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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    "label": "Cement Plastering + POP Finish"
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    "label": "Urban"
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  "townplanApprovedByList": {
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  },
  "whetherCoveredUnderAnyState": {
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    "east": "6 M. Colony Road (Proposed\n9 M. Colony Road)"
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    "west": "Adj. Plot No. 19 & 20",
    "south": "9.00 M. Colony Road",
    "east": "6 M. Colony Road (Proposed\n9 M. Colony Road)"
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      "south": "Side Marginal Space",
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      "east": "Duct & Flat No. 303",
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    "west": "Side Marginal Space"
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    "title": "Buses"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement No. B2/BP/42/2023 Dated 27.04.2023 issued by Nashik Municipal
Corporation, Nashik.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "36000.00",
  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "Details Not Provided",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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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": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
    "value": "R.C.C.",
    "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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"value": "Good",
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"materialUsedList": {
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"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
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"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "stationName": "Nashik Road",
    "routeDistance": "10.7",
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      "label": "Railway Station"
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    "id": "3mpfb",
    "name": "3mpfb",
    "image": "cases/673f0831d1078a4ea7f802da/
routeMap_1732185981325_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"potentialValueQty": "0",
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"distressValuePercentage": "80",
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  "documentType": {
    "value": "60ae12adaa6d152c1801b4bf",
    "label": "Notarized Agreement for Sale"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732184007179_Dnyaneshwar_Sonawane_ATS.pdf",
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  "id": "723625",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "documentDate": "18/11/2024",
  "amount": "1670000",
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "M/s. Shivprasad Enterprises, Partnership Firm",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Dyaneshwar Shamrao Sonawane & Sau. Sonali Dyaneshwar
Sonawane"
}
},
"outward": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "531.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/673f0831d1078a4ea7f802da/
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    "orientation": "landscape"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/673f0831d1078a4ea7f802da/
externallmg_1732184220430_WhatsApp_Image_20241121_at_31927_PM_1.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/673f0831d1078a4ea7f802da/
externallmg_1732184220253_WhatsApp_Image_20241121_at_31926_PM_1.jpeg",
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    "_id": "673f089dd1078a4ea7f804d7",
    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/673f0831d1078a4ea7f802da/
externallmg_1732184220330_WhatsApp_Image_20241121_at_31926_PM.jpeg",
    "orientation": "landscape"
  }
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  "carpetRateRange": {
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    "max": "6311.00"
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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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"detailsOfValuation": {
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    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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"title": "Showcases",
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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",
  "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",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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},
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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",
  "value": "LEAD"
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"siteVisitType": "FULL",
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"isExternalReport": false,
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"empanelmentNo": [
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Shivprasad Enterprises, Partnership Firm",
"ownerPhoneNo": "8308987265",
"fullAddress": "Residential Flat No. 304, 3rd 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": "18/11/2024",
      "amount": "1670000",
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        "label": "Developers"
      },
      "Developers": "M/s. Shivprasad Enterprises, Partnership Firm",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Dyaneshwar Shamrao Sonawane & Sau. Sonali Dyaneshwar
Sonawane"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/673f0831d1078a4ea7f802da/
