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{
  "typeOfReport": {
    "value": "Shop",
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "64cb41230faf29427aca2c65",
    "lastName": "Ghuge",
    "mobileNo": "9921059822",
    "workMobileNo": "9921059822",
    "email": "Ghoti.Pune@bankofindia.co.in"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
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"organization": {
  "_id": "643a5bee108b68389ed736e5",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64cb41230faf29427aca2c63",
  "name": "Ghoti Branch",
  "branchCode": "0801",
  "mobileNo": "02553-220538",
  "alternateMobileNo": "02553-20505",
  "email": "Ghoti.Pune@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "P.B.No.6, Old Mumbai Agra Road, \nGhoti Taluka Igatpuri\nMaharashtra
\nPincode: 422402"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"zone": {
  "_id": "63fc92f7ce84bf289baa53f9",
  "zoneName": "Nashik Zone"
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"staff": {
  "pickupPerson": {
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  "role": "FRONTDESK",
  "firstName": "Rushikesh",
  "email": "rushingle2201@gmail.com",
  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "shortName": "RUP",
  "workWithDocumentMaker": "",
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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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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"valuers": [
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    "valuersRegistrationNumber": [
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        "value": "AM161706-3",
        "label": "Chartered Engineer"
      }
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
  "registrationNo": [
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        "label": "IBBI"
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
  {

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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
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  "longitude": "73.78072654531528"
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"siteVisit": {
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  "schedule": [
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      "remark": ""
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-04",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "Single_Unit",
  "label": "Single Unit"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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"status": true,
"name": "Village",
"key": "village",
"value": "Pathardi-1",
"label": true
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"floorNo": {
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  "key": "floorNo",
  "value": "Ground",
  "label": false
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"buildingNo": {
  "status": false,
  "name": "Building No",
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  "label": true
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  "status": true,
  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Nashik",
  "label": false
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  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
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"label": true
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  "label": true
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  "key": "buildingName",
  "value": "Gajra Nandanvan",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Pathardi Phata",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Near Hotel The Mango Farm, Pathardi-Vadner Dumala Road",
  "label": false
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"wing": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": " 4/1/2/4/2",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "value": "20",
  "label": false
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  "label": true
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  "label": false
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  "value": "",
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "name": "Gut No.",
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"label": true
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  "value": "422010",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "MS_Rolling_Shutter",
    "label": "MS Rolling Shutter"
  },
  "windows": {
    "value": "N.A.",
    "label": "N.A."
  },
  "fittings": {
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    "label": "Concealed Electrical Wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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"general": {
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"ownership": {
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  "label": "Sole Ownership"
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  "label": "Upper Class"
},
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Nashik_Municipal_Corporation_",
  "label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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  "north": "S. No . 4 (P)",
  "west": "S. No . 4 (P)",
  "south": "Open Space, MSEB Space and Amenity Space",
  "east": "15 mts D P Road"
},
"asPerDocumentAgreement": {
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  "west": "S. No . 4 (P)",
  "south": "Open Space, MSEB Space and Amenity Space",
  "east": "15 mts D P Road"
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"unitBoundaries": {
  "asPerActual": {
    "north": "By Shop No.19",
    "east": "By Marginal Space & 15 M. Wide DP Road",
    "south": "By Shop No.21",
    "west": "By Lobby"
  },
  "asPerDocument": {
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    "east": "By Marginal Space & 15 M. Wide DP Road",
    "south": "By Shop No.21",
    "west": "By Lobby"
  },
  "isDisplay": true,
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Occupaining
Commencement Certificate No.B2/BP/217/2024 Dated 12.02.2024 ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "41870",
  "landRate": "10000",
  "igrImage": "cases/67a33329a92c39df2abdc68e/igr_1738750162611_Image.png",
  "squareMeterGuideLineRate": "33496.00",
  "squareFeetGuideLineRate": "3112.00"
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"igrFinalRate": {
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"rate": "3003.00",
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"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "4000",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Work in Progress"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonry"
  }
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Proposed",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "97.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a33329a92c39df2abdc68e/
routeMap_1738751599465_Image.png",
    "routeLat": "19.942460",
    "routeLng": "73.780725",
    "stationName": "Nashik Road",
    "routeDistance": "10 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
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  "type": "Point"
},
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  "latLng": false,
  "finallatLng": false
},
}
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"locationMapImg": [
  {
    "id": "vycy75",
    "name": "vycy75",
    "image": "cases/67a33329a92c39df2abdc68e/
routeMap_1738751551449_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "1869000.00",
  "distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "1869000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "status": true
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    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
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  "percentage": "3.50",
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  "floorsCompleted": "9",
  "percentage": "2.50",
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  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "9",
  "percentage": "2.50",
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  "status": true
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "9",
  "percentage": "10.00",
  "isHideFloor": false,
  "status": true
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  "label": "Internal Painting",
  "floorsCompleted": "9",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "9",
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  "floorsCompleted": "9",
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  "isHideFloor": false,
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  "floorsCompleted": "1",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "2.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "98.00",
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  "status": true
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},
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  "selectedBuildUpValue": "97.90",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "max": "26043.00"
  },
  "builtUpRateRange": {
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    "max": "21703.00"
  },
  "saleableRateRange": {
    "min": "13637.00",
    "max": "18086.00"
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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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",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "89.00",
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"ownerPhoneNo": "8799983600",
"fullAddress": "Residential Shop No. 20, Ground Floor, Wing - D, Gajra Nandanvan,
Near Hotel The Mango Farm, Pathardi-Vadner Dumala Road, New/Current Survey No.
