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{
  "typeOfReport": {
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    "label": "Non SARFAESI"
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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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"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",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
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  "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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  "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": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"shortName": "RUP",
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"siteEngineer": {
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"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
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"designation": "Site Engg",
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"email": "vinita.surve@vastukala.org",
"lastName": "Surve",
"mobileNo": "9820652818",
"designation": "",
"shortName": "V",
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{
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"_id": "60af80072ffdf65bcd658651",
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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    {
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      "dateTime": "2024-12-15",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "key": "village",
  "value": "Ozar",
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  "label": true
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  "value": "Nashik",
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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"label": false
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"key": "suburb",
"value": "",
"label": false
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"label": "R. C. C. Slab"
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"doors": {
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"windows": {
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"fittings": {
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"label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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    "label": "Joint Ownership"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Ozar Municipal Council"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Road",
    "east": "Road"
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  "asPerDocumentAgreement": {
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    "west": "CTS No. 1955 & Road",
    "south": "Road",
    "east": "Road "
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  "unitBoundaries": {
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      "south": "Side Margin",
      "west": "Side Margin"
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  }
}
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      "east": "Staircase & Lift",
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      "west": "Side Margin"
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  "whichTheLocalityIsServed": {
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    "taxies": {
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. 186/1/2013 Dated 16.07.2013 issued by Gram Panchayat Ozar.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
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"igrRate": {
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"squareMeterGuideLineRate": "25600.00",
"squareFeetGuideLineRate": "2378.00"
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"igrFinalRate": {
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  "depreciationPercentage": "92",
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  "squareFeetGuideLineRate": "2211.00",
  "squareMeterGuideLineRate": "23799.00"
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  "propertyOccupiedByList": {
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  "taxAmount": "NA",
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  "meterCardHolderName": "NA",
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  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "NA"
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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": "Yes",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "year": "2016",
    "fullDate": "1/1/2016"
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  "planningArea": {
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  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "0.00"
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"routeMap": {
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routeMap_1734352163509_Image.png",
    "routeLat": "20.092994",
    "routeLng": "73.928598",
    "stationName": "Nashik Road",
    "routeDistance": "21.2 KM",
    "routeStation": {
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      "label": "Railway Station"
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  }
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    0
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    "image": "cases/676009b22d0531ee4cba8c63/
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  }
]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "3424720.00",
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"bookValue": "0",
"finalValue": "3224720.00",
"purchaseValueDocument": {
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    "label": "Notarized Agreement for Sale"
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  },
  "Developers": "M/s. Delse Estate",
  "to": {
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    "label": "purchaser"
  },
  "purchaser": "Shri. Rohan Sunil Hote & Shri. Darshana Rohan Hote"
},
"outward": {
  "status": true,
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  "date": "Tue Dec 17 2024 06:36:34 GMT+0000 (Coordinated Universal Time)",
  "number": "2309622",
  "dayCount": "5",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "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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  "externalPlastering": {
    "label": "External Plastering",
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
}
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "932.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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  ],
}
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    "orientation": "portrait"
  }
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"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [
  {
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    "orientation": "portrait"
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    "name":
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    "path": "cases/676009b22d0531ee4cba8c63/
externallmg_1734348452729_WhatsApp_Image_20241214_at_62100_PM_2.jpeg",
    "orientation": "portrait"
  },
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    "_id": "67600ea52d0531ee4cba9678",
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    "orientation": "portrait"
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    "name":
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externallmg_1734348452684_WhatsApp_Image_20241214_at_62059_PM.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67600ea52d0531ee4cba9679",
    "name":
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    "path": "cases/676009b22d0531ee4cba8c63/
externallmg_1734348452782_WhatsApp_Image_20241214_at_62101_PM_2.jpeg",
    "orientation": "portrait"