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"fileName": "document_1732184007179_Dnyaneshwar_Sonawane_ATS.pdf"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "27/04/2023",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ B2/ 42/ 2023"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "502641",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Thu Nov 21 2024 10:15:12 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "27/04/2023",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "B2/BP/42/2023"
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"isHardCopy": false,
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    "displayStatus": false,
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document_1732184089385_document_1726477823318_Shelar_Building_plan.pdf",
    "id": "983149",
    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Thu Nov 21 2024 10:15:12 GMT+0000 (Coordinated Universal Time)"
  }
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"assignmentType": {
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  "label": "Retail"
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"caseNumber": "012488",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
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    "id": "847346",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 21 2024 10:15:13 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Shivprasad Enterprises, Partnership Firm",
    "phone": "",
    "ownershipShare": "",
    "email": "",
    "id": "175562"
  }
],
"proposePurchasers": [
  {
    "name": "Shri. Dyaneshwar Shamrao Sonawane & Sau. Sonali Dyaneshwar
Sonawane",
    "phone": "8308987265",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Balcony",
  "length": "13.08",
  "length1": "13",
  "length2": "1",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "61.06",
  "images": [],
  "finalArea": "61.06",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "8.67",
  "width1": "8",
  "width2": "8",
  "totalArea": "83.78",
  "images": [],
  "finalArea": "83.78",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "14.08",
  "length1": "14",
  "length2": "1",
  "width": "10.08",
  "width1": "10",
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"width2": "1",
"totalArea": "142.01",
"images": [],
"extraAreas": [],
"finalArea": "142.01"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "20.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.06"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "28.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
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    "name": "Living Room",
    "length": "13.08",
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    "length2": "1",
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    "width1": "9",
    "width2": "8",
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    "images": [],
    "extraAreas": [],
    "finalArea": "126.47"
  }
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "41.16",
    "totalAreaDocument": "443",
    "docBuiltpupPercentage": "20",
    "docFinalBuiltpup": "531.60",
    "docFinalBuiltpupSquareMeter": "49.39",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "377071"
  }
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"images": [],
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  {
    "carpetArea": {
      "area": "550.00",
      "squareMeterArea": "51.10",
      "expectedRate": "5454.55",
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    "percentage": ""
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  "builtUpArea": {
    "area": "660.00",
    "squareMeterArea": "61.32",
    "expectedRate": "4545.45",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "792.00",
    "squareMeterArea": "73.58",
    "expectedRate": "3787.88",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "673f0b04572e264e5215570e",
  "property": "Flat",
  "area": "550",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "3000000",
  "expectedRate": "5454.55",
  "builtUpExpectedRate": "4545.45",
  "image": "cases/673f0831d1078a4ea7f802da/
indicator_1732184523830_Image.png",
  "squareMeter": "51.10",
  "id": "393225"
},
{
  "carpetArea": {
    "area": "432.00",
    "squareMeterArea": "40.13",
    "expectedRate": "5787.04",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "518.40",
    "squareMeterArea": "48.16",
    "expectedRate": "4822.53",
    "percentage": "20"
  },
  "saleableArea": {
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"area": "622.08",
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"expectedRate": "4018.78",
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"_id": "673f0b04572e264e5215570f",
"property": "Flat",
"area": "432",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "2500000",
"expectedRate": "5787.04",
"builtUpExpectedRate": "4822.53",
"image": "cases/673f0831d1078a4ea7f802da/
indicator_1732184640668_Image.png",
"squareMeter": "40.13",
"id": "847628"
},
{
"carpetArea": {
"area": "412.00",
"squareMeterArea": "38.28",
"expectedRate": "6310.68",
"percentage": ""
},
"builtUpArea": {
"area": "494.40",
"squareMeterArea": "45.93",
"expectedRate": "5258.90",
"percentage": "20"
},
"saleableArea": {
"area": "593.28",
"squareMeterArea": "55.12",
"expectedRate": "4382.42",
"percentage": "20"
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"printlnReport": true,
"_id": "673f0b04572e264e52155710",
"property": "Flat",
"area": "412",
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"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "2600000",
"expectedRate": "6310.68",
"builtUpExpectedRate": "5258.90",
"image": "cases/673f0831d1078a4ea7f802da/
indicator_1732184694710_Image.png",
"squareMeter": "38.28",
"id": "799082"
}
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"externalImages": [
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"type": "EXTERNAL_IMAGES",
"status": false,
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Balcony	13'1"	4'8"	61.06
Kitchen	9'8"	8'8"	83.78
Bedroom	14'1"	10'1"	142.01
Toilet	6'4"	3'2"	20.06
Bathroom	5'4"	5'4"	28.44
Living Room	13'1"	9'8"	126.47
Other Composition :			