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{
  "typeOfReport": {
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  "toAssess": {
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    "firstName": "Shreekant ",
    "type": "CREDITOFFICER",
    "_id": "6410712a319ffa48baa5407a",
    "lastName": "patil",
    "mobileNo": "",
    "workMobileNo": "9712282388",
    "email": "ambadnasik@unionbankofindia.bank"
  },
  "fees": {
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  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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"client": {
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  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Ambad Branch, Nashik",
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  "fax": "",
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  "sendStructuralCertificate": "0",
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Bhadrapada Nasik\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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"zone": {
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  "role": "FRONTDESK",
  "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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  "firstName": "Swapnnil",
  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
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  "designation": "",
  "shortName": "SW",
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  "lastName": "Yadav",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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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": {
        "value": "Wealth_Tax",
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    "key": "country",
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    "value": "Makhmalabad",
    "label": true
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    "status": true,
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"value": "Nashik",
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  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Nashik",
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  "key": "plotNo",
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  "label": true
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Rutica Heights",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Mehar Dham Bus Stop, Shridhar Colony",
  "label": false
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "label": true
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  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  }
}
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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 "
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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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"east": "30.00 Mtrs DP Road"
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"south": "Marginal Space",
"west": "Lobby & Staircase"
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},
"taxies": {
"title": "Taxies"
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"auto": {
"title": "Auto"
},
"privateCars": {
"title": "Private Cars"
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"extraDetailOfProperty": "",
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Commencement Certificate No. C1/ 127/ 2022 dated.29.06.2022 issued by Executive
Engineer Town Planning Nashik Municipal Corporation",
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "40000",
  "landRate": "17000",
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  "squareMeterGuideLineRate": "42000.00",
  "squareFeetGuideLineRate": "3902.00"
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"igrFinalRate": {
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  "rate": "40000.00",
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  "squareFeetGuideLineRate": "3902.00"
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  "propertyTypeOfUseList": {
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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"monthlyRent": "N.A",
"assessmentNo": "Details not provided",
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"meterCardHolderName": "Details not provided",
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"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "R. C. C. Slab"
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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": "Covered Car Parking",
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"date": "1",
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"fullDate": "1/1/2024"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "0",
"label": "No"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
"area": "970.20",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1736483680457_Image.png",
    "routeLat": "20.039250",
    "routeLng": "73.794036",
    "stationName": "Nashik Road",
    "routeDistance": "14.4",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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routeMap_1736483630869_Image.png"
  }
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5115600.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "5115600.00",
"purchaseValueDocument": {
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    "label": "Notarized Agreement for Sale"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1736413031375_Dipali_Kashid.pdf",
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  "Developers": "M/s. Rutica Infra LLP ",
  "to": {
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    "label": "buyer"
  },
  "buyer": "Mrs. Dipali Sandip kashid"
}
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
  },
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    "status": false
  },
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  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
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  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"reportImages": {
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      "path": "cases/677f91ffb80a2bf436064ec9/
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "orientation": "landscape"
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      "orientation": "landscape"
    },
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      "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
    "_id": "67809d0cfd83f582c75316f6",
    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
    "_id": "67809d0cfd83f582c75316f4",
    "name": "Living Room",
    "path": "cases/677f91ffb80a2bf436064ec9/
externallmg_1736482058239_WhatsApp_Image_20250109_at_105021.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67809d0cfd83f582c75316fb",
    "name": "Living Room",
