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{
  "typeOfReport": {
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  },
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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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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      "_id": "646dc536b05e530fb6c47b3b"
    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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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"
},
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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": "BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
},
"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": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"shortName": "RUP",
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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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"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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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
        "title": {
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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    {
      "dateTime": "6/09/2024 12:00 am"
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  ],
  "visitedDate": [
    {
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    {
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      "remark": "MANUAL_IN_TASK"
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "key": "village",
  "value": "Pathardi",
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  "value": "",
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  "label": true
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  "name": "City",
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  "key": "plotNo",
  "value": "04",
  "label": true
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  "key": "street1",
  "value": "Pathardi-Gaulane Rd",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "Pin Code - 422 010",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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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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    "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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"value":
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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Middle Class"
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  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Adj. Plot No. 05 ",
    "south": "18.00 M. D.P. Road",
    "east": "Adj. Plot No. 03 "
  },
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    "west": "Adj. Plot No. 05 ",
    "south": "18.00 M. D.P. Road",
    "east": "Adj. Plot No. 03 "
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    "south": "18.00 M. D.P. Road",
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    "east": "Flat No. 201",
    "south": "18.00 M. D.P. Road",
    "west": "Side Margin"
  },
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  "title": "Boundaries of The Flat"
},
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Occupancy Certificate No. Nashik/ B2/ OC/ 32151/ 2024 dated.16.01.2024 issued by
Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
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"igrRate": {
  "propertyName": "Flat",
  "rate": "30000",
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  "squareMeterGuideLineRate": "30000.00",
  "squareFeetGuideLineRate": "2787.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "30000.00",
  "squareFeetGuideLineRate": "2787.00"
},
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "Na",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developing area",
"negativeFactorsOfAffectMarketValue": "NA"
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  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  }
}
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},
"qualityOfConstruction": {
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  "label": "Good"
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"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"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "0",
"label": "No"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
"area": "692.40",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66daaaeb2eeecd47e76fa801/
routeMap_1725614403362_Image.png",
"routeLat": "19.933025",
"routeLng": "73.762505",
"stationName": "Nashik Road",
"routeDistance": "10.9",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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},
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  "finallatLng": false
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"locationMapImg": [
  {
    "id": "dlkk9v",
    "name": "dlkk9v",
    "image": "cases/66daaaeb2eeecd47e76fa801/
routeMap_1725614350092_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",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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    "label": "Deed of Apartment"
  },
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document_1725611625907_Sale_Deed_Pavan_varule.pdf",
  "id": "677205",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "documentDate": "10/05/2024",
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  "Seller": "Shri. Hitesh Sanjay Gurav & Shri. Mihir Kanitlal Wamja",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Pavan Bhikan Warule & Shri. Kalpesh Bhikan Warule, Sau. Sunanda
Bhikan Warule"
},
"outward": {
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"rateVerify": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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},
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      "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/66daaaeb2eeecd47e76fa801/
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    "name": "Living Room",
    "path": "cases/66daaaeb2eeecd47e76fa801/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "66daab3df2721b47e8e3403b",
    "name": "Living Room",
    "path": "cases/66daaaeb2eeecd47e76fa801/
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    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66daab3df2721b47e8e3402b",
      "name": "Living Room",
      "path": "cases/66daaaeb2eeecd47e76fa801/
externallmg_1725606717547_WhatsApp_Image_20240906_at_121931_PM.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66daab3df2721b47e8e3402f",
      "name": "Living Room",
      "path": "cases/66daaaeb2eeecd47e76fa801/
externallmg_1725606717722_WhatsApp_Image_20240906_at_121933_PM_2.jpeg",
      "orientation": "landscape"
    }
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"indicatorRange": {
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    "max": "5435.00"
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  "builtUpRateRange": {
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    "max": "4529.00"
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  "saleableRateRange": {
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    "max": "3775.00"
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
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  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
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  "PRINT": false,
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  "value": "LEAD"
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Sunanda Bhikan Varule",
"ownerPhoneNo": "7028262918",
"fullAddress": "Residential Flat No. 202, 2nd Floor, Dwarkadhish Residency, Near The
SSK World Club, Plot No. 04, Pathardi-Gaulane Rd, Village - Pathardi, Taluka - Nashik,
District - Nashik, Nashik, Pin Code - 422 010, State - Maharashtra, India",
"remark": "",
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  {
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      "label": "Deed of Apartment"
    },
    "inputs": {
      "documentDate": "17/05/2024",
      "amount": "1700000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      }
    }
  },

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"Seller": "Shri. Hitesh Sanjay Gurav & Shri. Mihir Kanitlal Wamja",
"to": {
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  "label": "buyer"
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"buyer": "Shri. Pavan Bhikan Warule & Shri. Kalpesh Bhikan Warule, Sau.
