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{
  "typeOfReport": {
    "value": "Single_Flat",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  },
  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "SHARAD ",
    "type": "CREDITOFFICER",
    "_id": "6526757a703d7c40db9ab381",
    "lastName": "SANAP",
    "mobileNo": "",
    "workMobileNo": "9359891304",
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  "fees": {
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    "propertyValue": ""
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"expectedFees": null,
"quotedAmount": "2360"
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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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"client": {
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  "type": "BANK",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000352",
  "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"
},
"assetsClass": {
  "value": "Land_&_Building/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"zoneName": "Nashik Zone"
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"staff": {
  "pickupPerson": {
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    "_id": "647ed1960ab64c23c9fcf71d",
    "role": "FRONTDESK",
    "firstName": "Rishidatt",
    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "shortName": "RV",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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  },
  "siteEngineer": {
    "type": "EMPLOYEE",
    "_id": "636a29b64d42487767af43ea",
    "role": "NASHIK (LEAD + VISIT + RATE)",
    "firstName": "Sachin",
    "email": "sachinraundal9021@gmail.com",
    "lastName": "Raundal",
    "mobileNo": "9021337843",
    "designation": "Site Engg",
    "shortName": "Sachin",
    "workWithDocumentMaker": "62724142afd7d55eddede405",
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    "email": "rishiyadav44444@gamil.com",
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    "designation": "",
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    "workWithDocumentMaker": "",
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  "maker": {
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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  {
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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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        "title": {
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    },
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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    "title": {
      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
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"location": {
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  "longitude": "73.820606"
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  "coordinates": [
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    {
      "dateTime": "24/10/2024 12:00 am"
    }
  ],
  "visitedDate": [
    {
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      "dateTime": "2024-10-23",
      "remark": "MANUAL_IN_TASK"
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    {
      "status": "COMPLETED",
      "dateTime": "2024-10-22",
      "remark": "MANUAL_IN_TASK"
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    {
      "status": "COMPLETED",
      "dateTime": "2024-10-23",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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},
"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "underConstruction": false
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  "label": false
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  "key": "village",
  "value": "Deolali",
  "label": true
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  "status": true,
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  "key": "floorNo",
  "value": "3",
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  "value": "A",
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  "value": "Nashik",
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  "name": "City",
  "key": "city",
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  "label": true
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  "label": true
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Jai Bhavani Road",
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  "key": "landmark",
  "value": "Behind Kadam Dudh Dairy Gandhi Nagar Airport Area",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "89/ 9A/ 2",
  "label": true
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  "value": "",
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "14",
  "label": false
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"municipalityWardNo": {
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  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"key": "SRO",
"value": "",
"label": false
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  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 422 214",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Internal Visit not allowed"
  },
  "doors": {
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    "label": "Internal Visit not allowed"
  },
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"windows": {
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  "label": "Internal Visit not allowed"
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"fittings": {
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  "label": "Internal Visit not allowed"
},
"finishing": {
  "value": "Internal_Visit_not_allowed",
  "label": "Internal Visit not allowed"
}
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"general": {
  "ownership": {
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    "label": "sole ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Road",
    "west": "Row Houses",
    "south": "B-Wing",
    "east": "Row Houses & Open Plot"
  },
  "asPerDocumentAgreement": {
    "north": "Colony Road",
    "west": "S. No. 89/ 9A/ 1",
    "south": "S. No. 86",
    "east": "S. No. 89/ 9A/ 3"
  },
}
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Internal Site Visit not allowed",
    "south": "Internal Site Visit not allowed",
    "west": "Internal Site Visit not allowed"
  },
  "asPerDocument": {
    "north": "Flat No. 11 A",
    "east": "Flat No. A - 13",
    "south": "B - Wing",
    "west": "Marginal Space"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building Plan Were Not Provided and Not Verified",
"approvePlanVerified": "Approved Building Plan Were Not Provided and Not Verified",
"empanelledOfApprovePlan": "Yes-Flat is Locked at the time of Site Visit, Only External Visit Done on Site. At the time of visit physical measurement of the property could not be taken. We have taken the area as per Agreement For Sale",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
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"buildings": [],
"compositions": []
},
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  "remark": "Flat is Locked at the time of Site Visit, Only External Visit Done on Site. At
the time of visit physical measurement of the property could not be taken. We have
taken the area as per Agreement For Sale",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "3730",
  "depreciatedBuildingRate": "1730"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "35200",
  "landRate": "11000",
  "igrImage": "cases/6719ec27038561936231e558/igr_1729752378982_Image.png",
  "squareMeterGuideLineRate": "29920.00",
  "squareFeetGuideLineRate": "2780.00"
},
"igrFinalRate": {
  "floorRatePercentage": "85",
  "depreciationPercentage": "91",
  "rate": "2621.00",
  "squareFeetGuideLineRate": "2621.00",
  "squareMeterGuideLineRate": "28217.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Internal_visit_not_allowed",
    "label": "Internal visit not allowed"
  },
  "monthlyRent": "5000",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
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"meterCardHolderName": "Details Not Provided",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "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 Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
  },
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "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": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
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"label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "3",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": "-"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1729753767059_Image.png",
    "routeLat": "19.960234",
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"routeLng": "73.820632",
"stationName": "Nashik Road",
"routeDistance": "3.7",
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "m7xi5",
    "name": "m7xi5",
    "image": "cases/6719ec27038561936231e558/
routeMap_1729753712999_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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"compositionImages": []
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"ownerPhoneNo": "9021442930",
"fullAddress": "Residential Flat No. 14, 3rd Floor, Building No A, Sarvesh Sankul
Apartment, Behind Kadam Dudh Dairy Gandhi Nagar Airport Area, Jai Bhavani Road,
Village - Deolali, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 214, State -
Maharashtra, Country - India",
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  "buyer": "Shri. Chandra Mohan Pande ",
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"areaType": "Carpet",
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"builtUpExpectedRate": "3481.89",
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    "expectedRate": "4331.45",
    "percentage": "20"
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  "saleableArea": {
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  "expectedRate": "5197.74",
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  {
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Other Composition :			