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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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    },
    "firstName": "Santosh",
    "type": "CREDITOFFICER",
    "_id": "66740af524f3ba1343e75841",
    "email": "brmgr1180@mahabank.com",
    "lastName": "Sonawane",
    "mobileNo": "",
    "workMobileNo": "9960988477"
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  "fees": {
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"organization": {
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  "name": "Nashik Branch",
  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
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  "type": "BANK",
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  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "alternateMobileNo": "",
  "email": "brmgr1180@mahabank.com",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
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"shortName": "RV",
"workWithDocumentMaker": "",
"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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},
"siteEngineer": {
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"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
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"designation": "Site Engg",
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      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
      "designation": "CMD",
      "registrationNo": [
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            "label": "Wealth Tax"
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      "dateTime": "2024-11-28",
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    "key": "country",
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    "label": true
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  "key": "plotNo",
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  "key": "buildingName",
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  "label": false
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  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "897/ 1/ 2/ 4",
  "label": true
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  "value": "",
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    "label": "R. C. C. Slab"
  },
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"label": "Vitrified Tile Flooring"
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"windows": {
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  "label": "Wooden frame openable widow with M. S. Grill"
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"fixtures": {
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  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
}
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "east": "Survey No. 897/ 1"
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    "south": "Building Marginal Space",
    "west": "Flat No. 30"
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  "asPerDocument": {
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    "east": "Building Marginal Space",
    "south": "Building Marginal Space",
    "west": "Flat No. 30"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Occupancy Certificate No. B3/ 9539/ 5539/ 12 Dated.10.02.2012 issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "4140",
  "depreciatedBuildingRate": "1640"
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  "rate": "34000",
  "landRate": "14350",
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  "squareMeterGuideLineRate": "30600.00",
  "squareFeetGuideLineRate": "2843.00"
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"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "88",
  "rate": "2662.00",
  "squareFeetGuideLineRate": "2662.00",
  "squareMeterGuideLineRate": "28650.00"
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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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  "monthlyRent": "N.A",
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"assessmentNo": "Details Not Provided",
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"meterCardHolderName": "Details Not Provided",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "constructionWorkStatus": {
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    "label": "Completed"
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"month": "1",
"year": "2012",
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"label": "Normal"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"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": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "2",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "547.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"areaAsPer": "Area as per Transfer Deed"
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"routeMap": {
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routeMap_1732796959655_Image.png",
    "routeLat": "19.955663",
    "routeLng": "73.771918",
    "stationName": "Nashik Road",
    "routeDistance": "10.9",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
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  "showLocation": {
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    "finallatLng": true
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  "locationMapImg": [
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      "name": "xd31pg",
      "image": "cases/67485c05d1078a4ea7fc3139/
routeMap_1732796922347_Image.png"
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"finaltotal": "2264580.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "2264580.00",
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    "label": "Transfer Deed"
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  "path": "cases/67485c05d1078a4ea7fc3139/
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  "id": "384485",
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  "amount": "1550000",
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    "label": "Seller"
  }
}
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    },
    "Seller": "Shri. Shankar Baburao Gaware & Sau. Cchaya Shankar Gaware",
    "to": {
      "value": "buyer",
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    },
    "buyer": "Shri. Haribhau Namdev Lakhe & Sau. Deepali Haribhau Lakhe"
  }
},
"outward": {
  "status": false,
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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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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"label": "External Brick Work",
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  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"internalPainting": {
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  "isHideFloor": false,
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"status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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},
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      "path": "cases/67485c05d1078a4ea7fc3139/
externallmg_1732795597345_WhatsApp_Image_20241128_at_14120_PM_1.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
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      "orientation": "landscape"
    },
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      "_id": "67485ccfd1078a4ea7fc329e",
      "name": "Living Room",
      "path": "cases/67485c05d1078a4ea7fc3139/
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      "orientation": "portrait"
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}
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/67485c05d1078a4ea7fc3139/
externallmg_1732795598464_WhatsApp_Image_20241128_at_14123_PM_1.jpeg",
    "orientation": "portrait"
  }
]
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  "builtUpRateRange": {
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    "max": "5035.00"
  },
  "saleableRateRange": {
    "min": "3293.00",
    "max": "4196.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": 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",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Shri. Haribhau Namdev Lakhe & Sau. Deepali Haribhau Lakhe",
"ownerPhoneNo": "7709956078",
"fullAddress": "Residential Flat No. 33, 2nd Floor, Wing - B, Aditi Park Co-op. Housing
Society Ltd. Nashik, Behind Mahadev Petroleum, Dnyaneshwar Nagar, Plot No.
