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{
  "typeOfReport": {
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  "creditOfficer": {
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    },
    "firstName": "Brajesh ",
    "type": "CREDITOFFICER",
    "_id": "657172fa4999312746ce4fd9",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8411003755",
    "email": "nasikc@bankofbaroda.com"
  },
  "fees": {
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"organization": {
  "_id": "643a5bee108b68389ed736e5",
  "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",
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  "initial": "BOB",
  "remark": "Temp",
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"branch": {
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  "email": "nasikc@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "City Nasik Branch,gauri Shankar Tilak Road, M.G. Road Nasik
City,nasik,422001"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"role": "FRONTDESK",
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"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
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"lastName": "Yadav",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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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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    {
      "dateTime": "25/01/2025 12:00 am",
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  "value": "Nashik",
  "label": true
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  "value": "Nashik",
  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "label": true
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"flooring": {
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"label": "Vitrified Tile Flooring"
},
"doors": {
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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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}
},
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"label": "Urban"
},
"townplanApprovedByList": {
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"label": "Nashik Municipal Corporation "
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  "west": "Adj. Plot No. 47",
  "south": "Adj. Survey No. 251",
  "east": "30.00 Mtr. D.P Road"
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  "west": "Adj. Plot No. 47",
  "south": "Adj. Survey No. 251",
  "east": "30.00 Mtr. D.P Road"
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    "south": "Flat No. 02",
    "west": "Lobby & Staircase"
  },
  "asPerDocument": {
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    "south": "Details Not Provided in Document",
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
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}
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C1/ 713/ 145 dated.04.04.2018 issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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"documentsBuildingBoundaries": []
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"apfDetails": {
"buildings": [],
"compositions": []
},
"compositeRate": {
"remark": "",
"depreciationPercentage": "7.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"buildingServicesDepreciatedRate": "150",
"depreciatedCostOfConstruction": "6150.00",
"depreciatedBuildingRate": "1850"
},
"igrRate": {
"propertyName": "Flat",
"rate": "38300",
"landRate": "15450",
"igrImage": "cases/6794a2475e0680e107360574/igr_1730888939765_Image.png",
"squareMeterGuideLineRate": "38300.00",
"squareFeetGuideLineRate": "3558.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "95",
"rate": "3452.00",
"squareFeetGuideLineRate": "3452.00",
"squareMeterGuideLineRate": "37158.00"
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"outgoingDetail": {
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"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Tenant_Occupied",
"label": "Tenant Occupied"
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"monthlyRent": "8000",
"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"
},
"marketability": {
"marketabilityList": {
"value": "Good",
"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developing area",
"negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
"roof": {
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"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
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},
"carParking": "Covered Car Parking",
"constructionWorkStatus": {
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  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2020",
  "fullDate": "1/1/2020"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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"label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"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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"totalLifeBuilding": "60",
"estimatedAge": "55",
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"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "692.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1730889161959_Image.png",
    "routeLat": "20.021667",
    "routeLng": "73.830796",
    "stationName": "Nashik Road",
    "routeDistance": "9.5",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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  "finallatLng": true
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"locationMapImg": [
  {
    "id": "f38cd",
    "name": "f38cd",
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routeMap_1730889118096_Image.png"
  }
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
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  "bookValue": "0",
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"outward": {
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},
"rateVerify": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "externalBrickWork": {
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    "status": false
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    "isHideFloor": false,
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"status": false
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"label": "External Painting",
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"passageStaircaseLobbyDevelopment": {
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "692.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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"externalImg_1737794600956_WhatsApp_Image_20250125_at_135743_1.jpeg",
      "path": "cases/6794a2475e0680e107360574/
externalImg_1737794600956_WhatsApp_Image_20250125_at_135743_1.jpeg",
      "orientation": "landscape"
    }
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}
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}
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"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
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    "path": "cases/6794a2475e0680e107360574/
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "landscape"
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  {
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/6794a2475e0680e107360574/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6794a42ace6c20e1064809fb",
    "name": "Living Room",
    "path": "cases/6794a2475e0680e107360574/
externallmg_1737794599351_WhatsApp_Image_20250125_at_135738.jpeg",
    "orientation": "landscape"
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externallmg_1737794600800_WhatsApp_Image_20250125_at_135742.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6794a42ace6c20e106480a06",
      "name": "Living Room",
      "path": "cases/6794a2475e0680e107360574/
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      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6794a42ace6c20e106480a04",