Sunanda Bhikan Warule"
},
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "25/01/2022",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ B2/ 512/ 2022"
},
"isHardCopy": false,
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"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Fri Sep 06 2024 14:08:27 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
}
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"inputs": {
  "documentDate": "16/01/2024",
  "nameOfApprovingAuthority": {
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Nashik/ B2/ OC/ 32151/ 2024 "
},
"isHardCopy": false,
"displayStatus": false,
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"id": "245443",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Fri Sep 06 2024 14:08:27 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Javak No. NRV/ B2/ 32151/ 2024"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1725611876177_Sale_Deed_Pavan_varule.pdf",
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document_1725611876177_Sale_Deed_Pavan_varule.pdf",
  "id": "157107",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Fri Sep 06 2024 14:08:27 GMT+0530 (India Standard Time)"
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 06 2024 12:40:35 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Pavan Bhikan Varule & Shri. Kalpesh Bhikan Varule, Sau. Sunanda Bhikan Varule",
    "phone": "7028262918",
    "ownershipShare": "",
    "email": "",
    "id": "409584"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "225370",
    "name": "Living Room",
    "length": "14.08",
    "length1": "14",
    "length2": "1",
    "width": "10.08",
    "width1": "10",
    "width2": "1",
    "totalArea": "142.01",
    "images": [],
    "extraAreas": [],
    "finalArea": "142.01"
  }
]
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},
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "104.19",
  "images": [],
  "finalArea": "104.19",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "103.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "103.35"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "8",
  "name": "Kitchen",
  "length": "13.50",
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"length2": "6",
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"width2": "1",
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"finalArea": "122.62",
"extraAreas": []
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
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  "width2": "3",
  "totalArea": "33.25",
  "images": [],
  "finalArea": "33.25",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
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  "width1": "4",
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  "totalArea": "17.35",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.35"
},
{
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"measurementType": {
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  "label": "Square Feet"
},
"id": "6",
"name": "Balcony",
"length": "10.17",
"length1": "10",
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"width": "3.33",
"width1": "3",
"width2": "4",
"totalArea": "33.89",
"images": [],
"extraAreas": [],
"finalArea": "33.89"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "10.08",
  "length1": "10",
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  "width1": "3",
  "width2": "6",
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  "images": [],
  "finalArea": "35.29",
  "extraAreas": []
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"otherComposition": [],
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      "label": "Deed of Apartment"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "53.61",
  "totalAreaDocument": "577",
  "docBultupPercentage": "20",
  "docFinalBultUp": "692.40",
  "docFinalBultUpSquareMeter": "64.33",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "628364"
}
],
"images": [],
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      "area": "750.00",
      "squareMeterArea": "69.68",
      "expectedRate": "4800.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "900.00",
      "squareMeterArea": "83.61",
      "expectedRate": "4000.00",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1080.00",
      "squareMeterArea": "100.34",
      "expectedRate": "3333.33",
      "percentage": "20"
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    "printlnReport": true,
    "_id": "66dac22b15784548070eba2b",
    "property": "Flat",
    "area": "750",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "3600000",
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    "expectedRate": "4800.00",
    "builtUpExpectedRate": "4000.00",
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    "squareMeter": "69.68",
    "id": "121622"
  },
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      "squareMeterArea": "59.83",
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    "builtUpArea": {
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      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "86.15",
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Name	Length	Width	Total
Composition :			
Living Room	14'1"	10'1"	142.01
Bedroom	10'4"	10'1"	104.19
Bedroom	10'1"	10'3"	103.35
Kitchen	13'6"	9'1"	122.62
Toilet	6'4"	5'3"	33.25
Passage	4'1"	4'3"	17.35
Balcony	10'2"	3'4"	33.89
Balcony	10'1"	3'6"	35.29
Other Composition :			