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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sagar",
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    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "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"
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
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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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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"shortName": "RUP",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"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",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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  "label": "BANK"
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      "status": "COMPLETED",
      "dateTime": "2024-10-21",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "audioNotes": []
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "name": "Country",
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  "value": "Nashik",
  "label": true
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  "value": "Nashik",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "label": false
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"street2": {
  "status": false,
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  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Poornima Sweets, Khutwad Nagar",
  "label": false
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  "label": false
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  "key": "oldSurveyNumber",
  "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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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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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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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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"general": {
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"value": "MiddleClass",
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},
"townplanApprovedByList": {
"value": "Nashik_Municipal_Corporation_",
"label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "By S. No. 28/ 3/ 2 Part",
"west": "By S. No. 28 Part",
"south": "By 18.00 Mtr. D.P. Road & S. No. 28/ 5 Part",
"east": "By S. No. 29"
},
"asPerDocumentAgreement": {
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"west": "By S. No. 28 Part",
"south": "By 18.00 Mtr. D.P. Road & S. No. 28/ 5 Part",
"east": "By S. No. 29"
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"unitBoundaries": {
"asPerActual": {
"north": "By Side Margin",
"east": "By Duct & Flat No. 103, Wing C",
"south": "By Landing & Staircase, Wing C",
"west": "By Side Margin"
},
"asPerDocument": {
"north": "By Side Margin",
"east": "By Duct & Flat No. 103, Wing C",
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"west": "By Side Margin"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. B2/ BP/ 217/ 3405 Dated.29.07.2017 issued by
Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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"squareMeterGuideLineRate": "32000.00",
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  "rate": "2866.00",
  "squareFeetGuideLineRate": "2866.00",
  "squareMeterGuideLineRate": "30850.00"
},
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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": "Owner_Occupied",
    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
  }
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2020",
  "fullDate": "1/1/2020"
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"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",
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},
"materialUsedList": {
  "value": "Good",
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"label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "4",
"totalLifeBuilding": "60",
"estimatedAge": "56",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1063.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/671762d69415217725ec6772/
routeMap_1729587518527_Image.png",
    "routeLat": "19.980278",
    "routeLng": "73.746038",
    "stationName": "Nashik Road",
    "routeDistance": "15.3",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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    0
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  "type": "Point"
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    "name": "75wpaa",
    "image": "cases/671762d69415217725ec6772/
routeMap_1729587477606_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "200000",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "to": {
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    "label": "buyer"
  },
  "buyer": "Mr. Kiran Tryambak Guthale & Mrs. Pratibha Kiran Guthale"
},
"bookValue": "0"
},
"outward": {
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},
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  "status": false
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"underConstruction": {
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    "floorsCompleted": "",
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"isHideFloor": false,
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"percentage": "0.00",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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      "orientation": "landscape"
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  "societyNameBoardImage": [],
  "compositionImages": [
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  "name": "Living Room",
  "path": "cases/671762d69415217725ec6772/
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  "orientation": "landscape"
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  "name": "Living Room",
  "path": "cases/671762d69415217725ec6772/
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  "name": "Living Room",
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  "path": "cases/671762d69415217725ec6772/
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/671762d69415217725ec6772/
externallmg_1729585943112_WhatsApp_Image_20241021_at_40630_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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  "builtUpRateRange": {
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    "max": "5609.00"
