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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "63fdb72bce84bf289baaece8"
    },
    "firstName": "Chaitanya",
    "type": "CREDITOFFICER",
    "_id": "63fdb72bce84bf289baaecea",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "7011129647",
    "email": "chaitanya@bankofbaroda.com"
  },
  "fees": {
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    "discussWithPerson": "",
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    "quotedAmount": "2500"
  },
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"organization": {
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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": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "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": "Narsingh Nagar Branch",
  "branchCode": "",
  "mobileNo": "7011129647",
  "alternateMobileNo": "",
  "email": "abganga@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sukhashanti heights Narsing Nagar, Gangapur Road, Nashik- 422013"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
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"shortName": "RUP",
"workWithDocumentMaker": "",
"profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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"siteEngineer": {
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"_id": "63f9f4adce84bf289ba9956e",
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"designation": "",
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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",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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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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  "_id": "60af80072ffdf65bcd658652",
  "number": "CAT-I-F-1763"
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    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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      "dateTime": "2024-09-09",
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    {
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      "dateTime": "2024-09-09",
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "name": "City",
  "key": "city",
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  "label": true
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  "key": "street1",
  "value": "",
  "label": false
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  "value": "",
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": true
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  "key": "postalCode",
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"suburb": {
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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  "fittings": {
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"value":
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering with POP Finished"
}
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "south": "9.00 Mtr. Colony Road",
    "east": "Plot No. 2A"
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    "west": "60.00 Ft' D.P. Road",
    "south": "9.00 Mtr. Colony Road",
    "east": "Plot No. 2A"
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```

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    "south": "Maginal Space & Road",
    "west": "Flat No. 4A"
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  "asPerDocument": {
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    "east": "Maginal Space",
    "south": "Maginal Space & Road",
    "west": "Flat No. 4A"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Attached Terrace",
"dateOfIssusApprovePlan": "Approved Building Plan Were Not Provided and Not
Verified",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "19.5",
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  "depreciatedCostOfConstruction": "4110",
  "depreciatedBuildingRate": "1610"
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  "rate": "37200",
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  "squareMeterGuideLineRate": "37200.00",
  "squareFeetGuideLineRate": "3456.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "3182.00",
  "squareFeetGuideLineRate": "3182.00",
  "squareMeterGuideLineRate": "34249.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "Na",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developing area",

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"negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "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": "2011",
    "fullDate": "1/1/2011"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "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"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
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"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,
"ageOfBuilding": "13",
"totalLifeBuilding": "60",
"estimatedAge": "47",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "860.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed of Apartment"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66e0079e82c5810dfb1a0f7d/
routeMap_1725964114524_Image.png",
    "routeLat": "19.964904",
    "routeLng": "73.775878",
    "stationName": "Nashik Road",
    "routeDistance": "9.1",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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"coordinates": [
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  0
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"type": "Point"
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  {
    "id": "diots",
    "name": "diots",
    "image": "cases/66e0079e82c5810dfb1a0f7d/
routeMap_1725964034875_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "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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  "id": "158092",
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    "label": "Seller"
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  "Seller": "Shri. Nitin Narhari Phadke & Sau. Nitika Nitin Phadke",
  "to": {
    "value": "buyer",
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  },
  "buyer": "Sau. Priya Yogesh Sonii & Shri. Yogesh Ramesh Sonii"
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"bookValue": "0"
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"status": false
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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/66e0079e82c5810dfb1a0f7d/
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  "builtUpRateRange": {
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    "max": "4974.00"
  },
  "saleableRateRange": {
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    "max": "4145.00"
  }
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"quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"isExternalReport": false,
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"ownerName": "Sau. Priya Yogesh Sonni & Shri. Yogesh Ramesh Sonni ",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 4D, 4th Floor, Shreeji Palace Apartment, Behind
Samrat Sweets, Chetana Nagar, Plot No. 2B, Village - Nashik, Taluka - Nashik, District -
Nashik, Nashik, Pincode - 422 009, State - Maharashtra, Country - India",
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    },
    "inputs": {
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      "amount": "2350000",
      "from": {
        "value": "Seller",
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    "label": "Seller"
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  "Seller": "Shri. Nitin Narhari Phadke & Sau. Nitika Nitin Phadke",
  "to": {
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    "label": "buyer"
  },
  "buyer": "Sau. Priya Yogesh Sonii & Shri. Yogesh Ramesh Sonii"
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"id": "158092",
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No. NRV/ Cidco/ 7719/ 5441"
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"id": "911269",
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      "label": "Document No"
    },
    "Document_No": "issued by Pabari Associates"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/66e0079e82c5810dfb1a0f7d/
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  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Tue Sep 10 2024 14:56:45 GMT+0530 (India Standard Time)"
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  "label": "Retail"
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"caseNumber": "011128",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 10 2024 14:17:26 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Sau. Priya Yogesh Sonni & Shri. Yogesh Ramesh Sonni ",
    "phone": "8999916981",
    "ownershipShare": "",
    "email": "",
    "id": "255834"
  }
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"proposePurchasers": [],
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    "length": "12.08",  
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    "width2": "2",  
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    "extraAreas": [],  
    "finalArea": "134.93"  
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    "name": "Kitchen",  
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  "width2": "1",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
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  "extraAreas": [],
  "finalArea": "27.12"
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"length1": "3",
"length2": "7",
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"width2": "3",
"totalArea": "15.23",
"images": [],
"finalArea": "15.23",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
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  "width2": "4",
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  "images": [],
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    "label": "Square Feet"
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  "id": "7",
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"externalReport": [],
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  "docMeasurementType": {
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  "squareMeterArea": "79.90",
  "totalAreaDocument": "860",
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  "docFinalSaleable": "0.00",
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  "docBUILTUPPercentage": "10",
  "docFinalBUILTUP": "756.80",
  "docFinalBUILTUPSquareMeter": "70.31",
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"images": [],
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"expectedRate": "4800.00",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "97.55",
"expectedRate": "4000.00",
"percentage": "20"
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"saleableArea": {
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"squareMeterArea": "117.06",
"expectedRate": "3333.33",
"percentage": "20"
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"area": "1050",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Built_Up",
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"expectedRate": "4800.00",
"builtUpExpectedRate": "4200000",
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"id": "103294"
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  "squareMeterArea": "98.76",
  "expectedRate": "4656.63",
  "percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "118.51",
  "expectedRate": "3880.53",
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"email": "",
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+ WC + Passage",
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"otherCarpetTotal": "0.00",
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| Name | Length | Width | Total |
|---------------|--------|-------|--------|
| Composition : | | | |
| Living Room | 16'4" | 11'2" | 182.39 |
| Bedroom | 12'1" | 11'2" | 134.93 |
| Kitchen | 14'1" | 8'3" | 116.19 |
| Balcony | 13'6" | 10'1" | 136.12 |
| Bathroom | 7'9" | 3'6" | 27.12 |
| WC | 3'7" | 4'3" | 15.23 |
| Passage | 8'1" | 6'4" | 51.19 |
| Balcony | 12'2" | 4'1" | 49.68 |

Other
Composition :
