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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "646dc536b05e530fb6c47b3b"
    },
    "firstName": "r. Mohanty",
    "type": "CREDITOFFICER",
    "_id": "646dc536b05e530fb6c47b3d",
    "lastName": " Sir",
    "mobileNo": "",
    "workMobileNo": "8411020137",
    "email": "rlf.nasik@bankofbaroda.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "2500",
    "discussWithPerson": "r. Mohanty",
    "expectedFees": 1.25,
    "quotedAmount": ""
  },
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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": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BSN Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"role": "SITEENGINEER",
"firstName": "Pankaj",
"email": "pankajpachore510@gmail.com",
"lastName": "Pachore",
"mobileNo": "7709956078",
"shortName": "PA",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
"shortName": "Sachin",
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"designation": "",
"shortName": "RV",
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"maker": {
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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      {
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        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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    "title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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"location": {
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  "longitude": "73.80901672382767"
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      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Nashik",
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  "key": "buildingNo",
  "value": "",
  "label": true
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  "key": "district",
  "value": "nashik",
  "label": true
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"city": {
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Near Dr. Kadale Baba, Jayshankar Circle, Tapovan Link Road",
  "label": false
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  "value": "A",
  "label": true
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"projectName": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"postalCode": {
  "status": true,
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    "key": "suburb",
    "value": "",
    "label": false
  }
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "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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"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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  "finishing": {
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    "label": "Cement Plastering"
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"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
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"townplanApprovedByList": {
"value": "Nashik_Municipal_Corporation_",
"label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
"north": "18.00 M. Wide Road",
"west": "15.00 M. Wide Road",
"south": "Akshar Bele Park Apartment",
"east": "30.00 M. Wide Road"
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"asPerDocumentAgreement": {
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"west": "15.00 M. Wide Road",
"south": "Akshar Bele Park Apartment",
"east": "30.00 M. Wide Road"
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"unitBoundaries": {
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"north": "Marginal Space ",
"east": "Flat No. 206",
"south": "Duct & Passage",
"west": "Flat No. 202"
},
"asPerDocument": {
"north": "Marginal Space ",
"east": "Flat No. 206",
"south": "Duct & Passage",
"west": "Flat No. 202"
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"setDisplay": true,
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},
"whichTheLocalityIsServed": {
"buses": {
"title": "Buses"
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    "taxies": {
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    "auto": {
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    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Occupancy Certificate No. Nashik/ A4/ OC/ 30851/ 2022 dated.26.08.2022 issued by
Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "34850",
  "landRate": "12450",
  "igrImage": "cases/66b07b7b4f2f48da09c9bd57/igr_1724922617080_Image.png",
  "squareMeterGuideLineRate": "34850.00",
  "squareFeetGuideLineRate": "3238.00"
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"igrFinalRate": {
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  "rate": "34850.00",
  "squareMeterGuideLineRate": "34850.00",
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"squareFeetGuideLineRate": "3238.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "10000",
  "assessmentNo": "NA\n",
  "taxPaidHolderName": "NA\n",
  "taxAmount": "NA\n",
  "electricityServiceConnectionNo": "NA\n",
  "meterCardHolderName": "NA\n",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Covered Parking",
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  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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"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"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
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},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
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"isSiteVisitAllowed": true,
"ageOfBuilding": "2",
"totalLifeBuilding": "60",
"estimatedAge": "58",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "939.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66b07b7b4f2f48da09c9bd57/
routeMap_1724925839133_Image.png",
    "routeLat": "19.993889",
    "routeLng": "73.809056",
    "stationName": "Nashik Road",
    "routeDistance": "6.9",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "name": "y3h6r",
  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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ment_JSKT.pdf",
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  "Developers": "M/s. Shreeji Life Space",
  "to": {
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    "label": "purchaser"
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  "purchaser": "Mr. Gurmukhdas Amarlal Nandwani & Mrs. Lata Gurumukhdas
Nandwani",
  "number": {
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    "label": "No"
  },
  "No": "9897/ 2024"
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"bookValue": "0"
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"outward": {
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"rateVerify": {
  "status": false
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    "isHideFloor": false,
    "status": true
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  "isHideFloor": true,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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externalImg_1724829064161_WhatsApp_Image_20240816_at_10511_PM_2.jpeg",