    "path": "cases/677f91ffb80a2bf436064ec9/
externallmg_1736482058798_WhatsApp_Image_20250109_at_105025_1.jpeg",
    "orientation": "landscape"
  },
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    "name": "Living Room",
    "path": "cases/677f91ffb80a2bf436064ec9/
externallmg_1736482059757_WhatsApp_Image_20250109_at_105028.jpeg",
    "orientation": "landscape"
  },
  {

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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/677f91ffb80a2bf436064ec9/
externallmg_1736482059462_WhatsApp_Image_20250109_at_105027.jpeg",
    "orientation": "landscape"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "5374.00",
    "max": "6291.00"
  },
  "builtUpRateRange": {
    "min": "4478.00",
    "max": "5242.00"
  },
  "saleableRateRange": {
    "min": "3732.00",
    "max": "4369.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": false
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
}
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "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",
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"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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"value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Rutica Infra LLP",
"ownerPhoneNo": "9923361352",
"fullAddress": "Residential Flat No. 610, 6th Floor, Building No 1, Rutica Heights, Near
Mehtar Dham Bus Stop, Shridhar Colony, Plot No. 1/ 2/ A + 1/ 2/ B, off Peth Road,
Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 004,
State - Maharashtra, Country -India",
"remark": "",
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    },
    "inputs": {
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      "amount": "3787500",
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        "label": "Developers"
      },
      "Developers": "M/s. Rutica Infra LLP ",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Mrs. Dipali Sandip kashid"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "285130",
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ C2/ 173/ 2021"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "622870",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Thu Jan 09 2025 09:08:15 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "30/01/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51600049069"
  },
}
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"createdAt": "Thu Jan 09 2025 09:08:15 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "C2/ 127/ 2022"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1736481922463_Dipali_Kashid_building_plan_1.pdf",
"path": "cases/677f91ffb80a2bf436064ec9/
document_1736481922463_Dipali_Kashid_building_plan_1.pdf",
"id": "100209",
"uploadedBy": "647ed1960ab64c23c9cf71d",
"createdAt": "Fri Jan 10 2025 04:06:19 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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    "label": "No"
  },
  "No": "Building Proposal Number - 216188"
},
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"displayStatus": false,
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"document_1736481976848_COMPLETION_CERTIFICATE_RUTIKA_HEIGHTS.pdf",
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  "id": "731912",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Fri Jan 10 2025 04:06:19 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
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    "id": "824329",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 09 2025 09:08:15 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Rutica Infra LLP",
    "phone": "",
    "ownershipShare": "",
    "email": "",
    "id": "716708"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Dipali Sandip kashid",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
]
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    "length": "17.08",
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    "finalArea": "172.26"
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      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "12.08",
    "length1": "12",
    "length2": "1",
    "width": "10.08",
    "width1": "10",
    "width2": "1",
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    "images": [],
    "extraAreas": [],
    "finalArea": "121.84"
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  {
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      "label": "Square Feet"
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    "id": "2",
    "name": "Bedroom",
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"length": "10.08",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
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  "width1": "10",
  "width2": "1",
  "totalArea": "121.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.84"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "14.08",
  "length1": "14",
  "length2": "1",
  "width": "8.08",
  "width1": "8",
  "width2": "1",
  "totalArea": "113.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "113.84"
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},
{
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "8.25",
  "length1": "8",
  "length2": "3",
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  "width1": "4",
  "width2": "3",
  "totalArea": "35.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.06"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "35.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.42"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
  "length": "14.08",
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"width1": "5",
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"images": [],
"extraAreas": [],
"finalArea": "75.11"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
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  "width1": "4",
  "width2": "3",
  "totalArea": "14.52",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.52"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "6.08",
  "width1": "6",
  "width2": "1",
  "totalArea": "61.34",
  "images": [],
  "finalArea": "61.34",
  "extraAreas": []
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{
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  "label": "Square Feet"
},
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"name": "Balcony",
"length": "9.42",
"length1": "9",
"length2": "5",
"width": "4.42",
"width1": "4",
"width2": "5",
"totalArea": "41.59",
"images": [],
"extraAreas": [],
"finalArea": "41.59"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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Bedroom	12'1"	10'1"	121.84
Bedroom	10'1"	10'1"	101.67
Bedroom	12'1"	10'1"	121.84
Kitchen	14'1"	8'1"	113.84
Toilet	8'3"	4'3"	35.06
Toilet	8'4"	4'3"	35.42
Passage	14'1"	5'4"	75.11
Passage	3'5"	4'3"	14.52
Balcony	10'1"	6'1"	61.34
Balcony	9'5"	4'5"	41.59
Other Composition :			