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{
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    "RVDSValues": true,
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "firstName": "SHARAD ",
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    "_id": "6526757a703d7c40db9ab381",
    "lastName": "SANAP",
    "mobileNo": "",
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    "email": "sbi.10518@sbi.co.in"
  },
  "fees": {
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  "name": "Nashik Branch",
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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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Nashik ",
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  "mobileNo": "02532501640",
  "alternateMobileNo": "",
  "address": "1st Floor,Patel Plaza ,N.D.Patel Road,Opp BSNL,Landmark Seawoods
Navratna Hotel Nashik-422001",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "647ed1960ab64c23c9fcf71d",
  "role": "FRONTDESK",
  "firstName": "Rishidatt",
  "email": "rishiyadav44444@gamil.com",
  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "shortName": "RV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_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",
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  "designation": "",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "number": "IBBI/RV/07/2018/10366"
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    ],
  },

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  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
}
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  "label": "BANK"
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      "remark": ""
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  ],
  "visitedDate": [
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      "dateTime": "2025-01-10",
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Nashik",
  "label": true
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  "label": true
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"plotNo": {
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "602",
  "label": false
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  }
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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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      "label": "Joint Ownership"
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      "value": "MiddleClass",
      "label": "Middle Class"
    },
    "populationGroupList": {
      "value": "Urban",
      "label": "Urban"
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    "townplanApprovedByList": {
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      "label": "Nashik Municipal Corporation "
    },
    "whetherCoveredUnderAnyState": {
      "value": "No",
      "label": "No"
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      "west": "9.00 Mtrs Road & Open Space & Row House Area of Rutica Residency
(Building No. 2)",
      "south": "S. No. 32/ 7+8+9 Part",
      "east": "30.00 Mtrs DP Road"
    },
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      "west": "9.00 Mtrs Road & Open Space & Row House Area of Rutica Residency
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"unitBoundaries": {
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    "south": "Marginal Space",
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  "asPerDocument": {
    "north": "Flat No. 603",
    "east": "Passage & Duct & Flat No. 601",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying Commencement Certificate No. C1/ 127/ 2022 dated.29.06.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "compositions": []
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"compositeRate": {
  "remark": "",
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"depreciationPercentage": "",
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  "rate": "40000",
  "landRate": "17000",
  "igrImage": "cases/678605fd290edae64f169724/igr_1736482600291_Image.png",
  "squareMeterGuideLineRate": "42000.00",
  "squareFeetGuideLineRate": "3902.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "40000.00",
  "squareMeterGuideLineRate": "42000.00",
  "squareFeetGuideLineRate": "3902.00"
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"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not provided",
  "taxPaidHolderName": "Details not provided",
  "taxAmount": "Details not provided",
  "electricityServiceConnectionNo": "Details not provided",
  "meterCardHolderName": "Details not provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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"marketabilityList": {
  "value": "Good",
  "label": "Good"
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"negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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    "label": "Residential cum Commercial"
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  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  }
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "value": "0",
  "label": "No"
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"value": "0",
"label": "No"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
"value": "0",
"label": "No"
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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": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
"area": "805.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/678605fd290edae64f169724/
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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  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
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"locationMapImg": [
  {
    "id": "r8sm4r",
    "name": "r8sm4r",
    "image": "cases/678605fd290edae64f169724/
routeMap_1736483630869_Image.png"
  }
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},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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    "label": "Agreement for sale"
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  "path": "cases/678605fd290edae64f169724/document_1736837228088_ATS.pdf",
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  "Developers": "M/s. Rutica Infra LLP",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Mr. Rahul Anandrao Shivade & Mrs. Monali Rahul Shivade",
  "number": {
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    "label": "No"
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"underConstruction": {
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    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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externallmg_1736482059757_WhatsApp_Image_20250109_at_105028.jpeg",
      "orientation": "landscape"
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  ],
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  "societyNameBoardImage": [],
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    "name": "Living Room",
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
  },
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    "status": false,
    "_id": "67860c54601c90e6961ff07a",
    "name": "Living Room",
    "path": "cases/678605fd290edae64f169724/
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    "orientation": "landscape"
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  {

