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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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  },
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    "firstName": "SHARAD ",
    "type": "CREDITOFFICER",
    "_id": "6526757a703d7c40db9ab381",
    "lastName": "SANAP",
    "mobileNo": "",
    "workMobileNo": "9359891304",
    "email": "sbi.10518@sbi.co.in"
  },
  "fees": {
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"discussWithPerson": "",
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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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "RACPC Nashik ",
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  "mobileNo": "02532501640",
  "alternateMobileNo": "",
  "address": "1st Floor,Patel Plaza ,N.D.Patel Road,Opp BSNL,Landmark Seawoods
Navratna Hotel Nashik-422001",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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    "role": "FRONTDESK",
    "firstName": "Rishidatt",
    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "shortName": "RV",
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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",
    "workWithDocumentMaker": "62724142afd7d55eddede405",
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    "lastName": "Yadav",
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"designation": "",
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"checker": {
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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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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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    {
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    }
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      "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "label": "BANK"
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  "longitude": "73.838170"
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    {
      "dateTime": "25/10/2024 12:00 am"
    }
  ],
  "visitedDate": [
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      "dateTime": "2024-10-24",
      "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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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "key": "village",
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  "value": "Nashik",
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  "value": "Nashik",
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  "label": true
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  "value": "",
  "label": false
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"status": true,
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"label": false
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  "value": "B",
  "label": true
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  "label": false
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  "label": true
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  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "",
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  "value": "",
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  "key": "selectNo",
  "value": "06",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"key": "policeStation",
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  "label": true
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  "value": "PIN Code - 422 401",
  "label": false
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  "key": "suburb",
  "value": "",
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    "label": "R. C. C. Slab"
  },
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    "label": "Internal Visit not allowed"
  },
  "windows": {
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    "label": "Internal Visit not allowed"
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  "fittings": {
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"label": "Internal Visit not allowed"
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"finishing": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Sansari Grampanchayat"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Open Plot",
    "west": "Morhiya Sty",
    "south": "Bungalow",
    "east": "Open Plot"
  },
  "asPerDocumentAgreement": {
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    "west": "Morhiya Sty",
    "south": "Ramkrishna'S Bungalow",
    "east": "Part on Survey No. 11 / 1"
  },
  "unitBoundaries": {
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      "east": "Internal Site Visit not allowed",
      "south": "Internal Site Visit not allowed",
      "west": "Internal Site Visit not allowed"
    }
  }
}
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      "north": "Flat No. 07",
      "east": "Flat No. 05",
      "south": "Open Space",
      "west": "Open Space"
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    "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": "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 Sale Deed & Others as pervious Valuation Report",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "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 Sale Deed & Others as pervious Valuation Report",

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"depreciationPercentage": "24",
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"igrRate": {
"propertyName": "Flat",
"rate": "32500",
"landRate": "8100",
"igrImage": "cases/671b4e0f857cdb68fa97ece0/igr_1729843125066_Image.png",
"squareMeterGuideLineRate": "30875.00",
"squareFeetGuideLineRate": "2868.00"
},
"igrFinalRate": {
"floorRatePercentage": "95",
"depreciationPercentage": "84",
"rate": "2530.00",
"squareFeetGuideLineRate": "2530.00",
"squareMeterGuideLineRate": "27231.00"
},
"outgoingDetail": {
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"value": "Medium",
"label": "Medium"
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"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Internal_visit_not_allowed",
"label": "Internal visit not allowed"
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"monthlyRent": "3500",
"assessmentNo": "",
"taxPaidHolderName": "",
"taxAmount": "",
"electricityServiceConnectionNo": "",
"meterCardHolderName": "",
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"floorSpaceIndex": "As Per Sansari Grampanchayat",
"tenantName": "",
"maintenanceOfFlat": "Normal"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2008",
    "fullDate": "1/1/2008"
  },
  "planningArea": {
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    "label": "Residential"
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"value": "R.C.C.",
"label": "R.C.C. Framed"
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"qualityOfConstruction": {
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"label": "Normal"
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Normal",
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"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenancelssues": {
"value": "0",
"label": "No"
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},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "44",
"ageOfBuilding": "16",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "1",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": ""
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/671b4e0f857cdb68fa97ece0/
routeMap_1729844037924_Image.png",
    "routeLat": "19.905528",
    "routeLng": "73.838167",
    "stationName": "Nashik Road",
    "routeDistance": "5.8",
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  }
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  "finallatlng": false
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    "name": "b5x5rj",
    "image": "cases/671b4e0f857cdb68fa97ece0/
routeMap_1729843999219_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"No": "03427/ 2010"
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"compositionImages": []
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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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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"ownerPhoneNo": "9021337843",
"fullAddress": "Residential Flat No. 06, 1st Floor, Wing - B, Vaishnav Prasad Building,
Near Railway Gate, Godase Mala, off Lam Road, Village - Sansari, Taluka - Nashik,
District - Nashik, Nashik, PIN Code - 422 401, State - Maharashtra, Country - India",
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    "number": {
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      "label": "Document No"
    },
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  },
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  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 25 2024 07:51:43 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "phone": "9021337843",
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    "email": "",
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"siteInspection": [],
"composition": [],
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      "label": "Square Feet"
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    "totalAreaDocument": "550",
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      "squareMeterArea": "62.71",
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  "builtUpExpectedRate": "1800000",
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  "builtUpArea": {
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    "squareMeterArea": "41.03",
    "expectedRate": "3622.61",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "49.24",
    "expectedRate": "3018.87",
    "percentage": "20"
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  "builtUpPercentage": "20",
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  "areaType": "Saleable",
  "floor": "",
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    "id": "907965"
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    "orientation": "landscape"
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Other			
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