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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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      "_id": "5fc6c33c74d12c494856bb59"
    },
    "firstName": "Namrata Ghone",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231331",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9769152981"
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    "propertyValue": "",
    "discussWithPerson": ""
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"expectedFees": null,
"quotedAmount": "2360"
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  "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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Nashik ",
  "email": "sbi.10518@sbi.co.in",
  "mobileNo": "02532501640",
  "alternateMobileNo": "",
  "address": "1st Floor,Patel Plaza ,N.D.Patel Road,Opp BSNL,Landmark Seawoods
Navratna Hotel Nashik-422001",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "pickupPerson": {
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    "firstName": "Rishidatt",
    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "shortName": "RV",
    "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",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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    ],
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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  {
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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      "label": "Registered Valuer"
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "latitude": "20.021472",
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"geo": {
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"type": "Point",
"coordinates": [
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  ],
  "visitedDate": [
    {
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      "dateTime": "2024-08-23",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "label": false
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  "label": true
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  "key": "floorNo",
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  "label": false
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  "key": "buildingNo",
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  "value": "Nashik",
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  "key": "city",
  "value": "",
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  "value": "20",
  "label": true
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  "label": false
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  "name": "Street 2",
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"key": "street2",
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"label": false
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"landmark": {
  "status": true,
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  "key": "landmark",
  "value": "Behind Sai Baba Mandir, Gunjal Baba Nagar, Off Hirawadi Road",
  "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "01",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
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"value": "",
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 422 003",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "Internal Visit not allowed"
  },
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    "label": "Internal Visit not allowed"
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  "windows": {
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"finishing": {
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"label": "Internal Visit not allowed"
}
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"general": {
"ownership": {
"value": "Joint_Ownership",
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"populationClassList": {
"value": "MiddleClass",
"label": "Middle Class"
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"populationGroupList": {
"value": "Urban",
"label": "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": "Road",
"west": "Row House",
"south": "Road",
"east": "Building"
},
"asPerDocumentAgreement": {
"north": "7.50 Mtr. Colony Road & Plot no. 26",
"west": "Plot No. 21 to 24",
"south": "9.00 Mtr. Colony Road",
"east": "Survey No. 169"
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"unitBoundaries": {
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  "east": "Internal Site Visit not allowed",
  "south": "Internal Site Visit not allowed",
  "west": "Internal Site Visit not allowed"
},
"asPerDocument": {
  "north": "Parking Space",
  "east": "Side Margin & Compound Wall",
  "south": "Compound Wall",
  "west": "Side Margin & Compound Wall"
},
"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Occupancy Certificate Javak No. Nashik/ C1/ 11089/ 462 dated.25.04.2012 issued by
Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empannelledOfApprovePlan": "Yes-Flat is Locked at the time of Site Visit, Only
External Visit Done on Site. At the time of visit physical measurement of the property
could not be taken. We have taken the area as per Deed of Apartment ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {

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"remark": "Flat is Locked at the time of Site Visit, Only External Visit Done on Site. At the time of visit physical measurement of the property could not be taken. We have taken the area as per Deed of Apartment ",

"depreciationPercentage": "18",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "5640",
"depreciatedBuildingRate": "1640"

},

"igrRate": {
"propertyName": "Flat",
"rate": "34200",
"landRate": "11800",
"igrImage": "cases/66c9aacf0f117327db75b06f/igr_1724493748401_Image.png",
"squareMeterGuideLineRate": "34200.00",
"squareFeetGuideLineRate": "3177.00"

},

"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "88",
"rate": "2928.00",
"squareFeetGuideLineRate": "2928.00",
"squareMeterGuideLineRate": "31512.00"

},

"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"

},

"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"

},

"propertyOccupiedByList": {
"value": "Internal_visit_not_allowed",
"label": "Internal visit not allowed"

},

"monthlyRent": "N.A",
"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",

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"maintenanceOfFlat": "Normal"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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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"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2012",
    "fullDate": "1/1/2012"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "0",
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"label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "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"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "661.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66c9aacf0f117327db75b06f/
routeMap_1724495227890_Image.png",
    "routeLat": "20.021472",
    "routeLng": "73.810139",
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"stationName": "Nashik Road",
"routeDistance": "10.9",
"routeStation": {
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"finalLatLng": {
  "coordinates": [
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  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "wor4xc",
    "name": "wor4xc",
    "image": "cases/66c9aacf0f117327db75b06f/
routeMap_1724495179870_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"compositionImages": []
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    "max": "5484.00"
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    "max": "4570.00"
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  "isEditable": true
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  "status": true,
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  "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerName": "Shri. Rajendra Babanrao Gaidhani",
"ownerPhoneNo": "9372440444",
"fullAddress": "Residential Flat No. 01, Ground Floor, Wing - A, Nayan Vihar
Apartment, Behind Sai Baba Mandir, Gunjal Baba Nagar, Off Hirawadi Road, Plot No.
20, Taluka - Nashik, District - Nashik, PIN - 422 003, State - Maharashtra, Country -
India",
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      "amount": "300000",
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      "Owner": "Shri. Milind Ramchandra Pangare & Sau. Yamini Milind Pangare",
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
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  },
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Aug 24 2024 15:11:35 GMT+0530 (India Standard Time)"
  }
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    "phone": "9372440444",
    "ownershipShare": "",
    "email": "",
    "id": "871225"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"otherComposition": [],
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      "label": "Square Feet"
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"docSaleablePercentage": "",
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"squareMeterArea": "93.83",
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"saleableArea": {
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  "builtUpExpectedRate": "4200000",
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      "expectedRate": "4569.63",
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    "expectedPrice": "3402000",
    "expectedRate": "6580.27",
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    "id": "646232"
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Name	Length	Width	Total
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Composition :

Other

Composition :