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  "builtUpRateRange": {
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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",
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"ownerName": "Mr. Rahul Anandrao Shivade & Mrs. Monali Rahul Shivade",
"ownerPhoneNo": "9890596711",
"fullAddress": "Residential Flat No. 602, 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, India",
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
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        "label": "No"
      },
      "No": "P51600049069"
    },
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  }
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    "label": "Nashik Municipal Corporation"
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  "number": {
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    "label": "No"
  },
  "No": "C2/ 127/ 2022"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Building Proposal Number - 216188"
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  "path": "cases/678605fd290edae64f169724/
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  "id": "731912",
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    "label": "Agreement for sale"
  },
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    "amount": "3300000",
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      "value": "Developers",
      "label": "Developers"
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    "Developers": "M/s. Rutica Infra LLP",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Mr. Rahul Anandrao Shivade & Mrs. Monali Rahul Shivade",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "11196/ 2023"
  },
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  "displayStatus": true,
  "id": "445792",
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  "fileName": "document_1736837228088_ATS.pdf"
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
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  "No": "LND/ BP/ C2/ 127/ 2022"
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document_1736837581363_213271.pdf",
"id": "349879",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Jan 14 2025 06:53:37 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": "Mr. Rahul Anandrao Shivade & Mrs. Monali Rahul Shivade",
    "phone": "9890596711",
    "ownershipShare": "",
    "email": "",
    "id": "118243"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Dipali Sandip kashid",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
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"siteInspection": [],
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    "width2": "1",  
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    "extraAreas": []  
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    "width1": "10",  
    "width2": "1",  
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    "name": "Bedroom",  
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"length2": "1",
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  "images": [],
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  "finalArea": "113.84"
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    "label": "Square Feet"
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  "totalArea": "35.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.06"
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"name": "Toilet",
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"width2": "3",
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"images": [],
"extraAreas": [],
"finalArea": "35.42"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "14.08",
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  "length2": "1",
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  "width1": "5",
  "width2": "4",
  "totalArea": "75.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "75.11"
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    "label": "Square Feet"
  },
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  "name": "Passage",
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  "length2": "5",
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  "width2": "5",
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"externalReport": [],
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      "label": "Agreement for sale"
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "68.01",
    "totalAreaDocument": "732",
    "docBuiltpupPercentage": "10",
    "docFinalBUILTUp": "805.20",
    "docFinalBUILTUpSquareMeter": "74.81",
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    "carpetArea": {
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      "expectedRate": "5373.13",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "74.69",
      "expectedRate": "4477.61",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "89.63",
      "expectedRate": "3731.34",
      "percentage": "20"
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```

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"carpetArea": {
"area": "310.00",
"squareMeterArea": "28.80",
"expectedRate": "6290.32",
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"builtUpArea": {
"area": "372.00",
"squareMeterArea": "34.56",
"expectedRate": "5241.94",
"percentage": "20"
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"expectedRate": "6290.32",
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```
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```



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    "path": "cases/678605fd290edae64f169724/
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    "size": "9105417",
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      "label": "Final PDF Report"
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    "_id": "5f2bdee67813470eb443deb4",
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    "gstNo": "18AABCT3518Q1ZZ",
    "panNo": "ABCDE1234A",
    "email": "vastukalamumbai@vastukala.com",
    "phone": "9819670183",
    "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
    "shortName": "VCIPL",
    "type": "ORGANIZATION",
    "city": "Mumbai",
    "ownerEmail": "umang@vastukala.org",
    "ownerName": "Umang Patel"
  },
  "_id": "60ae124daa6d152c1801b307",
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    "documentDate": true,
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    "amount": false,
    "nameOfApprovingAuthority": false,
    "number": false,
    "remarks": true,
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  },
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  "updatedAt": "2023-06-20T10:17:50.158Z",
  "__v": 0,
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    "path": "cases/678605fd290edae64f169724/processingDocuments/1736837886285_Rahul.xlsx",
    "size": "480634",
    "createdAt": "Tue Jan 14 2025 06:58:06 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "63f9ed37ce84bf289ba991ac"
  },
  {
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    "filename": "1736838758045_SBI__Mr_Rahul_Anandrao_Shivade__Mrs_Monali_Rahul_Shivade.pdf",
    "path": "cases/678605fd290edae64f169724/processingDocuments/1736838758045_SBI__Mr_Rahul_Anandrao_Shivade__Mrs_Monali_Rahul_Shivade.pdf",
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  }
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      "role": "FRONTDESK",
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  }
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    "createdAt": "2025-01-10T05:52:10.148Z"
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"contactPersonName": "Mr. Rahul Anandrao Shivade",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mrs. Dipali Sandip kashid",
"purchaseValueAsPerDocument": "",
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"reald": "",
"siteVisitContactNo": "9890596711",
"buildingServicesRate": "2000",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 732.00",
"flatRate": "5800",
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    "value": "Independent_Building"
  },
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  "mall": false
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2 Balcony",
"carpetTotal": "752.48",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"toBeAdded": "",
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Universal Time)",
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
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  }
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"refCaselId": "677f91ffb80a2bf436064ec9"
}

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Name	Length	Width	Total
Composition :			
Living Room	15'1"	10'1"	152.09
Bedroom	12'1"	10'1"	121.84
Bedroom	10'1"	10'1"	101.67
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 :
