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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Non SARFAESI"
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    "label": "Fair Market Value"
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      "_id": "5fc6c33c74d12c494856bb59"
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    "firstName": "Namrata Ghone",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231331",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9769152981"
  },
  "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"
},
"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": "5fc6c33c74d12c494856bb59",
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  "type": "BRANCH",
  "name": "RACPC Nashik ",
  "email": "sbi.10518@sbi.co.in",
  "mobileNo": "02532501640",
  "alternateMobileNo": "",
  "address": "1st Floor,Patel Plaza ,N.D.Patel Road,Opp BSNL,Landmark Seawoods
Navratna Hotel Nashik-422001",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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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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"_id": "63f9ed37ce84bf289ba991ac",
"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"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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"checker": {
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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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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  ],
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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    "value": "Adgaon",
    "label": true
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    "value": "3",
    "label": false
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  "key": "plotNo",
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  "key": "street2",
  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "7",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_-_Glass_Door",
    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering"
  }
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"general": {
  "ownership": {
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    "label": "Proposed Purchaser - Joint Ownership"
  },
  "populationClassList": {
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    "label": "Upper Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",

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"label": "No"
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  "south": "Open Plot",
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  "north": "Plot No. 12",
  "west": "9 M. Wide Road",
  "south": "Plot No. 15",
  "east": "Adj. Gut No. 315 / 2"
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"unitBoundaries": {
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    "east": "Marginal Space & Adj. Gut No. 315 / 2",
    "south": "Flat No. 8 & 9",
    "west": "Marginal Space "
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  "asPerDocument": {
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    "east": "Marginal Space & Adj. Gut No. 315 / 2",
    "south": "Flat No. 8 & 9",
    "west": "9 M. Road"
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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```

Sanjay Lalchand Agrawal Dated 30.03.2023 issued by Nashik Municipal Corporation",