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"min": "4066.00",
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    "isEditable": true
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    "status": true,
    "isEditable": true
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"title": "Interior Decorations",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"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",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isAdvanceInvoice": false,
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"ownerName": "Mr. Kiran Tryambak Guthale & Mrs. Pratibha Kiran Guthale",
"ownerPhoneNo": "9168079222",
"fullAddress": "Residential Flat No. 102, 1st Floor, Wing - C, Antariksha Apartment,
Near Poornima Sweets, Khutwad Nagar, Ambad Link Road, Village - Kamathwade,
Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 008, State - Maharashtra,
Country - India",
"remark": "",
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"label": "Deed of Apartment"
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  "amount": "3700000",
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  },
  "Developers": "M/s. Ravi Mahajan Builders & Developers PVT. LTD",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Mr. Kiran Tryambak Guthale & Mrs. Pratibha Kiran Guthale"
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ B2/ 217/ 3405"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/671762d69415217725ec6772/
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "29/07/2017",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "B2/ BP/ 217/ 3405"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/671762d69415217725ec6772/
document_1729585781410_3ecbd8b49f6a4adc96f094c5c2c980a5_1.pdf",
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  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Oct 22 2024 08:31:18 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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"No": "Javak No/ NRV/ 23156/ 2019 "
},
"isHardCopy": false,
"displayStatus": false,
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"id": "399606",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Oct 22 2024 08:31:18 GMT+0000 (Coordinated Universal Time)"
},
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    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "23/08/2017",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600009960"
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"isHardCopy": false,
"displayStatus": false,
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"id": "632704",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Oct 22 2024 08:31:18 GMT+0000 (Coordinated Universal Time)"
}
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  "label": "Retail"
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"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
  {
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"id": "878165",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Oct 22 2024 08:31:18 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Kiran Tryambak Guthale & Mrs. Pratibha Kiran Guthale",
"phone": "9168079222",
"ownershipShare": "",
"email": "",
"id": "523642"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"id": "12",
"name": "Living Room",
"length": "16.75",
"length1": "16",
"length2": "9",
"width": "10.33",
"width1": "10",
"width2": "4",
"totalArea": "173.08",
"images": [],
"finalArea": "173.08",
"extraAreas": []
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{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "12",
"name": "Kitchen",
"length": "10.50",
"length1": "10",
"length2": "6",
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"width": "12.33",
"width1": "12",
"width2": "4",
"totalArea": "129.50",
"images": [],
"finalArea": "129.50",
"extraAreas": []
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "12.50",
  "length1": "12",
  "length2": "6",
  "width": "11.67",
  "width1": "11",
  "width2": "8",
  "totalArea": "145.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "145.83"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "14.75",
  "length1": "14",
  "length2": "9",
  "width": "10.75",
  "width1": "10",
  "width2": "9",
  "totalArea": "158.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "158.56"
},
{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Dining",
  "length": "13.08",
  "length1": "13",
  "length2": "1",
  "width": "9.58",
  "width1": "9",
  "width2": "7",
  "totalArea": "125.38",
  "images": [],
  "finalArea": "125.38",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "24.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.11"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "4.50",
  "width1": "4",
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"width2": "6",
"totalArea": "28.50",
"images": [],
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"finalArea": "28.50"
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{
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.50",
  "length1": "4",
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  "width": "6.50",
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  "width2": "6",
  "totalArea": "29.25",
  "images": [],
  "finalArea": "29.25",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "9.08",
  "length1": "9",
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  "width2": "9",
  "totalArea": "24.98",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.98"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
  "id": "9",
  "name": "Passage",
  "length": "3.25",
  "length1": "3",
  "length2": "3",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "15.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.44"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Balcony",
  "length": "9.33",
  "length1": "9",
  "length2": "4",
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  "width1": "6",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "60.67"
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"addressForMap": "",
"caseReferredBy": "647ed1960ab64c23c9fcf71d",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"finalCarpetConvertToBuiltUpPer": "10",
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Name	Length	Width	Total
Composition :			

Living Room	16'9"	10'4"	173.08
Kitchen	10'6"	12'4"	129.50
Bedroom	12'6"	11'8"	145.83
Bedroom	14'9"	10'9"	158.56
Dining	13'1"	9'7"	125.38
Bathroom	5'2"	4'8"	24.11
Toilet	6'4"	4'6"	28.50
Passage	4'6"	6'6"	29.25
Passage	9'1"	2'9"	24.98
Passage	3'3"	4'9"	15.44
Balcony	9'4"	6'6"	60.67
Balcony	10'1"	6'4"	63.86
Other Composition :			