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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
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    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "64425b2d629ac20845e9f4bf"
    },
    "firstName": "shell",
    "type": "CREDITOFFICER",
    "_id": "64425b2d629ac20845e9f4c1",
    "lastName": "shell",
    "mobileNo": "",
    "workMobileNo": "0000000000",
    "email": "12me@me.com"
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "1770"
  },
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"organization": {
  "_id": "643a5bee108b68389ed736e5",
  "name": "Nashik Branch",
  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64425b2d629ac20845e9f4bf",
  "name": "RACC Nashik Branch",
  "branchCode": "",
  "mobileNo": "02225923555",
  "alternateMobileNo": "",
  "email": "testjagdish.bhatt@vastukala.org",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RBO.2, The Wave Building Opposite Shell Petrol Pump, First Floor,
Pathardi Road Nashik.422010,\n\nState – Maharashtra, Country – India."
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fdaf22ce84bf289baae42d",
  "zoneName": "Nashik Zone"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "647ed1960ab64c23c9fcf71d",
"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
"workWithDocumentMaker": "",
"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
profilePhoto_1717659680447_WhatsApp_Image_20240601_at_74841_PM.jpeg"
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
"workWithDocumentMaker": "",
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"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"designation": "",
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"lastName": "Yadav",
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"mobileNo": "9404341081",
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profilePhoto_1696055325842_Rashmi_2.jpeg",
  "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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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
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      }
    ],
  }
]
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    "title": {
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    "number": "CAT-I-F-1763"
  },
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      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
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      "label": "Registered Valuer"
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    "_id": "60af80072ffdf65bcd658654",
    "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"
}
],
"clientType": {
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  "label": "BANK"
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"location": {
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  "longitude": "73.765167"
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"geo": {
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  "coordinates": [
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"siteVisit": {
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  "schedule": [
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      "dateTime": "14/09/2024 12:00 am"
    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-14",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
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  "label": "1 BHK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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  "village": {
    "status": true,
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"name": "Village",
"key": "village",
"value": "Pathardi",
"label": true
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"floorNo": {
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  "key": "floorNo",
  "value": "3",
  "label": false
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  "value": "",
  "label": true
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  "value": "Nashik",
  "label": true
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"city": {
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
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  "key": "buildingName",
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  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "Narhari Nagar Road",
  "label": false
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"street2": {
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Near Progressive English Medium School, Prashant Nagar, Pathardi
Phata",
  "label": false
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"wing": {
  "status": false,
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"name": "Wing",
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"label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "320/ 3/ 2",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "7423 & 7424",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "301",
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "name": "Police Station(P.S)",
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  "value": "",
  "label": false
},
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  "name": "Gut No.",
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"postalCode": {
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  "key": "postalCode",
  "value": "PIN Code – 422 010",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
}
},
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"general": {
  "ownership": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Road",
    "west": "Open Plot",
    "south": "Row House",
    "east": "Open Plot"
  },
  "asPerDocumentAgreement": {
    "north": "7.50 M. Colony Road (Proposed 9.00 M)",
    "west": "Plot No. 06",
    "south": "Survey No. 320/ 4",
    "east": "Open Space"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Building Marginal Space & Colony Road",
      "east": "Flat No. 302",
      "south": "Lobby & Duct",
      "west": "Flat No. 308"
    },
    "asPerDocument": {
      "north": "Building Marginal Space & Colony Road",
      "east": "Flat No. 302",
      "south": "Lobby & Duct",
      "west": "Flat No. 308"
    }
  },
}
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. Nashik CD/ 232 dated 15.09.2021 issued by Assistant
Director Town Planning, Nashik Municipal Corporation, Nashik.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
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  "remark": "",
  "depreciationPercentage": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
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  "rate": "36000",
  "landRate": "13300",
  "igrImage": "cases/66e56523107b3378fb9db814/igr_1726310678064_Image.png",
  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
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  "squareFeetGuideLineRate": "3345.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "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"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"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": "2023",
"fullDate": "1/1/2023"
},
"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": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "517.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66e56523107b3378fb9db814/
routeMap_1726311686214_Image.png",
    "routeLat": "19.950846",
    "routeLng": "73.765167",
    "stationName": "Nashik Road",
    "routeDistance": "10.4",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
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"finallatlng": false
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  {
    "id": "9nxbb",
    "name": "9nxbb",
    "image": "cases/66e56523107b3378fb9db814/
routeMap_1726311639568_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",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
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  "totalothersRate": "0",
  "finaltotal": "2303000.00",
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"distressValuePercentage": "80",
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  "buyer": "Shri. Kiran Rajaram Ahire ",
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    "label": "Document No"
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    "status": false
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    "name": "Living Room",
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    "name": "Living Room",
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"DELIVERY": false,
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"COMPLETED": false
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"ownerName": "Shri. Kiran Rajaram Ahire ",
"ownerPhoneNo": "9011019448",
"fullAddress": "Residential Flat No. 301, 3rd Floor, Dwarka Residency Apartment ,
Near Progressive English Medium School, Prashant Nagar, Pathardi Phata, Plot No.
