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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sagar",
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    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
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  "remark": "Temp",
  "status": true
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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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  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
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"firstName": "Rushikesh",
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"lastName": "Pingle",
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"siteEngineer": {
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"firstName": "Swapnnil",
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"designation": "",
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"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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  "label": true
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  "value": "Nashik",
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "suburb",
  "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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  "fittings": {
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "populationGroupList": {
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    "label": "Urban"
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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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  "asPerActualAgreement": {
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    "south": "Building",
    "east": "Road"
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  "asPerDocumentAgreement": {
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    "west": "Plot No. 7 & 8",
    "south": "Plot No. 60",
    "east": "9 M. Wide Colony Road"
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      "east": "Marginal Space",
      "south": "Staircase, Passage & Flat No. 7",
      "west": "Flat No. 5"
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      "east": "Marginal Space of the Building",
      "south": "Staircase, Passage & Flat No. 7",
      "west": "Flat No. 5"
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    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses"
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    "taxies": {
      "title": "Taxies"
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Digitally Sanctioned by Rajendra Vinayak Aher, issued by Nashik Municipal Corporation.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "30700.00",
  "squareFeetGuideLineRate": "2852.00"
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"igrFinalRate": {
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  "depreciationPercentage": "94",
  "rate": "2717.00",
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  "squareMeterGuideLineRate": "29248.00"
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  "propertyOccupiedByList": {
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    "label": "Proposed Purchaser"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not Provided",
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  "taxAmount": "Details not Provided",
  "electricityServiceConnectionNo": "Details not Provided",
  "meterCardHolderName": "Details not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "as pr NMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
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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": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered CAr Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
  },
  "planningArea": {
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  "typeOfStructure": {
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceIssues": {
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  "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",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "696.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1732618016871_Image.png",
    "routeLat": "19.975759",
    "routeLng": "73.795517",
    "stationName": "Nashik Road",
    "routeDistance": "7.4 KM",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "name": "yyy3uv",
    "image": "cases/67459f6dd1078a4ea7fa876a/
routeMap_1732618174416_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
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"totalpotentialValueRate": "0",
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"othersRate": "200000",
"totalothersRate": "200000",
"finaltotal": "3100000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
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"purchaseValueDocument": {
  "documentType": {
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    "label": "Notarized Agreement for Sale"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1732615782234_Hsnen_shaikh_vikri_kararnama.pdf",
  "path": "cases/67459f6dd1078a4ea7fa876a/
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  "id": "763719",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Nov 26 2024 10:14:05 GMT+0000 (Coordinated Universal Time)",
  "documentDate": "21/10/2024",
  "amount": "2500000",
  "from": {
    "value": "Owner",
    "label": "Owner"
  },
  "Owner": "Javed Ibrahim Bardoliya & Farzana Javed Bardoliya",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Hsnen Abbas Shaikh"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Nov 26 2024 12:06:43 GMT+0000 (Coordinated Universal Time)",
  "number": "2309208",
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"dayCount": "14",
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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  "internalPlastering": {
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    "floorsCompleted": "",
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "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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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "1907040.00",
  "selectedBuildUpValue": "696.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "_id": "67459fd1e077c54e532966de",
    }
  ]
}
```

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}
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"selfieWithSiteVisitImages": [
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    "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144946_WhatsApp_Image_20241125_at_32924_PM_1.jpeg",
    "orientation": "landscape"
}
],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [
{
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    "_id": "67459fd1e077c54e532966d4",
    "name":
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    "path": "cases/67459f6dd1078a4ea7fa876a/
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    "orientation": "landscape"
},
{
    "status": false,
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externallmg_1732616144749_WhatsApp_Image_20241125_at_32922_PM.jpeg",
    "orientation": "landscape"
},
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    "status": false,
    "_id": "67459fd1e077c54e532966da",
    "name":
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    "path": "cases/67459f6dd1078a4ea7fa876a/
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    "status": false,
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    "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144967_WhatsApp_Image_20241125_at_32924_PM_2.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67459fd1e077c54e532966dd",
    "name":
"externallmg_1732616144972_WhatsApp_Image_20241125_at_32924_PM.jpeg",
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externallmg_1732616144972_WhatsApp_Image_20241125_at_32924_PM.jpeg",
    "orientation": "landscape"
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"compositionImages": [],
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"indicatorRange": {
  "carpetRateRange": {
    "min": "4741.00",
    "max": "6623.00"
  },