      "name": "Living Room",
      "path": "cases/6794a2475e0680e107360574/
externallmg_1737794600956_WhatsApp_Image_20250125_at_135743_1.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6794a42ace6c20e106480a00",
      "name": "Living Room",
      "path": "cases/6794a2475e0680e107360574/
externallmg_1737794600265_WhatsApp_Image_20250125_at_135741_1.jpeg",
      "orientation": "landscape"
    }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "6591.00"
  },
  "builtUpRateRange": {
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    "max": "5493.00"
  },
  "saleableRateRange": {
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"max": "4577.00"
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "isEditable": true
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "interiorDecorations": {
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"status": true,
"isEditable": true
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"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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"others": {
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"type": "CASE",
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  "value": "LEAD"
},
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "577.00",
"empanelmentNo": [
  "ZO :MZ:ADV:46:941\t"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [
  "6731cd3fa6ce923fcbf3204f"
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"_id": "6794a2475e0680e107360574",
"ownerName": "Shri. Suresh Ramchandra Odhekar",
"ownerPhoneNo": "9420990854",
"fullAddress": "Residential Flat No. 01, 1st Floor, Pavan Apartment, Behind Bali Mandir, Near Rasbihari International School, Vrindavan Nagar, Off Meri - Rasbihari Link Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/12/2020",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No. NRV/ C1/ 27326"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "482762",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Nov 06 2024 10:20:29 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "04/04/2018",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "C1/ 713/ 145"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6794a2475e0680e107360574/
document_1730893325442_410651.pdf",
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"createdAt": "Wed Nov 06 2024 11:42:05 GMT+0000 (Coordinated Universal Time)"
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{
  "documentType": {
    "value": "60ae12adaa6d152c1801b4bf",
    "label": "Notarized Agreement for Sale"
  },
  "inputs": {
    "documentDate": "24/01/2025",
    "from": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Shri. Suresh Ramchandra Odhekar",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Durga Kaustubh Odhekar"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737794492611_Odhekar_Notary_2.pdf",
  "path": "cases/6794a2475e0680e107360574/
document_1737794492611_Odhekar_Notary_2.pdf",
  "id": "262141",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Sat Jan 25 2025 08:42:37 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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  "label": "Retail"
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"caseNumber": "013918",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
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    "id": "544957",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 06 2024 10:20:30 GMT+0000 (Coordinated Universal Time)"
  }
],
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"owners": [
  {
    "name": "Shri. Suresh Ramchandra Odhekar",
    "phone": "9420990854",
    "ownershipShare": "",
    "email": "",
    "id": "217888"
  }
],
"proposePurchasers": [
  {
    "name": "Durga Kaustubh Odhekar",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
    "name": "Living Room",
    "length": "13.08",
    "length1": "13",
    "length2": "1",
    "width": "10.17",
    "width1": "10",
    "width2": "2",
    "totalArea": "133.01",
    "images": [],
    "finalArea": "133.01",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
    "name": "Bedroom",
    "length": "11.08",
    "length1": "11",
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"length2": "1",
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"width1": "9",
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"images": [],
"finalArea": "107.14",
"extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "97.47",
  "images": [],
  "extraAreas": [],
  "finalArea": "97.47"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Kitchen",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "8.08",
  "width1": "8",
  "width2": "1",
  "totalArea": "97.67",
  "images": [],
  "finalArea": "97.67",
  "extraAreas": []
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{
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"measurementType": {
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  "label": "Square Feet"
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"name": "Toilet",
"length": "7.08",
"length1": "7",
"length2": "1",
"width": "4.17",
"width1": "4",
"width2": "2",
"totalArea": "29.51",
"images": [],
"extraAreas": [],
"finalArea": "29.51"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "30.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.56"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "4.25",
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"width1": "4",
"width2": "3",
"totalArea": "18.06",
"images": [],
"extraAreas": [],
"finalArea": "18.06"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
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  "width1": "3",
  "width2": "2",
  "totalArea": "12.93",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.93"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Balcony",
  "length": "9.33",
  "length1": "9",
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  "width2": "1",
  "totalArea": "38.11",
  "images": [],
  "finalArea": "38.11",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "width1": "3",
  "width2": "4",
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  "images": [],
  "finalArea": "33.61",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Balcony",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "33.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.68"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "53.61",
"totalAreaDocument": "577",
"docBuiltpPercentage": "20",
"docFinalBUILTUp": "692.40",
"docFinalBUILTUpSquareMeter": "64.33",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "230206"
}
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "700.00",
"squareMeterArea": "65.03",
"expectedRate": "5857.14",
"percentage": ""
},
"builtUpArea": {
"area": "840.00",
"squareMeterArea": "78.04",
"expectedRate": "4880.95",
"percentage": "20"
},
"saleableArea": {
"area": "1008.00",
"squareMeterArea": "93.65",
"expectedRate": "4067.46",
"percentage": "20"
},
"printlnReport": true,
"_id": "672b45180fd723b55b7c6577",
"property": "Flat",
"area": "700",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4100000",
"expectedRate": "5857.14",
"builtUpExpectedRate": "4880.95",
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"image": "cases/6794a2475e0680e107360574/
indicator_1730888845002_Image.png",
"squareMeter": "65.03",
"id": "535219"
},
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"carpetArea": {
"area": "1138.00",
"squareMeterArea": "105.72",
"expectedRate": "6590.51",
"percentage": ""
},
"builtUpArea": {
"area": "1365.60",
"squareMeterArea": "126.87",
"expectedRate": "5492.09",
"percentage": "20"
},
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	13'1"	10'2"	133.01
Bedroom	11'1"	9'8"	107.14
Bedroom	10'1"	9'8"	97.47
Kitchen	12'1"	8'1"	97.67

Toilet	7'1"	4'2"	29.51
Toilet	7'4"	4'2"	30.56
Passage	4'3"	4'3"	18.06
Passage	4'1"	3'2"	12.93
Balcony	9'4"	4'1"	38.11
Balcony	10'1"	3'4"	33.61
Balcony	8'1"	4'2"	33.68
Other Composition :			