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  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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"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",
  "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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"propertyType": {
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  "value": "Residential"
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"zone": {
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"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
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"shortName": "RUP",
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"lastName": "Phadol",
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"type": "EMPLOYEE",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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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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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
  "value": "",
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  "key": "plotNo",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "key": "SRO",
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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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  "windows": {
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "south": "Building",
    "east": "Building"
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  "asPerDocumentAgreement": {
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    "west": "18 M. DP Road",
    "south": "Plot No. 5",
    "east": "Open Space"
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  "unitBoundaries": {
    "asPerActual": {
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      "east": "Staircase",
      "south": "Flat No. 5A",
      "west": "Marginal Space & Road"
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    "west": "18 M. Road"
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of True Copy Building Plan No. NMC II / LND / BP
Dated 21.04.2005 issued by Executive Engineer Town Planning, Nashik Municipal
Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "510",
  "depreciatedCostOfConstruction": "3290.00",
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"squareFeetGuideLineRate": "2330.00"
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"igrFinalRate": {
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  "depreciationPercentage": "83",
  "rate": "2052.00",
  "squareFeetGuideLineRate": "2052.00",
  "squareMeterGuideLineRate": "22087.00"
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    "label": "Residential Purpose"
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    "label": "Owner Occupied"
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  "monthlyRent": "3500",
  "assessmentNo": "",
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  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "as per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Average"
},
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  "marketabilityList": {
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    "label": "Average"
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  "negativeFactorsOfAffectMarketValue": "NA"
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"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
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"pavementLaid": {
"value": "Yes",
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"carParking": "Yes",
"constructionWorkStatus": {
"value": "Completed",
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
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"month": "1",
"year": "2007",
"fullDate": "1/1/2007"
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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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"label": "Good"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
},
"groundStilt": {
  "value": "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": "43",
"ageOfBuilding": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "5",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1734528168157_Image.png",
    "routeLat": "19.973002",
    "routeLng": "73.849162",
    "stationName": "Nashik Road",
    "routeDistance": "4.2 KM",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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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",
  "totalkitchenArrangementsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "1645000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "status": false
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  "fullBuildingRcc": {
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  "internalBrickWork": {
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  "status": false
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  "label": "Window",
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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"internalPainting": {
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  "status": false
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"externalPainting": {
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"label": "External Painting",
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"electrificationPlumbingSanitaryInstallation": {
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"floorsCompleted": "",
"percentage": "0.00",
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},
"liftInstallation": {
"label": "Lift Installation",
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},
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"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"label": "External Development & Final Finishing",
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"isHideFloor": true,
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"selectedBuildUpValue": "500.00",
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      "orientation": "landscape"
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  "parkingImages": [],
  "societyNameBoardImage": [
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    "orientation": "landscape"
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"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "min": "3376.00",
    "max": "4616.00"
  }
}
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},
"saleableRateRange": {
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  "max": "3847.00"
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    "status": true,
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}
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  "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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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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  "ZO :MZ:ADV:46:941\t"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"ownerName": "Deepak Manohar Waghmare & Sau. Manisha Deepak Waghmare",
"ownerPhoneNo": "9890583051",
"fullAddress": "Residential Flat No. 5, 3rd Floor, Saiichha Complex, Near MSEDCL
Sub Station Panchak, Sri Ram Nagar, Plot No. 4, Canal Road, Village - Panchak,
Taluka - Nashik, District - Nashik, Nashik, 422201, State - Maharashtra, India",
"remark": "",
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"value": "60ae1269aa6d152c1801b389",
"label": "Deed of Apartment"
},
"inputs": {
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  "amount": "1200000",
  "from": {
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    "label": "Seller"
  },
  "Seller": "Shri. Manohar Babulal Paithankar",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Deepak Manohar Waghmare & Sau. Manisha Deepak Waghmare"
},
"isHardCopy": false,
"displayStatus": true,
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document_1734526446756_New_Doc_12162024_1520.pdf",
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"createdAt": "Wed Dec 18 2024 12:57:17 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Approved Building Plan"
  },
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "True Copy - NMC II / LND / BP "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "341927",
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document_1734526509251_Manohar_Waghmare_building_plan.pdf",
"fileName": "document_1734526509251_Manohar_Waghmare_building_plan.pdf"
},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Javak Number / Nagarrachana / Nashik Road / 008443"
  },
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  "displayStatus": false,
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  "uploadedBy": "63f9ed37ce84bf289ba991ac",
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 18 2024 12:57:17 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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  "name": "Deepak Manohar Waghmare & Sau. Manisha Deepak Waghmare",
  "phone": "9890583051",
  "ownershipShare": "",
  "email": "",
  "id": "381958"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Deed of Apartment"
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      "label": "Square Feet"
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    "squareMeterArea": "46.45",
    "totalAreaDocument": "500",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
    "id": "219570"
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    "builtUpArea": {
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"expectedRate": "3375.60",
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  "squareMeterArea": "116.05",
  "expectedRate": "2813.00",
  "percentage": "20"
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"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "3514000",
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"builtUpExpectedRate": "3514000",
"image": "cases/6762c6ad1f06b62faf35f385/indicator_1734526902697_Image.png",
"squareMeter": "96.71",
"id": "277755"
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{
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    "squareMeterArea": "119.23",
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    "percentage": ""
  },
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    "squareMeterArea": "143.07",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "171.68",
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}
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"floor": "",
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"expectedPrice": "5400000",
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"builtUpExpectedRate": "5400000",
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"id": "169657"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "103.57",
    "expectedRate": "4189.09",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "124.28",
    "expectedRate": "3490.91",
    "percentage": "20"
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  "areaType": "Carpet",
  "floor": "",
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"expectedPrice": "4670000",
"expectedRate": "5026.91",
"builtUpExpectedRate": "4189.09",
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"squareMeter": "86.31",
"id": "527538"
},
{
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    "squareMeterArea": "50.32",
    "expectedRate": "5538.43",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "60.39",
    "expectedRate": "4615.38",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "72.46",
    "expectedRate": "3846.15",
    "percentage": "20"
  },
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "3000000",
  "expectedRate": "5538.43",
  "builtUpExpectedRate": "3000000",
  "image": "cases/6762c6ad1f06b62faf35f385/indicator_1734526979367_Image.png",
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    "path": "cases/6762c6ad1f06b62faf35f385/
externallmg_1734526816509_WhatsApp_Image_20241216_at_53232_PM.jpeg",
    "orientation": "landscape"
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  {
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    "path": "cases/6762c6ad1f06b62faf35f385/
externallmg_1734526816573_WhatsApp_Image_20241216_at_53233_PM.jpeg",
    "orientation": "landscape"
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    "path": "cases/6762c6ad1f06b62faf35f385/
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Other			
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