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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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  },
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": " Manjushree",
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    "_id": "640c45e54dda382753e66d32",
    "lastName": " Kadpepurkar",
    "mobileNo": "",
    "workMobileNo": "9850989708",
    "email": "sbi.07235@sbi.co.in"
  },
  "fees": {
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    "quotedAmount": "1770"
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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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  "email": "sbi.07235@sbi.co.in",
  "fax": "",
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  "sendStructuralCertificate": "0",
  "address": "Lekha Nagar Bus Stop Nashik 422009"
},
"assetsClass": {
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  "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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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
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"shortName": "RV",
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"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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},
"siteEngineer": {
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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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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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "title": {
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    "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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      "dateTime": "2024-10-26",
      "remark": "MANUAL_IN_TASK"
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  ]
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "country": {
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "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 "
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"general": {
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"townplanApprovedByList": {
"value": "Nashik_Municipal_Corporation_",
"label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "Road",
"west": "Road",
"south": "Bungalow",
"east": "Hotel"
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"asPerDocumentAgreement": {
"north": "Details are Not Mentioned in Pervious Valuation Report",
"west": "Details are Not Mentioned in Pervious Valuation Report",
"south": "Details are Not Mentioned in Pervious Valuation Report",
"east": "Details are Not Mentioned in Pervious Valuation Report"
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"unitBoundaries": {
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"east": "Marginal Space",
"south": "Marginal Space",
"west": "Flat No. 01"
},
"asPerDocument": {
"north": "Flat No. 03",
"east": "Marginal Space",
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  "taxies": {
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. A-2/ 267/ 4302 dated.12.11.2012 issued by Assistant
Director Town Planning, Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Yes - - This Valuation report is made by considering
the pervious valuation report only. As per requested by banker. ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "4200",
  "depreciatedBuildingRate": "1700"
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"landRate": "12450",
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"squareMeterGuideLineRate": "34850.00",
"squareFeetGuideLineRate": "3238.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "90",
  "rate": "3030.00",
  "squareFeetGuideLineRate": "3030.00",
  "squareMeterGuideLineRate": "32610.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "0065253",
  "taxPaidHolderName": "Mr. Shriganeshprasad Madhukar Pandit",
  "taxAmount": "2684",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "NA"
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"label": "6\" Thk. Brick Masonery"
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"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"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2014",
"fullDate": "1/1/2014"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
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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"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
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"label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "10",
"totalLifeBuilding": "60",
"estimatedAge": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "885.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1729929885719_Image.png",
    "routeLat": "19.992389",
    "routeLng": "73.808639",
    "stationName": "Nashik Road",
    "routeDistance": "6.8",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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    "name": "nb4roj",
    "image": "cases/671c96c30385619362341fbf/
routeMap_1729929821814_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
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  "number": "2308861",
  "dayCount": "8",
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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},
"externalPlastering": {
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"status": false
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"label": "Window",
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"status": false
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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    "isHideFloor": true,
    "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "path": "cases/671c96c30385619362341fbf/
externallmg_1729927005091_WhatsApp_Image_20241026_at_121546_PM_1.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
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      "orientation": "landscape"
    },
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      "name": "Living Room",
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      "orientation": "landscape"
    },
    {
      "status": false,
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    "orientation": "landscape"
  },
  {
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    "_id": "671c9761857cdb68fa98a16d",
    "name": "Living Room",
    "path": "cases/671c96c30385619362341fbf/
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    "orientation": "landscape"
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    "_id": "671c9761857cdb68fa98a173",
    "name": "Living Room",
    "path": "cases/671c96c30385619362341fbf/
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    "orientation": "landscape"
  },
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    "_id": "671c9761857cdb68fa98a172",
    "name": "Living Room",
    "path": "cases/671c96c30385619362341fbf/
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "671c9761857cdb68fa98a175",
    "name": "Living Room",
    "path": "cases/671c96c30385619362341fbf/
externallmg_1729927002537_WhatsApp_Image_20241026_at_121545_PM_2.jpeg",
    "orientation": "landscape"
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  {
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    "_id": "671c9761857cdb68fa98a171",
    "name": "Living Room",
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externallmg_1729927001408_WhatsApp_Image_20241026_at_121544_PM_1.jpeg",
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{