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"approvePlanVerified": "Yes",
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  "documentsBuildingBoundaries": []
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  "remark": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "33600",
  "landRate": "10700",
  "igrImage": "cases/6708ded46d5ad2b2230bfb68/igr_1728635848165_Image.png",
  "squareMeterGuideLineRate": "33600.00",
  "squareFeetGuideLineRate": "3122.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "33600.00",
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  "squareFeetGuideLineRate": "3122.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  }
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},
"monthlyRent": "NA",
"assessmentNo": "Details Not Applied",
"taxPaidHolderName": "Details Not Applied",
"taxAmount": "Details Not Applied",
"electricityServiceConnectionNo": "Details Not Applied",
"meterCardHolderName": "Details Not Applied",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "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": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"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"
},
"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"
},
}
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"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"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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"areaAsPer": "Carpet Area + 20%"
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routeMap_1728638022602_Image.png",
    "routeLat": "20.018391",
    "routeLng": "73.837191",
    "stationName": "Nashik Road",
    "routeDistance": "9.4 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
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    {
      "id": "tdfko",
      "name": "tdfko",
      "image": "cases/6708ded46d5ad2b2230bfb68/
routeMap_1728637912603_Image.png"
    }
  ]
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
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"interiorDecorationsQty": "0",
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"totalpotentialValueRate": "0",
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"realizableValuePercentage": "95",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
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  "date": "Mon Oct 14 2024 14:48:29 GMT+0530 (India Standard Time)",
  "number": "2308607",
  "dayCount": "2",
  "monthCount": "147",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
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"rccFootingFoundation": {
  "label": "RCC Footing/Foundation",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
},
"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
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  "status": false
},
"internalBrickWork": {
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  "status": false
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  "floorsCompleted": "",
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  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
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"isHideFloor": false,
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"door": {
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  "status": false
},
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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},
"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
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"liftInstallation": {
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"status": false
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"status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"orientation": "portrait"
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    "path": "cases/6708ded46d5ad2b2230bfb68/
externallmg_1728635500616_WhatsApp_Image_20241011_at_115402_AM.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6708e26dc691adb224f95371",
    "name":
"externallmg_1728635501110_WhatsApp_Image_20241011_at_115410_AM_1.jpeg",
    "path": "cases/6708ded46d5ad2b2230bfb68/
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    "orientation": "portrait"
  }
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    "path": "cases/6708ded46d5ad2b2230bfb68/
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    "orientation": "portrait"
  }
],
"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
    "path": "cases/6708ded46d5ad2b2230bfb68/
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    "orientation": "portrait"
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  {
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    "name": "Bedroom",
    "path": "cases/6708ded46d5ad2b2230bfb68/
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    "name": "Bedroom",
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    "orientation": "portrait"
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    "status": false,
    "_id": "6708e26dc691adb224f95362",
    "name": "Kitchen",
    "path": "cases/6708ded46d5ad2b2230bfb68/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "6708e26dc691adb224f95366",
    "name": "Balcony",
    "path": "cases/6708ded46d5ad2b2230bfb68/
externallmg_1728635500692_WhatsApp_Image_20241011_at_115403_AM.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6708e26dc691adb224f95365",
    "name": "Balcony",
    "path": "cases/6708ded46d5ad2b2230bfb68/
externallmg_1728635500666_WhatsApp_Image_20241011_at_115403_AM_1.jpeg",
    "orientation": "landscape"
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"indicatorRange": {
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"min": "5028.00",
"max": "5858.00"
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"builtUpRateRange": {
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  "max": "4068.00"
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    "status": true,
    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "status": true,
    "isEditable": true
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"title": "Superfine finish",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"interiorDecorations": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "817.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Shreya Builders & Developers",
"ownerPhoneNo": "9922252807",
"fullAddress": "Residential Flat No. 7, 3rd Floor, Shreyakunj Apartment, Opp. Hotel
```

Mehfil Family Restaurant, Near Parksyde Homes, Hanuman Nagar, Plot No. 13, Mumbai Agra Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India",

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"remark": "",
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      "amount": "3000000",
      "from": {
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        "label": "Developers"
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      "Developers": "M/s. SHREYA BUILDERS AND DEVELOPERS",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Nitin Murlidhar Borse & Sau. Madhuri Nitin Borse"
    },
    "isHardCopy": false,
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    "createdAt": "Fri Oct 11 2024 13:46:20 GMT+0530 (India Standard Time)"
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  {
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    "inputs": {
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        "label": "Nashik Municipal Corporation"
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      "number": {
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    "label": "Document No"
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  "Document_No": "Digitally Signed By Sanjay Lalchand Agrawal"
},
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"createdAt": "Fri Oct 11 2024 13:46:20 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
    "documentDate": "28/03/2023",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMCB / RB / 2023 / APL / 00186"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6708ded46d5ad2b2230bfb68/
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"id": "450548",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Oct 11 2024 13:58:09 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
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  "inputs": {
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"documentDate": "08/05/2024",
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  "value": "Nashik_Municipal_Corporation",
  "label": "Nashik Municipal Corporation"
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"No": "NMCB / FO / 2024 / APL / 05718"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6708ded46d5ad2b2230bfb68/
document_1728635282605_20241011__Doc_Scanner.pdf",
"id": "768510",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Oct 11 2024 13:58:09 GMT+0530 (India Standard Time)"
}
],
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  "label": "Retail"
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"caseNumber": "011753",
"createdBy": "63f9ed37ce84bf289ba991ac",
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    "id": "490763",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 11 2024 13:46:20 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Shreya Builders & Developers",
    "phone": "9922252807",
    "ownershipShare": "",
    "email": "",
    "id": "990258"
  }
],
"proposePurchasers": [
  {
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"name": "Shri. Nitin Murlidhar Borse & Sau. Madhuri Nitin Borse"
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],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "id": "168698",
  "name": "Living Room",
  "length": "13.17",
  "length1": "13",
  "length2": "2",
  "width": "15.17",
  "width1": "15",
  "width2": "2",
  "totalArea": "199.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "199.69"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
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  "width2": "1",
  "totalArea": "135.77",
  "images": [],
  "extraAreas": [],
  "finalArea": "135.77"
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  "measurementType": {
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    "label": "Square Feet"
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}
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"id": "2",
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"width1": "10",
"width2": "2",
"totalArea": "114.37",
"images": [],
"extraAreas": [],
"finalArea": "114.37"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "11.33",
  "length1": "11",
  "length2": "4",
  "width": "10.50",
  "width1": "10",
  "width2": "6",
  "totalArea": "119.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "119.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "9.50",
  "length1": "9",
  "length2": "6",
  "width": "12.25",
  "width1": "12",
  "width2": "3",
  "totalArea": "116.37",
  "images": [],
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```
"extraAreas": [],
"finalArea": "116.37"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "32.37",
  "images": [],
  "finalArea": "32.37",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "39.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.87"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
```

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"length": "3.17",
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"totalArea": "40.37",
"images": [],
"extraAreas": [],
"finalArea": "40.37"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "12.00",
  "width1": "12",
  "width2": "00",
  "totalArea": "48.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "75.90",
    "totalAreaDocument": "817",
    "docBuiltpupPercentage": "20",
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"docFinalBuiltUp": "980.40",
"docFinalBuiltUpSquareMeter": "91.08",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "128121"
}
],
"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "726.00",
"squareMeterArea": "67.45",
"expectedRate": "5027.55",
"percentage": ""
},
"builtUpArea": {
"area": "871.20",
"squareMeterArea": "80.94",
"expectedRate": "4189.62",
"percentage": "20"
},
"saleableArea": {
"area": "1045.44",
"squareMeterArea": "97.12",
"expectedRate": "3491.35",
"percentage": "20"
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"printlnReport": true,
"_id": "6708e3d86d5ad2b2230c00cc",
"property": "Flat",
"area": "726",
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	13'2"	15'2"	199.69
Bedroom	12'3"	11'1"	135.77

Bedroom	11'3"	10'2"	114.37
Bedroom	11'4"	10'6"	119.00
Kitchen	9'6"	12'3"	116.37
Toilet	6'2"	5'3"	32.37
Passage	5'6"	7'3"	39.87
Balcony	3'2"	12'9"	40.37
Balcony	4'00"	12'00"	48.00
Other Composition :			