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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "toAssess": {
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    },
    "firstName": "shell",
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    "_id": "64425b2d629ac20845e9f4c1",
    "lastName": "shell",
    "mobileNo": "",
    "workMobileNo": "0000000000",
    "email": "12me@me.com"
  },
  "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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RACC Nashik Branch",
  "branchCode": "",
  "mobileNo": "02225923555",
  "alternateMobileNo": "",
  "email": "testjagdish.bhatt@vastukala.org",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RBO.2, The Wave Building Opposite Shell Petrol Pump, First Floor,
Pathardi Road Nashik.422010,\n\nState – Maharashtra, Country – India."
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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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  "firstName": "Rishidatt",
  "email": "rishiyadav44444@gamil.com",
  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "shortName": "RV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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},
"siteEngineer": {
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  "_id": "63f9f4adce84bf289ba9956e",
  "role": "FRONTDESK + ENGINEER",
  "firstName": "Swapnnil",
  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
  "mobileNo": "8237116625",
  "designation": "",
  "shortName": "SW",
  "workWithDocumentMaker": "",
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  "lastName": "Yadav",
  "mobileNo": "9404341081",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "number": "AM161706-3"
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"fatherName": "Baburao"
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  "label": "BANK"
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  ],
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      "dateTime": "2025-01-08",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2025-01-07",
      "remark": "MANUAL_IN_TASK"
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  "underConstruction": false
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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"value": "Behind Mehar Dham Bus Stop, Near Patil Bungalows, Ashwamegh Nagar",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": false
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  "label": true
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  "key": "SRO",
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  "key": "policeStation",
  "value": "",
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  "value": "PIN Code - 422 004",
  "label": false
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  "value": "",
  "label": false
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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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},
"townplanApprovedByList": {
"value": "Nashik_Municipal_Corporation_",
"label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
"north": "Road",
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"east": "Bungalow"
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"asPerDocumentAgreement": {
"north": "9.00 Mtr. Colony Road",
"west": "Plot No. 15",
"south": "Adj. S. No. 248 Part",
"east": "Plot No. 13"
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"unitBoundaries": {
"asPerActual": {
"north": "Marginal Space & Road",
"east": "Flat No. 03",
"south": "Staircase",
"west": "Marginal Space"
},
"asPerDocument": {
"north": "Colony Road & Building Marginal Space",
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    "south": "Staircase ",
    "west": "Building Marginal Space"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "True Copy of Approved Building Plan Occupancy Certificate No. C-2/ 10237/ 4211 dated.01.12.2011 issued by Assistant Director Town Planning, Nashik Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
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  "depreciatedBuildingRate": "1580"
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"squareFeetGuideLineRate": "2780.00"
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"igrFinalRate": {
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  "depreciationPercentage": "86",
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  "squareMeterGuideLineRate": "26940.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
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  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "Na",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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},
"pavementLaid": {
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"carParking": "Covered Car Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
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"year": "2011",
"fullDate": "1/1/2011"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
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"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"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "14",
"totalLifeBuilding": "60",
"estimatedAge": "46",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": "3"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed of Apartment"
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  "routeMapDetail": {
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    "routeLat": "20.040380",
    "routeLng": "73.788541",
    "stationName": "Nashik Road",
    "routeDistance": "15.1",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finalValue": "1969000.00",
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  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "Seller": "Shri. Hiranman Amruta Dalvi",
  "to": {
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    "label": "buyer"
  },
  "buyer": "Shri. Sandeep Devidas Bhavsar & Amurta Sandip Bhavsar"
},
"bookValue": "0"
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"outward": {
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},
"rateVerify": {
  "status": false
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"underConstruction": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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},
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  "label": "RCC Plinth",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "External Brick Work",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "550.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/677e3a64a601c2a7ab986654/
externallmg_1736325831196_WhatsApp_Image_20250108_at_124012.jpeg",
      "orientation": "landscape"
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  "selfieWithSiteVisitImages": [],
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  "societyNameBoardImage": [],
  "compositionImages": [
    {
      "status": false,
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    "_id": "677e3ac7a601c2a7ab986796",
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    "name": "Living Room",
    "path": "cases/677e3a64a601c2a7ab986654/
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    "name": "Living Room",
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    "orientation": "landscape"
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    "orientation": "landscape"
  },
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    "name": "Living Room",
    "path": "cases/677e3a64a601c2a7ab986654/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/677e3a64a601c2a7ab986654/
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    "orientation": "landscape"
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}
```

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  "name": "Living Room",
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  "orientation": "landscape"
},
{