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],
"compositionImages": [],
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "3593.00",
    "max": "4594.00"
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  "builtUpRateRange": {
    "min": "2994.00",
    "max": "3829.00"
  },
  "saleableRateRange": {
    "min": "2495.00",
    "max": "3191.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": false
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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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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"extraCollapsibleGates": {
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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",
  "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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  "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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"createCase": "false",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "932.00",
"empanelmentNo": [
  "ZO :MZ:ADV:46:941\t"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Delse Estate",
"ownerPhoneNo": "9637157432",
"fullAddress": "Residential Flat No. 404, 4th Floor, Delse Murlidhar, Tanaji Chowk,
Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik,
422207, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "05/09/2024",
      "amount": "3000000",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Delse Estate",
      "to": {
        "value": "purchaser",
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```
    "label": "purchaser"
  },
  "purchaser": "Shri. Rohan Sunil Hote & Shri. Darshana Rohan Hote"
},
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document_1734348039047_New_Doc_12122024_1229.pdf",
"id": "186644",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Mon Dec 16 2024 11:24:04 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "16/07/2013",
    "nameOfApprovingAuthority": {
      "value": "Ozar_Grampanchayat",
      "label": "Ozar Grampanchayat"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "186/1/2013"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1734348129436_New_Doc_12122024_1228.pdf",
  "path": "cases/676009b22d0531ee4cba8c63/
document_1734348129436_New_Doc_12122024_1228.pdf",
  "id": "421397",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Mon Dec 16 2024 11:24:04 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/07/2013",
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"nameOfApprovingAuthority": {
  "value": "Ozar_Grampanchayat",
  "label": "Ozar Grampanchayat"
},
"number": {
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  "label": "No"
},
"No": "Javak Number. / 186/1/2013 "
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/676009b22d0531ee4cba8c63/
document_1734348180716_New_Doc_12122024_1230.pdf",
"id": "883147",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Mon Dec 16 2024 11:24:04 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/06/2016",
    "nameOfApprovingAuthority": {
      "value": "Ozar_Grampanchayat",
      "label": "Ozar Grampanchayat"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No. / 342 / 2016"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/676009b22d0531ee4cba8c63/
document_1734348217583_New_Doc_12122024_1230.pdf",
"id": "693198",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Mon Dec 16 2024 11:24:04 GMT+0000 (Coordinated Universal Time)"
}
],
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "013093",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
  {
    "id": "156090",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 16 2024 11:06:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Delse Estate",
    "phone": "9637157432",
    "ownershipShare": "",
    "email": "",
    "id": "180570"
  }
],
"proposePurchasers": [
  {
    "name": "Rohan Sunil Hote & Shri. Darshana Rohan Hote"
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "86.59",
  "totalAreaDocument": "932",
  "docBuiltpPercentage": ""
]
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"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "837917"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "608.33",
"squareMeterArea": "56.52",
"expectedRate": "4191.80",
"percentage": ""
},
"builtUpArea": {
"area": "730.00",
"squareMeterArea": "67.82",
"expectedRate": "3493.15",
"percentage": "20"
},
"saleableArea": {
"area": "876.00",
"squareMeterArea": "81.38",
"expectedRate": "2910.96",
"percentage": "20"
},
"printlnReport": true,
"_id": "676017688502a1ee459669c5",
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"area": "730",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "2550000",
"expectedRate": "4191.80",
"builtUpExpectedRate": "2550000",
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},
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    "squareMeterArea": "89.19",
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    "percentage": ""
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  "builtUpArea": {
    "area": "1152.00",
    "squareMeterArea": "107.02",
    "expectedRate": "3828.13",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1382.40",
    "squareMeterArea": "128.43",
    "expectedRate": "3190.10",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "676017688502a1ee459669c6",
  "property": "Row House",
  "area": "960",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4410000",
  "expectedRate": "4593.75",
  "builtUpExpectedRate": "3828.13",
  "image": "cases/676009b22d0531ee4cba8c63/
indicator_1734350542848_Image.png",
  "squareMeter": "89.19",
  "id": "644881"
},
{
  "carpetArea": {
    "area": "654.17",
    "squareMeterArea": "60.77",
    "expectedRate": "3592.34",
    "percentage": ""
  },
  "builtUpArea": {
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"area": "785.00",
"squareMeterArea": "72.93",
"expectedRate": "2993.63",
"percentage": "20"
},
"saleableArea": {
"area": "942.00",
"squareMeterArea": "87.51",
"expectedRate": "2494.69",
"percentage": "20"
},
"printlnReport": true,
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"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "2350000",
"expectedRate": "3592.34",
"builtUpExpectedRate": "2350000",
"image": "cases/676009b22d0531ee4cba8c63/
indicator_1734350579661_Image.png",
"squareMeter": "72.93",
"id": "440082"
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{
"carpetArea": {
"area": "733.33",
"squareMeterArea": "68.13",
"expectedRate": "4227.29",
"percentage": ""
},
"builtUpArea": {
"area": "880.00",
"squareMeterArea": "81.75",
"expectedRate": "3522.73",
"percentage": "20"
},
"saleableArea": {
"area": "1056.00",
"squareMeterArea": "98.11",
"expectedRate": "2935.61",
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```
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "676017688502a1ee459669c8",
  "property": "Flat",
  "area": "880",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "3100000",
  "expectedRate": "4227.29",
  "builtUpExpectedRate": "3100000",
  "image": "cases/676009b22d0531ee4cba8c63/
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  "squareMeter": "81.75",
  "id": "333521"
}
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    "status": false,
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    "name":
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    "path": "cases/676009b22d0531ee4cba8c63/
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "_id": "67600ea52d0531ee4cba9670",
    "name":
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    "path": "cases/676009b22d0531ee4cba8c63/
externallmg_1734348452512_WhatsApp_Image_20241214_at_62058_PM_2.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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