4/1/2/4/2, Pathardi Phata, Village - Pathardi-1, Taluka - Nashik, District - Nashik,
Nashik, 422010, State - Maharashtra, India",
"remark": "",
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    "label": "Draft Agreement"
  },
  "inputs": {
    "documentDate": "05/02/2025",
    "from": {
      "value": "Developers",
      "label": "Developers"
    },
    "Developers": "M/s. Gajra Associates",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Pravin Bhatu Sonawane"
  },
  "isHardCopy": false,
  "displayStatus": false,
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AWANE_PRAVINAFTER_CONF_DEED_BY_ADV_GAIKWADDT0502.pdf",
  "path": "cases/67a33329a92c39df2abdc68e/document_1738748708376_AGREEM
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IKWADDT0502.pdf",
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  "createdAt": "Wed Feb 05 2025 09:45:13 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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  "label": "Nashik Municipal Corporation"
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  "value": "No",
  "label": "No"
},
"No": "B2/BP/217/2024"
},
"isHardCopy": false,
"displayStatus": false,
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/BP/B2/217/2024"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67a33329a92c39df2abdc68e/document_1738749406309_cc2.pdf",
  "id": "333273",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Wed Feb 05 2025 09:57:26 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "P51600030714"
},
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"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Wed Feb 05 2025 09:57:26 GMT+0000 (Coordinated Universal Time)"
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  "label": "Commercial"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 05 2025 09:45:13 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
  {
    "name": "M/s. Gajra Associates",
    "phone": "8799983600",
    "ownershipShare": "",
    "email": "",
    "id": "794559"
  }
]
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}
],
"proposePurchasers": [
  {
    "name": "Mr. Pravin Bhatu Sonawane",
    "phone": "8799983600"
  }
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"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Draft Agreement"
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "squareMeterArea": "8.27",
    "totalAreaDocument": "89",
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    "docFinalBUILTUP": "97.90",
    "docFinalBUILTUPSquareMeter": "9.10",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "503131"
  }
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"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "587.50",
      "squareMeterArea": "54.58",
      "expectedRate": "26042.55",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "705.00",
      "squareMeterArea": "65.50",
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    "expectedRate": "21702.13",
    "percentage": "20"
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    "squareMeterArea": "78.60",
    "expectedRate": "18085.11",
    "percentage": "20"
  },
  "printInReport": true,
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  "area": "705",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "15300000",
  "expectedRate": "26042.55",
  "builtUpExpectedRate": "15300000",
  "image": "cases/67a33329a92c39df2abdc68e/
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  "squareMeter": "65.50",
  "id": "892106"
},
{
  "carpetArea": {
    "area": "183.33",
    "squareMeterArea": "17.03",
    "expectedRate": "19636.72",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "220.00",
    "squareMeterArea": "20.44",
    "expectedRate": "16363.64",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "264.00",
    "squareMeterArea": "24.53",
    "expectedRate": "13636.36",
    "percentage": "20"
  },
}
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"printlnReport": true,
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"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "3600000",
"expectedRate": "19636.72",
"builtUpExpectedRate": "3600000",
"image": "cases/67a33329a92c39df2abdc68e/
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"squareMeter": "20.44",
"id": "661605"
}
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