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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sagar",
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    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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"organization": {
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  "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": "",
  "mobileNo": "02225140903",
  "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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"assetsClass": {
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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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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
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"siteEngineer": {
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"firstName": "Swapnnil",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "key": "street1",
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  "label": false
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  "name": "Street 2",
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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"key": "CTSNo",
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  "value": "405",
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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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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  "label": "Cement Plastering"
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"general": {
  "ownership": {
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    "label": "sole ownership"
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    "label": "Upper Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Ozar Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Bungalow",
    "west": "Bungalow & Open Plot C",
    "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": "Flat No. 404",
    "west": "Side Margin"
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    "east": "Flat No. 406",
    "south": "Flat No. 404",
    "west": "Side Margin"
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},
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  "buses": {
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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\n16.07.2013 issued by Gram Panchayat Ozar.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "3660",

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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",
  "rate": "2211.00",
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  "squareMeterGuideLineRate": "23799.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
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  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "As per Ozar Gram Panchayat Norms",
  "floorSpaceIndex": "NA",
  "tenantName": "",
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
"negativeFactorsOfAffectMarketValue": "NA "
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  "partitions": {
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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": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"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": "951.97",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Notarized Agreement for Sale"
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"routeMapImg": "cases/6765430731b0132fc58318b5/
routeMap_1734690943693_Image.png",
"routeLat": "20.092949",
"routeLng": "73.928557",
"stationName": "Nashik Road",
"routeDistance": "21.2 KM",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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    "name": "82ughv",
    "image": "cases/6765430731b0132fc58318b5/
routeMap_1734690887379_Image.png"
  }
]
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"valuation": {
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    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "interiorDecorationsQty": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3484320.00",
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"realizableValuePercentage": "95",
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"finalValue": "3484320.00",
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  "id": "450153",
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  "Developers": "M/s. Dels Estate",
  "to": {
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  "purchaser": "Sau. Swity Babalu Thapa"
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  "status": false
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"status": false
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"workCompleted": {
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"floorsCompleted": "",
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"isHideFloor": true,
"status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "path": "cases/6765430731b0132fc58318b5/
externallmg_1734689593419_WhatsApp_Image_20241220_at_23924_PM_2.jpeg",
    "orientation": "landscape"
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    "max": "4650.00"
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  "builtUpRateRange": {
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    "max": "3875.00"
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  "saleableRateRange": {
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    "max": "3230.00"
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  "isEditable": true
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  "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,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "951.97",
"empanelmentNo": [
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"isAdvanceInvoice": false,
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"ownerPhoneNo": "9021337843",
"fullAddress": "Residential Flat No. 405, 4th Floor, Dels Murlidhar, Tanaji Chowk, Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, 422207, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "amount": "3141600",
      "from": {
        "value": "Developers",
        "label": "Developers"
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      "Developers": "M/s. Dels Estate",
      "to": {
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        "label": "purchaser"
      },
      "purchaser": "Sau. Swity Babalu Thapa"
    },
    "isHardCopy": false,
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    "id": "450153",
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  },
  {
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      "label": "Building Completion Certificate"
    },
    "inputs": {
      "documentDate": "04/06/2016",
      "nameOfApprovingAuthority": {
        "value": "Ozar_Grampanchayat",
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    "label": "Ozar Grampanchayat"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak No. / 342 / 2016"
},
"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1734689480285_Adobe_Scan_2_Dec_2024_1.pdf"
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  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/07/2013",
    "nameOfApprovingAuthority": {
      "value": "Ozar_Grampanchayat",
      "label": "Ozar Grampanchayat"
    },
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak Number. / 186/1/2013"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1734689508307_Adobe_Scan_2_Dec_2024_1.pdf",
"path": "cases/6765430731b0132fc58318b5/
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"id": "767398",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Dec 20 2024 10:12:23 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
}
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"inputs": {
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  },
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    "value": "No",
    "label": "No"
  },
  "No": "186/1/2013 "
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"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Dec 20 2024 10:12:23 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
},
"caseNumber": "013235",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
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    "id": "468400",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 20 2024 10:12:23 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Dels Estate",
    "phone": "9021337843",
    "ownershipShare": "",
    "email": "",
    "id": "981731"
  }
],
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"proposePurchasers": [
  {
    "name": "Sau. Swity Babalu Thapa"
  }
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"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "474572",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "951.97",
    "squareMeterArea": "88.44",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBultupPercentage": "",
    "docSaleablePercentage": "20",
    "docFinalSaleable": "1142.364",
    "docFinalSaleableSquareMeter": "106.128"
  }
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"indicatorArr": [
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      "squareMeterArea": "56.52",
      "expectedRate": "4191.80",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "730.00",
      "squareMeterArea": "67.82",
      "expectedRate": "3493.15",
      "percentage": "20"
    }
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"saleableArea": {
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  "squareMeterArea": "81.38",
  "expectedRate": "2910.96",
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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",
"image": "cases/6765430731b0132fc58318b5/
indicator_1734689737899_Image.png",
"squareMeter": "67.82",
"id": "783682"
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{
  "carpetArea": {
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    "squareMeterArea": "92.90",
    "expectedRate": "4410.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "111.48",
    "expectedRate": "3675.00",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "133.78",
    "expectedRate": "3062.50",
    "percentage": "20"
  },
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  "_id": "676546bb1f06b62faf37434b",
  "property": "Flat",
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"area": "1200",
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"expectedPrice": "4410000",
"expectedRate": "4410.00",
"builtUpExpectedRate": "4410000",
"image": "cases/6765430731b0132fc58318b5/
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"id": "963445"
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"carpetArea": {
"area": "654.17",
"squareMeterArea": "60.77",
"expectedRate": "3592.34",
"percentage": ""
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"area": "785.00",
"squareMeterArea": "72.93",
"expectedRate": "2993.63",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "87.51",
"expectedRate": "2494.69",
"percentage": "20"
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"saleablePercentage": "20",
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"floor": "",
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"expectedPrice": "2350000",
"expectedRate": "3592.34",
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"builtUpExpectedRate": "2350000",
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"id": "191741"
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    "squareMeterArea": "61.94",
    "expectedRate": "4649.98",
    "percentage": ""
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    "squareMeterArea": "74.32",
    "expectedRate": "3875.00",
    "percentage": "20"
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  "saleableArea": {
    "area": "960.00",
    "squareMeterArea": "89.19",
    "expectedRate": "3229.17",
    "percentage": "20"
  },
  "printInReport": true,
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  "area": "800",
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "3100000",
  "expectedRate": "4649.98",
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