4+5+6+7+8+9, Wadala - Pathardi Road, Village - Nashik, Taluka - Nashik, District -
Nashik, Nashik, PIN Code - 422 009, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
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      "label": "Transfer Deed"
    },
    "inputs": {
      "documentDate": "24/11/2022",
      "amount": "1550000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Shri. Shankar Baburao Gaware & Sau. Cchaya Shankar Gaware",
      "to": {
```

```
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Haribhau Namdev Lakhe & Sau. Deepali Haribhau Lakhe"
},
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document_1732795144986_Haribhau_Lakhe.pdf",
"id": "384485",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Thu Nov 28 2024 12:03:17 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "10/02/2012",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Nashik/ B3/ 9539/ 5539/ 12"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1732795296826_Lakhe_building_plan.pdf",
"path": "cases/67485c05d1078a4ea7fc3139/
document_1732795296826_Lakhe_building_plan.pdf",
"id": "560377",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Thu Nov 28 2024 12:03:17 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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"documentDate": "10/02/2012",
"nameOfApprovingAuthority": {
  "value": "Nashik_Municipal_Corporation",
  "label": "Nashik Municipal Corporation"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "Javak No. NRV/ B3/ 9539/ 5539"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1732795339786_Haribhau_Lakhe.pdf",
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"id": "102412",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Thu Nov 28 2024 12:03:17 GMT+0000 (Coordinated Universal Time)"
}
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  "label": "Retail"
},
"caseNumber": "012670",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "446257",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 28 2024 12:03:17 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Haribhau Namdev Lakhe & Sau. Deepali Haribhau Lakhe",
    "phone": "7709956078",
    "ownershipShare": "",
    "email": "",
    "id": "741385"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"composition": [  
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      "label": "Square Feet"  
    },  
    "id": "7",  
    "name": "Living Room",  
    "length": "9.67",  
    "length1": "9",  
    "length2": "8",  
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    "width2": "1",  
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    "images": [],  
    "finalArea": "107.14",  
    "extraAreas": []  
  },  
  {  
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      "label": "Square Feet"  
    },  
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    "name": "Kitchen",  
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    "length1": "10",  
    "length2": "8",  
    "width": "8.67",  
    "width1": "8",  
    "width2": "8",  
    "totalArea": "92.44",  
    "images": [],  
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    "extraAreas": []  
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  {  
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      "label": "Square Feet"  
    },  
    "id": "7",  
    "name": "Bedroom",  
    "length": "10.67",  
    "length1": "10",
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"length2": "8",
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"width1": "8",
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"images": [],
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"extraAreas": []
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    "label": "Square Feet"
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  "name": "WC",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "24.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.25",
  "width1": "4",
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  "totalArea": "31.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.17"
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  "value": "Square_Feet",
  "label": "Square Feet"
},
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"name": "Balcony",
"length": "9.67",
"length1": "9",
"length2": "8",
"width": "3.17",
"width1": "3",
"width2": "2",
"totalArea": "30.61",
"images": [],
"extraAreas": [],
"finalArea": "30.61"
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
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  "width2": "4",
  "totalArea": "33.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.78"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Passage",
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  "length1": "5",
  "length2": "4",
  "width": "4.33",
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}
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"externalReport": [],
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{
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    "label": "Transfer Deed"
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "50.82",
  "totalAreaDocument": "547",
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  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "226208"
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],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "675.00",
    "squareMeterArea": "62.71",
    "expectedRate": "4740.74",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "810.00",
    "squareMeterArea": "75.25",
    "expectedRate": "3950.62",
    "percentage": "20"
  }
}
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},
"saleableArea": {
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  "squareMeterArea": "90.30",
  "expectedRate": "3292.18",
  "percentage": "20"
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"printlnReport": true,
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"areaType": "Built_Up",
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"expectedPrice": "3200000",
"expectedRate": "4740.74",
"builtUpExpectedRate": "3200000",
"image": "cases/67485c05d1078a4ea7fc3139/
indicator_1732795748238_Image.png",
"squareMeter": "75.25",
"id": "616924"
},
{
  "carpetArea": {
    "area": "496.53",
    "squareMeterArea": "46.13",
    "expectedRate": "6041.93",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "595.83",
    "squareMeterArea": "55.35",
    "expectedRate": "5034.99",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "715.00",
    "squareMeterArea": "66.43",
    "expectedRate": "4195.80",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67485ddb077c54e532b8469",
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"property": "Flat",
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"areaType": "Saleable",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "3000000",
"expectedRate": "4195.804195804196",
"builtUpExpectedRate": "5034.99",
"image": "cases/67485c05d1078a4ea7fc3139/
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"squareMeter": "66.43",
"id": "400879"
}
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"orientation": "landscape"
},
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"status": false,
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"name":
"externallmg_1732795597464_WhatsApp_Image_20241128_at_14120_PM_2.jpeg",
"path": "cases/67485c05d1078a4ea7fc3139/
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"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "67485ccfd1078a4ea7fc329f",
"name":
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"path": "cases/67485c05d1078a4ea7fc3139/
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    "orientation": "landscape"
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	9'8"	11'1"	107.14
Kitchen	10'8"	8'8"	92.44
Bedroom	10'8"	8'8"	92.44
WC	7'4"	3'4"	24.44
Toilet	7'4"	4'3"	31.17
Balcony	9'8"	3'2"	30.61
Passage	6'4"	5'4"	33.78
Passage	5'4"	4'4"	23.11
Other Composition :			