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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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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": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
},
"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"
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"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": {
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  "zoneName": "Nashik Zone"
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"role": "FRONTDESK",
"firstName": "Rushikesh",
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"lastName": "Pingle",
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"shortName": "RUP",
"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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"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"designation": "",
"shortName": "RV",
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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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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "_id": "60af80072ffdf65bcd658651",
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      }
    ],
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{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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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": true
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  "key": "village",
  "value": "Nashik",
  "label": true
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  "label": true
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  "key": "city",
  "value": "Nashik",
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"value": "",
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  "key": "plotNo",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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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": false
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"label": false
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"value": "",
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"label": "Vitrified Tile Flooring"
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"doors": {
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"windows": {
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"label": "Wooden frame openable widow with M. S. Grill"
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"fittings": {
"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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"general": {
  "ownership": {
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    "label": "sole ownership"
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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": "By Colony Road",
    "south": "By DP Road",
    "east": "S. No. 854/ 1B"
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  "asPerDocumentAgreement": {
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    "west": "By Colony Road",
    "south": "By DP Road",
    "east": "S. No. 854/ 1B"
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  "unitBoundaries": {
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      "east": "Building Margin",
      "south": "Flat No. A-21",
      "west": "Flat No. A-23"
    }
  }
}
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    },
    "asPerDocument": {
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      "east": "Building Margin",
      "south": "Flat No. A-21",
      "west": "Flat No. A-23"
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    },
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  "whichTheLocalityIsServed": {
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      "title": "Buses"
    },
    },
    "taxies": {
      "title": "Taxies"
    },
    },
    "auto": {
      "title": "Auto"
    },
    },
    "privateCars": {
      "title": "Private Cars"
    }
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "True Copy of Approved Building Plan Accompanying
Occupancy Certificate No. A2/ 12631 dated.16.11.2012, issued by Executive Engineer
Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "18",
  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "4440",
  "depreciatedBuildingRate": "1640"
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"igrRate": {
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  "rate": "38900",
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  "squareMeterGuideLineRate": "40845.00",
  "squareFeetGuideLineRate": "3795.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "88",
  "rate": "3518.00",
  "squareFeetGuideLineRate": "3518.00",
  "squareMeterGuideLineRate": "37864.00"
},
"outgoingDetail": {
  "areaStatusList": {
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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 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": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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    "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"
  },
  "planningArea": {
    "value": "Residential_cum_Commercial",
    "label": "Residential cum Commercial"
  },
  "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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"value": "Normal",
"label": "Normal"
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"materialUsedList": {
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"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": "Normal",
"label": "Normal"
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
"value": "1",
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"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": "12",
"totalLifeBuilding": "60",
"estimatedAge": "48",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1220.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Conveyance Deed"
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routeMap_1727428642820_Image.png",
    "routeLat": "19.980389",
    "routeLng": "73.804556",
    "stationName": "Nashik Road",
    "routeDistance": "6.8",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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    "id": "6n23zx",
    "name": "6n23zx",
    "image": "cases/66f66b86fcad932b0b15873c/
routeMap_1727428580869_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "Seller": "Mr. Sandip Baldev Ghai",
  "to": {
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  "buyer": "Mr. Santosh Nandlal Chavan"
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "max": "6163.00"
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  "builtUpRateRange": {
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  "saleableRateRange": {
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  "isEditable": true
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"ownerName": "Mr. Santosh Nandlal Chavan",
"ownerPhoneNo": "7507337733",
"fullAddress": "Residential Flat No. A-24, 6th Floor, Ishwar Paradise Apartment,
Behind Croma - Inox Signal, Ashoka Marg , Plot No. 2+4+5+6+7+8, Nashik - Pune
Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 011",
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      "value": "60ae1252aa6d152c1801b31f",
      "label": "Conveyance Deed"
    },
    "inputs": {
      "documentDate": "13/03/2024",
      "amount": "4600000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mr. Sandip Baldev Ghai",
      "to": {
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        "label": "buyer"
      },
      "buyer": "Mr. Santosh Nandlal Chavan"
    },
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
    "No": "Javak No. NRV/ A2/ 12631/ 4358"
  },
  "isHardCopy": false,
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  "uploadedBy": "63f9ed37ce84bf289ba991ac",
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      "label": "Nashik Municipal Corporation"
    },
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    },
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 27 2024 13:53:34 GMT+0530 (India Standard Time)"
  }
],
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    "name": "Mr. Santosh Nandlal Chavan",
    "phone": "7507337733",
    "ownershipShare": "",
    "email": "",
    "id": "501331"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"extraAreas": []
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    "label": "Square Feet"
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  "length": "9.08",
  "length1": "9",
  "length2": "1",
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Dining",
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  "length1": "14",
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  "width1": "9",
  "width2": "1",
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"width2": "6",
"totalArea": "128.62",
"images": [],
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
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  "width": "10.50",
  "width1": "10",
  "width2": "6",
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "6.50",
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.33",
  "length1": "3",
  "length2": "4",
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  "width1": "6",
  "width2": "8",
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  "finalArea": "22.22"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "5.08",
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  "width2": "6",
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    "label": "Square Feet"
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  "images": [],
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"email": "",
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| Name | Length | Width | Total |
|---------------|--------|-------|--------|
| Composition : | | | |
| Living Room | 15'1" | 11'1" | 167.17 |
| Kitchen | 9'1" | 9'6" | 86.29 |
| Dining | 14'1" | 9'1" | 127.92 |
| Bedroom | 12'3" | 10'6" | 128.62 |
| Bedroom | 12'3" | 10'6" | 128.62 |
| Toilet | 4'8" | 6'6" | 30.33 |
| Toilet | 3'4" | 6'8" | 22.22 |
| Toilet | 5'1" | 6'8" | 33.89 |
| Passage | 9'4" | 3'4" | 31.11 |
| Balcony | 6'8" | 8'6" | 56.67 |
| Balcony | 5'1" | 10'1" | 51.26 |
| Balcony | 5'9" | 10'6" | 60.37 |

Other
Composition :
