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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
    "branch": {
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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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    "expectedFees": null,
    "quotedAmount": "2500"
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"organization": {
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  "name": "Nashik Branch",
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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",
  "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"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"firstName": "Rushikesh",
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"shortName": "RUP",
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"siteEngineer": {
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"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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    "key": "country",
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    "key": "village",
    "value": "Nashik",
    "label": true
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    "value": "",
    "label": true
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    "value": "Nashik",
    "label": true
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  "label": true
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "Near Lord Shree Saibaba Temple",
  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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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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  "label": "Wooden frame openable widow with M. S. Grill"
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"fixtures": {
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"Concealed_plumbing_with_C.P._fixtures._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
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"general": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "UpperClass",
    "label": "Upper Class"
  },
  "populationGroupList": {
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    "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": "Open Space",
    "south": "Building",
    "east": "Road"
  }
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},
"asPerDocumentAgreement": {
  "north": "By S. No. 893 Part",
  "west": "By S. No. 893 / 3 / 2 + 893 / 4 / 2 / 2 / 1, Plot 1 & 2 & S. No. 893 / 5 / 2 / 1,
Plot No. 9",
  "south": "By S. No. 893 / 5 / 2 / 1 PLOT No. 2 & 10",
  "east": "By 30 Mtrs. DP Road"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space",
    "east": "Marginal Space",
    "south": "Staircase Wing-B",
    "west": "By Duct & Flat No. 303 Wing-B"
  },
  "asPerDocument": {
    "north": "By Side Margin",
    "east": "By Side Margin & 30 Mtr. D.P. Road",
    "south": "By Landing & Staircase Wing-B",
    "west": "By Duct & Flat No. 303 (B-11) Wing-B"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. No.B5/121/2846 Dated 21.07.2017 \nissued by
Executive Engineer Town Planning Nashik Municipal Corporation. Nashik.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",

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"compoundWall": ""
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"landAndBuildingDetails": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "5190",
  "depreciatedBuildingRate": "1790"
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"igrRate": {
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  "rate": "37200",
  "landRate": "14500",
  "igrImage": "cases/670376c16d5ad2b223096d89/igr_1728283322177_Image.jpeg",
  "squareMeterGuideLineRate": "37200.00",
  "squareFeetGuideLineRate": "3456.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "93",
  "rate": "3308.00",
  "squareFeetGuideLineRate": "3308.00",
  "squareMeterGuideLineRate": "35611.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
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"taxAmount": "Details Not Provided",
"electricityServiceConnectionNo": "049084871248",
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"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2017",
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"fullDate": "1/1/2017"
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  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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  "label": "R.C.C. Framed Structure"
},
"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"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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  "label": "Good"
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"maintenanceIssues": {
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  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.960393",
    "routeLng": "73.777403",
    "stationName": "Nashik Road",
    "routeDistance": "11 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
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  "locationMapImg": [
    {
      "id": "vsd7we",
      "name": "vsd7we",
      "image": "cases/670376c16d5ad2b223096d89/
routeMap_1728285014690_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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    "label": "buyer"
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  "PRINT": false,
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"ownerPhoneNo": "9503370322",
"fullAddress": "Residential Flat No. B-304, 3rd Floor, Wing - B, Anushree Apartment,
Near Lord Shree Saibaba Temple, Wadala Pathardi Road, Indira Nagar, Village -
Nashik, Taluka - Nashik, District - Nashik, Nashik, B, State - Maharashtra, India",
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      "amount": "3700000",
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        "label": "Seller"
      },
      "Seller": "Mr. Prahlad Bhatu Sonawane & Others",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
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      "label": "No"
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    "number": {
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      "label": "No"
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
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  "inputs": {
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    "number": {
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      "label": "Consumer No"
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  }
}
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"createdBy": "63f9ed37ce84bf289ba991ac",
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    "datetime": "Mon Oct 07 2024 11:20:57 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Mr. Dilip Prabhakar Kulkarni & Mrs. Vaishali Dilip Kulkarni",
    "phone": "9503370322",
    "ownershipShare": "",
    "email": "",
    "id": "801459"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "name": "Living Room",
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  "width2": "1",
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  "length": "3.17",
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  "width2": "3",
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  "length": "6.33",
  "length1": "6",
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Name	Length	Width	Total
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Living Room	17'2"	10'8"	183.11
Bedroom	15'1"	10'1"	152.09
Bedroom	12'9"	11'6"	146.62
bedroom	13'4"	13'2"	175.56
Kitchen	9'1"	12'1"	109.76
WC	3'2"	4'3"	13.46
Bathroom	6'3"	4'3"	26.56
Toilet	6'4"	4'3"	26.92
Passage	4'5"	6'1"	26.87
Balcony	3'2"	3'2"	10.03
Balcony	6'6"	11'6"	74.75

Other
Composition :
