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{
  "typeOfReport": {
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  "creditOfficer": {
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    },
    "firstName": "Manish ",
    "type": "CREDITOFFICER",
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    "lastName": "Kumar",
    "mobileNo": "",
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    "email": ""
  },
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"organization": {
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  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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  "type": "BANK",
  "name": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RLP Nashik\t",
  "branchCode": "",
  "mobileNo": "02532571977\t",
  "alternateMobileNo": "",
  "email": "ulpnasik@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Union Loanpoint Nashiik,\nNawandar Sankul Racca Colony, Near Soni
Paithani, Sharanpur road Nashik-02"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"role": "FRONTDESK",
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"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
"workWithDocumentMaker": "",
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"designation": "",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
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        "label": "Wealth Tax"
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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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      "title": {
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  "label": true
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  "value": "Nashik",
  "label": false
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  "label": false
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  "label": false
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  "label": true
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  "label": false
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    "label": "Proposed RCC SLab"
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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},
"populationGroupList": {
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  "label": "Urban"
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  "label": "Nashik Municipal Corporation "
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  "south": "Plot No. 10",
  "east": "Colony Road"
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    "east": "Flat No. 401",
    "south": "Staircase & Flat No. 403",
    "west": "Marginal Space & Adjacent Survey No. 882"
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  "asPerDocument": {
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    "east": "Flat No. 401",
    "south": "Staircase & Flat No. 403",
    "west": "Marginal Space & Adjacent Survey No. 882"
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  "taxies": {

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  "privateCars": {
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Commencement Certificate No. A4/ BP/ 19/ 2024 dated.17.05.2024 issued by
Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"extraDetailOfBuilding": "",
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  "compositions": []
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  "salvageValue": "",
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  "squareFeetGuideLineRate": "3540.00"
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"igrFinalRate": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "5000",
  "assessmentNo": "Building is under construction",
  "taxPaidHolderName": "Building is under construction",
  "taxAmount": "Building is under construction",
  "electricityServiceConnectionNo": "Building is under construction",
  "meterCardHolderName": "Building is under construction",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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"value": "Yes",
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"carParking": "Proposed Yes",
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  "label": "Plain Looking"
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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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": {
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  "label": "R.C.C. Foundation"
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Proposed, Yes"
},
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  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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"maintenancelssues": {
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  "label": "Yes"
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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"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "496.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLat": "19.967825",
    "routeLng": "73.773615",
    "stationName": "Nashik Road",
    "routeDistance": "9.3",
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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  "finallatLng": false
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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    "id": "761716",
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    "Developers": "M/s. Girna Enterprzies Pvt. Ltd",
    "to": {
      "value": "buyer",
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    "buyer": "Shri. Alex Vincent Dsouza & Sau. Perpetual Alex Dsouza",
    "number": {
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      "label": "No"
    },
    "No": "13294/ 2024"
  }
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
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  "floorsCompleted": "1",
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "isHideFloor": false,
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  "status": true
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  "floorsCompleted": "",
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      "orientation": "landscape"
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  "selfieWithSiteVisitImages": [
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    "orientation": "landscape"
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"compositionImages": []
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  },
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    "max": "5053.00"
  },
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    "max": "4211.00"
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  "showcases": {
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Shri. Alex Vincent Dsouza & Sau. Perpetual Alex Dsouza",
"ownerPhoneNo": "8459582357",
"fullAddress": "Residential Flat No. 404, 4th Floor, Shri Sarswati Apartment Co - Op.
Housing Society Ltd. Nashik, Near Baby Steps Preschool, Rajiv Nagar, Plot No. 11+12,
off Rane Nagar - Indira Nagar Link Road, Taluka - Nashik, District - Nashik, Nashik,
PIN Code - 422 009, State - Maharashtra, Country - India",
"remark": "",
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    },
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      "documentDate": "09/12/2024",
      "amount": "2000000",
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      "Developers": "M/s. Girna Enterprizes Pvt. Ltd",
      "to": {
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        "label": "buyer"
      },
      "buyer": "Shri. Alex Vincent Dsouza & Sau. Perpetual Alex Dsouza",
      "number": {
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      "No": "13294/ 2024"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ A4/ 19/ 2024"
  },
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  "displayStatus": false,
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      "label": "Nashik Municipal Corporation"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
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  }
],
"owners": [
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    "phone": "8459582357",
    "ownershipShare": "",
    "email": "",
    "id": "281052"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    }
  }
]
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    "label": "Agreement for sale"
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  "selectAreaTypeDocument": "Carpet",
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  "totalAreaDocument": "414",
  "docBUILTUPPercentage": "20",
  "docFinalBUILTUP": "496.80",
  "docFinalBUILTUPSquareMeter": "46.15",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "921890"
}
],
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      "squareMeterArea": "77.11",
      "expectedRate": "4337.35",
      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "92.53",
      "expectedRate": "3614.46",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "111.04",
      "expectedRate": "3012.05",
      "percentage": "20"
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    "printlnReport": true,
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    "property": "Flat",
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"areaType": "Carpet",
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"expectedRate": "4337.35",
"builtUpExpectedRate": "3614.46",
"image": "cases/6777730d82ea0d50e1006664/
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"id": "640419"
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{
"carpetArea": {
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"squareMeterArea": "61.29",
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"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "73.55",
"expectedRate": "5052.61",
"percentage": "20"
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"saleableArea": {
"area": "950.00",
"squareMeterArea": "88.26",
"expectedRate": "4210.53",
"percentage": "20"
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"property": "Flat",
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"expectedRate": "4210.526315789473",
"builtUpExpectedRate": "5052.61",
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  "orientation": "landscape"
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Other
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