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{
  "typeOfReport": {
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    "RVDSValues": true,
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    },
    "firstName": "Brajesh ",
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    "_id": "657172fa4999312746ce4fd9",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8411003755",
    "email": "nasikc@bankofbaroda.com"
  },
  "fees": {
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  "shortName": "NSK",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Nashik City Branch",
  "branchCode": "",
  "mobileNo": "91 2532501570",
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  "email": "nasikc@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "City Nasik Branch,gauri Shankar Tilak Road, M.G. Road Nasik
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  "value": "Residential"
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"zone": {
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  "email": "rushingle2201@gmail.com",
  "lastName": "Pingle",
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  "shortName": "RUP",
  "workWithDocumentMaker": "",
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  "firstName": "Swapnnil",
  "email": "waghswapnil309@gmail.com",
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  "designation": "",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
  "type": "EMPLOYEE",
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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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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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    {
      "dateTime": "25/01/2025 12:00 am",
      "remark": ""
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    {
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  "value": "",
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "value": "",
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "value": "Wooden_frame_openable_widow_with_M._S._Grill",
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
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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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    "east": "Marginal Space & Road",
    "south": "Flat No. 02",
    "west": "Lobby & Staircase"
  },
  "asPerDocument": {
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    "east": "Details Not Provided in Document",
    "south": "Details Not Provided in Document",
    "west": "Details Not Provided in Document"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"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": "",
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
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"apfDetails": {
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"compositions": []
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  "buildingServicesDepreciatedRate": "150",
  "depreciatedCostOfConstruction": "6150.00",
  "depreciatedBuildingRate": "1850"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "38300",
  "landRate": "15450",
  "igrImage": "cases/67c1534f3b4dfe0fe68e8ec9/igr_1730888939765_Image.png",
  "squareMeterGuideLineRate": "38300.00",
  "squareFeetGuideLineRate": "3558.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
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  "squareFeetGuideLineRate": "3452.00",
  "squareMeterGuideLineRate": "37158.00"
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"outgoingDetail": {
  "areaStatusList": {
    "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",
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"maintenanceOfFlat": "Good"
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "R. C. C. Slab"
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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",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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"label": "Residential cum Commercial"
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeLat": "20.021667",
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  "number": "2310785",
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    "status": true
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"door": {
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  "floorsCompleted": "",
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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"externalDevelopmentFinalFinishing": {
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"status": false
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"floorsCompleted": "",
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"isHideFloor": true,
"status": true
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"guidelineDetails": {
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"orientation": "landscape"
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externalImg_1740733942438_WhatsApp_Image_20250228_at_20609_PM.jpeg",
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    "orientation": "landscape"
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    "name":
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    "orientation": "landscape"
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"compositionImages": [
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    "path": "cases/67c1534f3b4dfe0fe68e8ec9/
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    {
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    "orientation": "landscape"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "5858.00",
    "max": "6591.00"
  },
  "builtUpRateRange": {
    "min": "4881.00",
    "max": "5493.00"
  },
  "saleableRateRange": {
    "min": "4068.00",
    "max": "4577.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
    "title": "Wardrobes",
    "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,
  }
}
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  "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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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
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  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
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  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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"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": {
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
taskStatus": {
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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": {
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  "value": "LEAD"
},
siteVisitType": "FULL",
"isExternalReport": false,
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "577.00",
"empanelmentNo": [
  "ZO :MZ:ADV:46:941\t"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [
  "6731cd3fa6ce923fcbf3204f"
],
"_id": "67c1534f3b4dfe0fe68e8ec9",
"ownerName": "Sau. Durga Kaustubh 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, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "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"
  },
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  "displayStatus": true,
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  "path": "cases/67c1534f3b4dfe0fe68e8ec9/