  "builtUpRateRange": {
    "min": "3951.00",
    "max": "5519.00"
  },
  "saleableRateRange": {
    "min": "3293.00",
    "max": "4600.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  }
},
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"wardrobes": {
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  "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",
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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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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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"potentialValue": {
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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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"totalValues": {
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  "quantity": "",
  "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,
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"COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "580.00",
"empanelmentNo": [
  "ZO :MZ:ADV:46:941\t"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67459f6dd1078a4ea7fa876a",
"ownerName": "Javed Ibrahim Bardoliya & Farzana Javed Bardoliya",
"ownerPhoneNo": "8975569860",
"fullAddress": "Residential Flat No. 6, 2nd Floor, Chand Residency Apartment, Near
Masjid-E-Hasan, Khode Nagar, Plot No. 17, Tirumla Nagar, Hussani Bagh, Taluka -
Nashik, District - Nashik, Nashik, 422214, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "21/10/2024",
      "amount": "2500000",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Javed Ibrahim Bardoliya & Farzana Javed Bardoliya",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
],
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    "purchaser": "Hsnen Abbas Shaikh"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/67459f6dd1078a4ea7fa876a/
document_1732615782234_Hsnen_shaikh_vikri_kararnama.pdf",
  "id": "763719",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Nov 26 2024 10:14:05 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Digitally Sanctioned by Rajendra Vinayak Aher,"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732615910826_hsnen_shaikh__building_plan.pdf",
  "path": "cases/67459f6dd1078a4ea7fa876a/
document_1732615910826_hsnen_shaikh__building_plan.pdf",
  "id": "851361",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Nov 26 2024 10:14:05 GMT+0000 (Coordinated Universal Time)"
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{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/07/2019",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    }
  }
}
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    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMC/TDP/Wadala/OC/0677/2020"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732615988829_236308.pdf",
  "path": "cases/67459f6dd1078a4ea7fa876a/
document_1732615988829_236308.pdf",
  "id": "887902",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Nov 26 2024 10:14:05 GMT+0000 (Coordinated Universal Time)"
}
],
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  "label": "Retail"
},
"caseNumber": "012605",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
  {
    "id": "655487",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 10:14:05 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Javed Ibrahim Bardoliya & Farzana Javed Bardoliya",
    "phone": "8975569860",
    "ownershipShare": "",
    "email": "",
    "id": "796046"
  }
],
"proposePurchasers": [
  {
    "name": "Hsnen Abbas Shaikh"
  }
],
"siteInspection": [],
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"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "53.88",
    "totalAreaDocument": "580",
    "docBultupPercentage": "20",
    "docFinalBultUp": "696.00",
    "docFinalBultUpSquareMeter": "64.66",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "152786"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "887.50",
      "squareMeterArea": "82.45",
      "expectedRate": "5408.45",
      "percentage": ""
    },
    "bultUpArea": {
      "area": "1065.00",
      "squareMeterArea": "98.94",
      "expectedRate": "4507.04",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1278.00",
      "squareMeterArea": "118.73",
      "expectedRate": "3755.87",
      "percentage": "20"
    }
  },
]
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"printlnReport": true,
"_id": "6745a2e4d1078a4ea7fa8efa",
"property": "Flat",
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"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "4800000",
"expectedRate": "5408.45",
"builtUpExpectedRate": "4800000",
"image": "cases/67459f6dd1078a4ea7fa876a/
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"squareMeter": "98.94",
"id": "760122"
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{
  "carpetArea": {
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    "squareMeterArea": "98.48",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "1272.00",
    "squareMeterArea": "118.17",
    "expectedRate": "5518.87",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1526.40",
    "squareMeterArea": "141.81",
    "expectedRate": "4599.06",
    "percentage": "20"
  },
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  "area": "1060",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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```
"source": "magic_bricks",
"expectedPrice": "7020000",
"expectedRate": "6622.64",
"builtUpExpectedRate": "5518.87",
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indicator_1732616594180_Image.png",
"squareMeter": "98.48",
"id": "241941"
},
{
"carpetArea": {
"area": "675.00",
"squareMeterArea": "62.71",
"expectedRate": "4740.74",
"percentage": ""
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"builtUpArea": {
"area": "810.00",
"squareMeterArea": "75.25",
"expectedRate": "3950.62",
"percentage": "20"
},
"saleableArea": {
"area": "972.00",
"squareMeterArea": "90.30",
"expectedRate": "3292.18",
"percentage": "20"
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"printlnReport": true,
"_id": "6745a2e4d1078a4ea7fa8efc",
"property": "Flat",
"area": "810",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "3200000",
"expectedRate": "4740.74",
"builtUpExpectedRate": "3200000",
"image": "cases/67459f6dd1078a4ea7fa876a/
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"squareMeter": "75.25",
"id": "744233"
}
}
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    "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144291_WhatsApp_Image_20241125_at_32916_PM.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67459fd1e077c54e532966d2",
    "name":
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    "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144320_WhatsApp_Image_20241125_at_32917_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67459fd1e077c54e532966d3",
    "name":
"externallmg_1732616144350_WhatsApp_Image_20241125_at_32918_PM.jpeg",
    "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144350_WhatsApp_Image_20241125_at_32918_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67459fd1e077c54e532966d4",
    "name":
"externallmg_1732616144414_WhatsApp_Image_20241125_at_32921_PM.jpeg",
    "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144414_WhatsApp_Image_20241125_at_32921_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67459fd1e077c54e532966d5",
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    "name":
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  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67459fd1e077c54e532966d6",
  "name":
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  "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144743_WhatsApp_Image_20241125_at_32922_PM_2.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "67459fd1e077c54e532966d7",
  "name":
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  "path": "cases/67459f6dd1078a4ea7fa876a/
externallmg_1732616144749_WhatsApp_Image_20241125_at_32922_PM.jpeg",
  "orientation": "landscape"
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Composition :

Other

Composition :