      "orientation": "landscape"
    }
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  "externalPhotos": [],
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  "societyNameBoardImage": [],
  "compositionImages": [
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    "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
  },
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    "name": "Living Room",
    "path": "cases/66b07b7b4f2f48da09c9bd57/
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    "name": "Living Room",
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    "orientation": "portrait"
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    "max": "6125.00"
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  "builtUpRateRange": {
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    "max": "5104.00"
  },
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    "max": "4253.00"
  }
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"isAdvanceInvoice": false,
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"ownerName": "Mr. Gurmukhdas Amarlal Nandwani & Mrs. Lata Gurumukhdas
Nandwani",
"ownerPhoneNo": "7210627210",
"appAddress": "flat no. 204 2nd floor A wing shreeji jayshankar tower nashik",
"remark": "HOLD FOR PLAN",
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    "inputs": {
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      "amount": "4000000",
      "from": {
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    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "M/s. Shreeji Life Space",
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    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Gurmukhdas Amarlal Nandwani & Mrs. Lata Gurumukhdas
Nandwani",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "9897/ 2024"
},
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document_1724921720274_A204_Mr_Gurmukhdas_Nandwani_Agreement_JSJT.pdf",
"fileName":
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ A4/ RBP/ 440/ 2021"
  },
  "isHardCopy": false,
  "displayStatus": true,
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ment_JSJT.pdf",
  "path": "cases/66b07b7b4f2f48da09c9bd57/
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          "label": "Nashik Municipal Corporation"
        },
        "number": {
          "value": "No",
          "label": "No"
        }
      },
      "No": "Nashik/ A4/ OC/ 30851/ 2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName":
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    "path": "cases/66b07b7b4f2f48da09c9bd57/
document_1724922074221_6_TYPICAL_4TH_6TH_FLOOR_PLAN.pdf"
  },
  {
    "documentType": {
      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "08/09/2021",
      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "P51600021894"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1724922123579_P51600021894.pdf",
  "path": "cases/66b07b7b4f2f48da09c9bd57/
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}
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"caseNumber": "010365",
"createdBy": "643a91f233d16f6b1237a4ee",
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    "id": "632278",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Aug 05 2024 12:42:59 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Gurmukhdas Amarlal Nandwani & Mrs. Lata Gurmukhdas Nandwani",
    "phone": "7210627210",
    "ownershipShare": "",
    "email": "",
    "id": "303520"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "9",
    "name": "Living Room",
    "length": "17.25",
    "length1": "17",
    "length2": "3",
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    "width2": "1",
    "totalArea": "191.19",
    "images": [],
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    "extraAreas": []
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    "measurementType": {
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      "label": "Square Feet"
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  }
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  "length1": "8",
  "length2": "1",
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  "width1": "21",
  "width2": "7",
  "totalArea": "174.47",
  "images": [],
  "finalArea": "174.47",
  "extraAreas": []
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{
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.33",
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  "width": "11.50",
  "width1": "11",
  "width2": "6",
  "totalArea": "118.83",
  "images": [],
  "finalArea": "118.83",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
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  "width1": "12",
  "width2": "2",
  "totalArea": "124.71",
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"images": [],
"extraAreas": [],
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "66.61",
  "images": [],
  "finalArea": "66.61",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
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  "width2": "2",
  "totalArea": "32.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.72"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
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"width2": "3",
"totalArea": "39.58",
"images": [],
"extraAreas": [],
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
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  "width1": "6",
  "width2": "3",
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  "images": [],
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  "finalArea": "64.06"
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  "width1": "6",
  "width2": "4",
  "totalArea": "65.44",
  "images": [],
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    "finalArea": "65.44"
  }
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"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "79.34",
    "totalAreaDocument": "854",
    "docBultupPercentage": "10",
    "docFinalBultUp": "939.40",
    "docFinalBultUpSquareMeter": "87.27",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "643880"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "750.00",
      "squareMeterArea": "69.68",
      "expectedRate": "5133.33",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "900.00",
      "squareMeterArea": "83.61",
      "expectedRate": "4277.78",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1080.00",
      "squareMeterArea": "100.34",
      "expectedRate": "3564.81",
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  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "3850000",
  "expectedRate": "5133.33",
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1+2+3+4+5+6+7+8/A, Village - Nashik, Taluka - Nashik, District - nashik, Nashik,
422003, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	17'3"	11'1"	191.19
Kitchen	8'1"	21'7"	174.47
Bedroom	10'4"	11'6"	118.83
Bedroom	10'3"	12'2"	124.71
Toilet	7'4"	9'1"	66.61
Toilet	6'4"	5'2"	32.72
Passage	6'4"	6'3"	39.58
Balcony	10'3"	6'3"	64.06
Balcony	10'4"	6'4"	65.44
Other Composition :			