  "status": false,
  "_id": "677e3ac7a601c2a7ab98679c",
  "name": "Living Room",
  "path": "cases/677e3a64a601c2a7ab986654/
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  "orientation": "landscape"
},
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  "name": "Living Room",
  "path": "cases/677e3a64a601c2a7ab986654/
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  "orientation": "landscape"
}
]
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "5300.00"
  },
  "builtUpRateRange": {
    "min": "3850.00",
    "max": "4416.00"
  },
  "saleableRateRange": {
    "min": "3209.00",
    "max": "3680.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"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
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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,
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"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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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "550.00",
"empanelmentNo": [
  "NZO /CR/22-23/39"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri. Sandeep Devidas Bhavsar & Amurta Sandip Bhavsar",
"ownerPhoneNo": "9822162709",
"fullAddress": "Residential Flat No. 02, 1st Floor, Dhanlaxmi Apartment, Behind Mehar
Dham Bus Stop, Near Patil Bunglows, Ashwamegh Nagar, Plot No. 14, Off Peth Road,
Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 004, State
- Maharashtra, Country -India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1269aa6d152c1801b389",
      "label": "Deed of Apartment"
    },
    "inputs": {
      "documentDate": "29/03/2023",
      "amount": "1375000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Shri. Hiranman Amruta Dalvi",
    }
  }
]
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"to": {
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  "label": "buyer"
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},
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"displayStatus": false,
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document_1736325526123_Adobe_Scan_8_Jan_2025.pdf",
"fileName": "document_1736325526123_Adobe_Scan_8_Jan_2025.pdf",
"id": "336020",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Jan 08 2025 08:42:12 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "01/12/2011",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "C-2/ 10237/ 4211"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1736325606740_Book_8_Jan_2025.pdf",
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document_1736325606740_Book_8_Jan_2025.pdf",
"id": "813077",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Jan 08 2025 08:42:12 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Occupancy Certificate"
  },
}
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"inputs": {
  "documentDate": "01/12/2011",
  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak No/ NRV/ Panchavati/ 10237/ 4211"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1736325714362_Book_8_Jan_2025.pdf",
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document_1736325714362_Book_8_Jan_2025.pdf",
"id": "607399",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Jan 08 2025 08:42:12 GMT+0000 (Coordinated Universal Time)"
}
],
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  "label": "Retail"
},
"caseNumber": "013561",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "154594",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 08 2025 08:42:12 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Sandeep Devidas Bhavsar & Amurta Sandip Bhavsar",
    "phone": "9822162709",
    "ownershipShare": "",
    "email": "",
    "id": "169402"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "777174",
    "name": "Living Room",
    "length": "10.08",
    "length1": "10",
    "length2": "1",
    "width": "15.08",
    "width1": "15",
    "width2": "1",
    "totalArea": "152.09",
    "images": [],
    "extraAreas": [],
    "finalArea": "152.09"
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "10.08",
    "length1": "10",
    "length2": "1",
    "width": "10.08",
    "width1": "10",
    "width2": "1",
    "totalArea": "101.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "101.67"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Kitchen",
    "length": "8.83",
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"length1": "8",
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"width1": "10",
"width2": "1",
"totalArea": "89.07",
"images": [],
"extraAreas": [],
"finalArea": "89.07"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "34.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.03"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "12.93",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.93"
},
}
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "47.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "47.06"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1269aa6d152c1801b389",
      "label": "Deed of Apartment"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "51.10",
    "totalAreaDocument": "550",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "906070"
  },
  {
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      "value": "60ae1269aa6d152c1801b389",
      "label": "Deed of Apartment"
    }
  }
]
```



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},
"docMeasurementType": {
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  "label": "Square Feet"
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"id": "436704",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "423",
"squareMeterArea": "39.3",
"docFinalBuiltUp": "507.6",
"docFinalBuiltUpSquareMeter": "47.16",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "20",
"docFinalSaleable": "609.12",
"docFinalSaleableSquareMeter": "56.592"
}
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
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      "squareMeterArea": "80.44",
      "expectedRate": "4619.84",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1039.00",
      "squareMeterArea": "96.53",
      "expectedRate": "3849.86",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1246.80",
      "squareMeterArea": "115.83",
      "expectedRate": "3208.21",
      "percentage": "20"
    }
  },
  "printlnReport": true,
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  "property": "Flat",
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
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"floor": "",
"source": "Housing.Com",
"expectedPrice": "4000000",
"expectedRate": "4619.84",
"builtUpExpectedRate": "4000000",
"image": "cases/677e3a64a601c2a7ab986654/
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"squareMeter": "96.53",
"id": "586177"
},
{
"carpetArea": {
"area": "905.83",
"squareMeterArea": "84.15",
"expectedRate": "5299.01",
"percentage": ""
},
"builtUpArea": {
"area": "1087.00",
"squareMeterArea": "100.99",
"expectedRate": "4415.82",
"percentage": "20"
},
"saleableArea": {
"area": "1304.40",
"squareMeterArea": "121.18",
"expectedRate": "3679.85",
"percentage": "20"
},
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"property": "Flat",
"area": "1087",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4800000",
"expectedRate": "5299.01",
"builtUpExpectedRate": "4800000",
"image": "cases/677e3a64a601c2a7ab986654/
indicator_1736326676058_Image.png",
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"id": "713451"
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}
],
"externalImages": [
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"externallmg_1736325827809_WhatsApp_Image_20250108_at_124003.jpeg",
    "path": "cases/677e3a64a601c2a7ab986654/
externallmg_1736325827809_WhatsApp_Image_20250108_at_124003.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	10'1"	15'1"	152.09
Bedroom	10'1"	10'1"	101.67
Kitchen	8'10"	10'1"	89.07
WC	8'4"	4'1"	34.03
Bathroom	4'1"	3'2"	12.93
Balcony	10'1"	4'8"	47.06
Other Composition :			