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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "label": "Direct"
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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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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  "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",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
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  "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": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"role": "MAKER + RATE VERFIER",
"firstName": "Chintamani",
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"shortName": "cc",
"workWithDocumentMaker": "62724142afd7d55eddede405",
"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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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",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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          "label": "IBBI"
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    "value": "FIIV",
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    "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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  "label": "BANK"
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  "longitude": "73.743444"
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      "dateTime": "2024-10-03",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-10-03",
      "remark": "MANUAL_IN_TASK"
    }
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"compositionFlatType": {
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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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  "label": true
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  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
  "value": "Aaradhya Lily",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Chandashi Road",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "value": "",
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "name": "CTS No.",
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  "value": "403",
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "R. C. C. Slab"
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  "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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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Plot No.311 ",
    "east": "Plot No.325 & 326"
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  "asPerDocumentAgreement": {
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    "west": "9.00 Mtr Colony Road",
    "south": "Plot No.311 ",
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    "east": "Side Margin",
    "south": "Flat No.404",
    "west": "Lift , Lobby and Flat No.402"
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  "title": "Boundaries of The Flat"
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.222140
Dated 25.07.2024 issued by Nashik Metropolitan\nRegion Development Authority.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "squareMeterGuideLineRate": "25000.00",
  "squareFeetGuideLineRate": "2323.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "25000.00",
  "squareMeterGuideLineRate": "25000.00",
  "squareFeetGuideLineRate": "2323.00"
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"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "6000",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMS Norms",
  "tenantName": "",
  "maintenanceOfFlat": "NA"
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"marketability": {
  "marketabilityList": {
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    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "NA",

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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": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Yes",
  "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": {
  "value": "Good",
  "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": "Yes",
  "label": "Yes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "784.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1727948793441_Image.png",
    "routeLat": "20.029444",
    "routeLng": "73.743444",
    "stationName": "Nashik Road",
    "routeDistance": "17.4",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "id": "ierzaq",
    "name": "ierzaq",
    "image": "cases/66fe6247f667804969b5304a/
routeMap_1727948704916_Image.png"
  }
]
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"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",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"rateVerify": {
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "status": false
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  "status": false
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  ],
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      "orientation": "portrait"
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  "compositionImages": [
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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",
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    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
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    "max": "4421.00"
  },
  "builtUpRateRange": {
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    "max": "3685.00"
  },
  "saleableRateRange": {
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    "max": "3071.00"
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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"ratePerUnit": "",
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"isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerName": "M/s.Shreyash Construction",
"ownerPhoneNo": "9518931083",
"fullAddress": "Residential Flat No. 403, 4th Floor, Aaradhya Lily, Near Ebenezer
International School, Plot No. 62/1,62/2,63,64, Chandashi Road, Village - Chandashi,
Taluka - Nashik, District - Nashik, 422003, State - Maharashtra, India",
"remark": "",
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      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "28/09/2024",
      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s.Shreyash Construction",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr.Balu Bandu Ghatol & Mr.Santosh Bandu Ghatol"
    },
    "isHardCopy": false,
    "displayStatus": false,
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    "uploadedBy": "636a1ad14d42487767af3f91",
    "createdAt": "Thu Oct 03 2024 14:52:15 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Full Occupancy Certificate"
    },
  },
]
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"inputs": {
  "documentDate": "25/07/2024",
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    "label": "Nashik Metropolitan Region Development Authority"
  }
},
"isHardCopy": false,
"displayStatus": true,
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"uploadedBy": "636a1ad14d42487767af3f91",
"createdAt": "Thu Oct 03 2024 14:52:15 GMT+0530 (India Standard Time)"
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      "label": "Nashik Metropolitan Region Development Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "222140"
  },
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  "fileName": "document_1727947262438_Plan__OC.pdf"
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  "label": "Commercial"
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    "datetime": "Thu Oct 03 2024 14:52:15 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "M/s.Shreyash Construction",
    "phone": "9518931083",
    "ownershipShare": "",
    "email": "",
    "id": "207064"
  }
],
"proposePurchasers": [
  {
    "name": "Mr.Balu Bandu Ghatol & Mr.Santosh Bandu Ghatol"
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "280990",
    "name": "Living Room",
    "length": "10.08",
    "length1": "10",
    "length2": "1",
    "width": "12.83",
    "width1": "12",
    "width2": "10",
    "totalArea": "129.40",
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    "extraAreas": [],
    "finalArea": "129.40"
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    "measurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
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  "length2": "1",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "124.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.36"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "10.58",
  "width1": "10",
  "width2": "7",
  "totalArea": "109.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "109.36"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "14.83",
  "length1": "14",
  "length2": "10",
  "width": "7.83",
  "width1": "7",
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  "name": "WC",
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  "length1": "4",
  "length2": "00",
  "width": "3.00",
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  "width2": "00",
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  "extraAreas": [],
  "finalArea": "12.00"
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "7.42",
  "width1": "7",
  "width2": "5",
  "totalArea": "32.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.14"
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    "label": "Square Feet"
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"width2": "00",
"totalArea": "42.00",
"images": [],
"extraAreas": [],
"finalArea": "42.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "16.08",
  "width1": "16",
  "width2": "1",
  "totalArea": "65.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "65.67"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "8",
  "name": "Balcony",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "7.08",
  "width1": "7",
  "width2": "1",
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"label": "Notarized Agreement for Sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "60.76",
"totalAreaDocument": "654",
"docBuiltpPercentage": "20",
"docFinalBuiltp": "784.80",
"docFinalBuiltpSquareMeter": "72.91",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
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"id": "320821"
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"images": [],
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"carpetArea": {
"area": "221.00",
"squareMeterArea": "20.53",
"expectedRate": "4420.81",
"percentage": ""
},
"builtUpArea": {
"area": "265.20",
"squareMeterArea": "24.64",
"expectedRate": "3684.01",
"percentage": "20"
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"saleableArea": {
"area": "318.24",
"squareMeterArea": "29.57",
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    "percentage": "20"
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  "property": "Flat",
  "area": "221",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "977000",
  "expectedRate": "4420.81",
  "builtUpExpectedRate": "3684.01",
  "image": "cases/66fe6247f667804969b5304a/
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  "squareMeter": "20.53",
  "id": "999427"
},
{
  "carpetArea": {
    "area": "583.33",
    "squareMeterArea": "54.19",
    "expectedRate": "3600.02",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "65.03",
    "expectedRate": "3000.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "840.00",
    "squareMeterArea": "78.04",
    "expectedRate": "2500.00",
    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "700",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
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"expectedRate": "3600.02",
"builtUpExpectedRate": "2100000",
"image": "cases/66fe6247f667804969b5304a/
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"id": "374682"
}
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"externallImages": [
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"path": "cases/66fe6247f667804969b5304a/
externallmg_1727947506377_WhatsApp_Image_20241003_at_125341_PM.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
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"path": "cases/66fe6247f667804969b5304a/
externallmg_1727947506469_WhatsApp_Image_20241003_at_125342_PM_1.jpeg",
"orientation": "portrait"
},
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Name	Length	Width	Total
Composition :			
Living Room	10'1"	12'10"	129.40
Bedroom	10'1"	12'4"	124.36
Bedroom	10'4"	10'7"	109.36
Kitchen	14'10"	7'10"	116.19
WC	4'00"	3'00"	12.00
Bathroom	4'4"	7'5"	32.14
Passage	7'00"	6'00"	42.00
Balcony	4'1"	16'1"	65.67
Balcony	5'6"	7'1"	38.96
Other Composition :			