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  "id": "482762",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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"createdAt": "Wed Nov 06 2024 10:20:29 GMT+0000 (Coordinated Universal Time)"
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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/67c1534f3b4dfe0fe68e8ec9/
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"id": "707957",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Nov 06 2024 11:42:05 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Deed of Apartment"
  },
  "inputs": {
    "documentDate": "27/02/2025",
    "amount": "2000000",
    "from": {
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      "label": "Seller"
    }
  },
  "Seller": "Shri. Suresh Ramchandra Odhekar",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Sau. Durga Kaustubh Odhekar"
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    "fileName": "document_1740723228920_deed_of_Apartment_Durga_odhekar.pdf"
  }
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014601",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "544957",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 06 2024 10:20:30 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Sau. Durga Kaustubh Odhekar",
    "phone": "9420990854",
    "ownershipShare": "",
    "email": "",
    "id": "922362"
  }
],
"proposePurchasers": [
  {
    "name": "Durga Kaustubh Odhekar",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```



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},
  "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",
  "length2": "1",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "107.14",
  "images": [],
  "finalArea": "107.14",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "97.47",
```

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"images": [],
"extraAreas": [],
"finalArea": "97.47"
},
{
  "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": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.08",
  "length1": "7",
  "length2": "1",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "29.51",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.51"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
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"name": "Toilet",
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"width1": "4",
"width2": "2",
"totalArea": "30.56",
"images": [],
"extraAreas": [],
"finalArea": "30.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "4.25",
  "width1": "4",
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    "label": "Square Feet"
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  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "3.17",
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  "totalArea": "12.93",
  "images": [],
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"finalArea": "12.93"
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  "images": [],
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  "width2": "4",
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  "extraAreas": []
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  "length": "8.08",
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"otherComposition": [],
"externalReport": [],
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  "typeOfDocument": {
    "value": "60ae1269aa6d152c1801b389",
    "label": "Deed of Apartment"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "53.61",
  "totalAreaDocument": "577",
  "docBuiltupPercentage": "20",
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  "docFinalBuiltUpSquareMeter": "64.33",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "222486"
}
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"images": [],
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    "area": "700.00",
    "squareMeterArea": "65.03",
    "expectedRate": "5857.14",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "840.00",
```

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"squareMeterArea": "78.04",
"expectedRate": "4880.95",
"percentage": "20"
},
"saleableArea": {
  "area": "1008.00",
  "squareMeterArea": "93.65",
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  "percentage": "20"
},
"printInReport": true,
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"property": "Flat",
"area": "700",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4100000",
"expectedRate": "5857.14",
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"image": "cases/67c1534f3b4dfe0fe68e8ec9/indicator_1730888845002_Image.png",
"squareMeter": "65.03",
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{
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    "area": "1138.00",
    "squareMeterArea": "105.72",
    "expectedRate": "6590.51",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "126.87",
    "expectedRate": "5492.09",
    "percentage": "20"
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  "expectedRate": "6590.51",
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    "orientation": "landscape"
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    "createdAt": "Fri Feb 28 2025 07:05:27 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "63f9ed37ce84bf289ba991ac"
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  {
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    "filename": "1740734604622_BOB__Sau_Durga_Kaustubh_Odhekar.pdf",
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      "role": "FRONTDESK",
      "firstName": "Rushikesh",
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profilePhoto_1690263811066_image.jpeg"
    },
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    "display": true,
    "status": true,
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    "note": "Checking (Task Reopen)",
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  }
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"createdAt": "2025-02-28T06:10:23.944Z",
"updatedAt": "2025-02-28T10:08:08.827Z",
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"addressForMap": "",
"caseReferredBy": "63f9f4adce84bf289ba9956e",
"contactPersonName": "Sau. Durga Kaustubh Odhekar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Durga Kaustubh Odhekar",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
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"siteVisitContactNo": "9420990854",
"buildingServicesRate": "2000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Deed of Apartment",
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"finalCarpetConvertToBuiltUpPer": "20",
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"flatRate": "6300",
"landOtherRate": "4300",
"shopDetails": {
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  },
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"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leaseRent": "",
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    "leaseTo": "",
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    "leaseDate": ""
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},
"finalSaleablePercentage": "0",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage +
3 Balcony",
"carpetTotal": "631.7499999999999",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "631.75",
"finalSalableArea": "764.42",
"salablePercentage": "10",
"toBeAdded": "",
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"siteMeasurementRemark": "",
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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 :			