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{
  "typeOfReport": {
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  "reportInformation": {
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    "proportionateValue": false
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  "leadFrom": {
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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": " Mohanty",
    "type": "CREDITOFFICER",
    "_id": "63fdb5a1ce84bf289baaec3c",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8411020137",
    "email": "mohanty.nasik@bankofbaroda.com"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "2950"
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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": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63fdb5a1ce84bf289baaec3a",
  "name": "Mumbai Naka Nashik Branch",
  "branchCode": "",
  "mobileNo": "-",
  "alternateMobileNo": "",
  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Suyojit Commercial Complex shop no 14 & 15, Near HOtel Prakash,
Mumbai Naka Parsiar Nashik DT"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
},
"zone": {
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"_id": "63f9ed37ce84bf289ba991ac",
"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
"workWithDocumentMaker": "",
"profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_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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"email": "chintamanichaudhari099@gmail.com",
"lastName": "Chaudhari",
"mobileNo": "8007230780",
"designation": "",
"shortName": "cc",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"valuers": [
  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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  {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "visitedDate": [
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      "dateTime": "2024-08-05",
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      "dateTime": "2024-08-03",
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    "dateTime": "2024-08-03",
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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    "name": "Village",
    "key": "village",
    "value": "Pathardi",
    "label": true
  },
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    "key": "floorNo",
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    "label": false
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  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "key": "taluka",
  "value": "Nashik",
  "label": true
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  "label": true
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  "key": "street2",
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  "label": false
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"landmark": {
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  "key": "landmark",
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  "label": false
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  "value": "",
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  "value": "",
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hisNo",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "2",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
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"label": true
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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"suburb": {
  "status": false,
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    "value": "",
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
    "value": "M.S._Grill_Fixed_Windows",
    "label": "M.S. Grill Fixed Windows"
  },
  "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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  "ownership": {
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    "label": "sole ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  }
},

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"townplanApprovedByList": {
  "value": "Nashik_Municipal_Corporation_",
  "label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
},
"asPerActualAgreement": {
  "north": "Open Plot",
  "west": "Building",
  "south": "Road",
  "east": "Road"
},
"asPerDocumentAgreement": {
  "north": "Plot No. 14",
  "west": "Plot No. 12",
  "south": "18.00 M. Colony Road",
  "east": "30.00 M. Colony Road"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Office No. 1",
    "south": "Passage",
    "west": "Office No. 3"
  },
  "asPerDocument": {
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    "east": "Office No. 1",
    "south": "Passage",
    "west": "Office No. 3"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  }
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"privateCars": {
  "title": "Private Cars"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.CD/553 Dated
20.02.2009 Issued by Nashik Municipal Cororation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "390",
  "depreciatedCostOfConstruction": "7410.00",
  "depreciatedBuildingRate": "1610"
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"igrRate": {
  "propertyName": "Office",
  "rate": "44270",
  "landRate": "16200",
  "igrImage": "cases/66b1fed5c2a5e14b4e3886bd/igr_1722841969245_Image.png",
  "squareMeterGuideLineRate": "44270.00",
  "squareFeetGuideLineRate": "4113.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "3774.00",
  "squareFeetGuideLineRate": "3774.00",
  "squareMeterGuideLineRate": "40621.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Ordinary",
    "label": "Ordinary"
  }
},
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"propertyTypeOfUseList": {
  "value": "Office",
  "label": "Office"
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"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
},
"monthlyRent": "N.A",
"assessmentNo": "NA",
"taxPaidHolderName": "NA\n",
"taxAmount": "NA",
"electricityServiceConnectionNo": "NA",
"meterCardHolderName": "NA",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
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"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
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"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2011",
"fullDate": "1/1/2011"
},
"planningArea": {
"value": "Residential_cum_Commercial",
"label": "Residential cum Commercial"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "1",
"label": "Yes"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfFloors": "3",
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"noOfLifts": "1",
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  "area": "203.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Correction Deed"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66b1fed5c2a5e14b4e3886bd/
routeMap_1722855129699_Image.png",
    "routeLat": "19.949430",
    "routeLng": "73.770360",
    "stationName": "Nashik Road",
    "routeDistance": "9.8 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "01t6ow",
    "name": "01t6ow",
    "image": "cases/66b1fed5c2a5e14b4e3886bd/
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  }
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},
"valuation": {
  "fairMarketValue": {
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"costOfConstruction": "",
"depreciationPercentage": "",
"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"wardrobesQty": "0",
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"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
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"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
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"interiorDecorationsQty": "0",
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  "number": "2307578",
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    "status": true
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    "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": true
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    "name": "Office",
    "path": "cases/66b1fed5c2a5e14b4e3886bd/
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    "orientation": "portrait"
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"indicatorRange": {
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  },
  "builtUpRateRange": {
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    "max": "11875.00"
  },
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    "max": "9896.00"
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"paymentStatus": "PENDING",
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"ownerName": "Shri. Omkar Suresh Yadav",
"ownerPhoneNo": "9860554166",
"fullAddress": "Commercial Office No. 2, 3rd Floor, Rajashri Commercial Complex,
Near Shell Petrol Pump, Plot No. 13, New/Current Survey No. 326/1/1/2 Part, Narhari
Nagar Road, Pathardi-Deolali Link Road, Village - Pathardi, Taluka - Nashik, District -
Nashik, Nashik, 422010, State - Maharashtra, India",
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    }
  },

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  },
  "number": {
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    "label": "No"
  },
  "No": "CD/553"
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"id": "986458",
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"createdAt": "Mon Aug 05 2024 12:11:57 GMT+0530 (India Standard Time)"
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    },
    "number": {
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      "label": "No"
    },
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  },
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    "label": "Seller"
  },
  "Seller": "Shri. Shivram Narayan Kelkar",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Omkar Suresh Yadav"
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},
],
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  "label": "Commercial"
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"caseHistory": [
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    "datetime": "Mon Aug 05 2024 12:11:57 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Omkar Suresh Yadav",
    "phone": "9860554166",
    "ownershipShare": "",
    "email": "",
    "id": "842030"
  }
]
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    "width1": "10",
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    "totalAreaDocument": "203",
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    "docSaleablePercentage": "",
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  }
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      "expectedRate": "14250.00",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "22.30",
      "expectedRate": "11875.00",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "26.76",
      "expectedRate": "9895.83",
      "percentage": "20"
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    "expectedPrice": "2850000",
    "expectedRate": "14250.00",
    "builtUpExpectedRate": "11875.00",
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    "id": "100183"
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "43.66",
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    "percentage": "20"
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  "areaType": "Saleable",
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  "expectedPrice": "1000000",
  "expectedRate": "2127.659574468085",
  "builtUpExpectedRate": "2553.17",
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  "squareMeter": "43.66",
  "id": "760781"
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    "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
},
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  "name":
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  },
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  "orientation": "portrait"
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  "orientation": "portrait"
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    "label": "Final PDF Report"
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"email": "",
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Other Composition :			