7+8, Narhari Nagar Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik,
PIN Code – 422 010, Country – India",
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      "Developers": "M/s. Govinda Construction Patnership Firm",
      "to": {
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        "label": "buyer"
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      "buyer": "Shri. Kiran Rajaram Ahire ",
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    },
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      "label": "Developers"
    },
    "Developers": "M/s. Govinda Construction Patnership Firm",
    "to": {
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      "label": "buyer"
    },
    "buyer": "Shri. Kiran Rajaram Ahire ",
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      "label": "Document No"
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    "Document_No": "8925/ 2023"
  },
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  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "inputs": {
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
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    "label": "No"
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  "No": "LND/ BP/ CD/ 232 "
},
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600031764 "
},
"isHardCopy": false,
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    "label": "No"
  },
  "No": "CD/ 232"
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document_1726309545344_kiran_ahire_building_plan_.pdf",
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "label": "Nashik Municipal Corporation"
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    "number": {
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      "label": "No"
    },
    "No": "Building Proposal No. 191705 "
  },
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  "displayStatus": false,
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Sep 14 2024 15:57:47 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
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    "phone": "9011019448",
    "ownershipShare": "",
    "email": "",
    "id": "492151"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "9",
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    "length": "15.17",
    "length1": "15",
    "length2": "2",
    "width": "9.67",
    "width1": "9",
    "width2": "8",
    "totalArea": "146.61",
    "images": [],
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"finalArea": "146.61",
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  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
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  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "110.22",
  "images": [],
  "finalArea": "110.22",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Kitchen",
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  "length1": "9",
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  "width2": "8",
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    "label": "Square Feet"
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  "id": "3",
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"length": "7.42",
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"width2": "9",
"totalArea": "27.81",
"images": [],
"extraAreas": [],
"finalArea": "27.81"
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  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "25.67",
  "images": [],
  "finalArea": "25.67",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "13.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.14"
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  "length": "4.17",
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  "width1": "4",
  "width2": "1",
  "totalArea": "17.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.01"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "24.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.44"
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "5.42",
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"finalArea": "24.37"
}
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    "label": "Deed of Apartment"
  },
  "docMeasurementType": {
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  "totalAreaDocument": "470",
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  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "641660"
}
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"images": [],
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"email": "",
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"ownershipShare": "",
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"buildingServicesRate": "2000",
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"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 470.00",
"flatRate": "4900",
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    "value": "Independent_Building"
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + WC + Bathroom + 2
Passage + 2 Balcony",
"carpetTotal": "481.91",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "",
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Name	Length	Width	Total
Composition :			
Living Room	15'2"	9'8"	146.61
Bedroom	10'8"	10'4"	110.22
Kitchen	9'7"	9'8"	92.64
WC	7'5"	3'9"	27.81
Bathroom	5'6"	4'8"	25.67
Passage	3'8"	3'7"	13.14
Passage	4'2"	4'1"	17.01
Balcony	5'4"	4'7"	24.44
Balcony	5'5"	4'6"	24.37
Other Composition :			