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  "orientation": "landscape"
},
{
  "status": false,
  "_id": "671c9761857cdb68fa98a177",
  "name": "Living Room",
  "path": "cases/671c96c30385619362341fbf/
externallmg_1729927005091_WhatsApp_Image_20241026_at_121546_PM_1.jpeg",
  "orientation": "landscape"
},
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  "status": false,
  "_id": "671c9761857cdb68fa98a176",
  "name": "Living Room",
  "path": "cases/671c96c30385619362341fbf/
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  "orientation": "landscape"
}
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  "carpetRateRange": {
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    "max": "6240.00"
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  "builtUpRateRange": {
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    "max": "5200.00"
  },
  "saleableRateRange": {
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    "max": "4334.00"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "885.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Shriganeshprasad Madhukar Pandit & Mrs. Amruta
Shriganeshprasad Pandit",
"ownerPhoneNo": "9004569668",
"fullAddress": "Residential Flat No. 02, 1st Floor, Vastuchhaya Apartment, Near Le
Garlic Family Restaurant, kathe Galli, Plot No. 22+23/ 1, Tapovan Link Road, Village -
Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 011, State -
Maharashtra, Country - India",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/10/2015",
      "from": {
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        "label": "Developers"
      },
      "Developers": "-",
    }
  }
]
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"to": {
  "value": "purchaser",
  "label": "purchaser"
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"purchaser": "Mr. Shriganeshprasad Madhukar Pandit & Mrs. Amruta
Shriganeshprasad Pandit",
"number": {
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  "label": "Document No"
},
"Document_No": "-"
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document_1729926440798_Shriganeshprasad Madhukar Pandit.pdf",
"id": "105542",
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"createdAt": "Sat Oct 26 2024 07:14:11 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/11/2012",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ A-2/ 267/ 4302/ 12"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "803761",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Sat Oct 26 2024 07:14:11 GMT+0000 (Coordinated Universal Time)"
}
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},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "A-2/ 267/ 4302/ 12"
  },
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  "displayStatus": false,
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  "path": "cases/671c96c30385619362341fbf/
document_1729926689638_Shriganeshprasad Madhukar Pandit.pdf",
  "id": "672418",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Sat Oct 26 2024 07:14:11 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Property Tax Receipt"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "0065253"
  },
  "isHardCopy": false,
  "displayStatus": false,

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    "fileName": "document_1729929157105_Property_Tax.pdf",
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    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Sat Oct 26 2024 07:52:41 GMT+0000 (Coordinated Universal Time)"
  }
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "012104",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "317541",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Oct 26 2024 07:14:11 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shriganeshprasad Madhukar Pandit & Mrs. Amruta Shriganeshprasad
Pandit",
    "phone": "9004569668",
    "ownershipShare": "",
    "email": "",
    "id": "939688"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "873601",
    "name": "Living Room",
    "length": "16.17",
    "length1": "16",
    "length2": "2",
    "width": "11.75",
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"width1": "11",
"width2": "9",
"totalArea": "189.96",
"images": [],
"extraAreas": [],
"finalArea": "189.96"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "11.17",
  "length1": "11",
  "length2": "2",
  "width": "11.17",
  "width1": "11",
  "width2": "2",
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  "finalArea": "124.69",
  "extraAreas": []
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
  "totalArea": "128.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.89"
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  "measurementType": {
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```

```
    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "11.17",
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  "length2": "2",
  "width": "8.33",
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  "width2": "4",
  "totalArea": "93.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "93.06"
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{
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    "label": "Square Feet"
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  "id": "8",
  "name": "WC",
  "length": "4.75",
  "length1": "4",
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  "width1": "6",
  "width2": "4",
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  "images": [],
  "finalArea": "30.08",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
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"totalArea": "26.54",
"images": [],
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"finalArea": "26.54"
},
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "5.08",
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  "width1": "5",
  "width2": "2",
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  "images": [],
  "finalArea": "26.26",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "11.58",
  "length1": "11",
  "length2": "7",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "64.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.67"
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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"typeOfDocument": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Built_Up",
"squareMeterArea": "82.22",
"totalAreaDocument": "885",
"docBuiltpPercentage": "",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "397867"
}
],
"images": [],
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    "squareMeterArea": "82.06",
    "expectedRate": "4867.94",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1060.00",
    "squareMeterArea": "98.48",
    "expectedRate": "4056.60",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "118.17",
    "expectedRate": "3380.50",
    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "1060",
  "builtUpPercentage": "20",
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"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4300000",
"expectedRate": "4867.94",
"builtUpExpectedRate": "4300000",
"image": "cases/671c96c30385619362341fbf/
indicator_1729927872239_Image.png",
"squareMeter": "98.48",
"id": "245172"
},
{
  "carpetArea": {
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    "squareMeterArea": "96.77",
    "expectedRate": "6239.98",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "116.13",
    "expectedRate": "5200.00",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "139.35",
    "expectedRate": "4333.33",
    "percentage": "20"
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	16'2"	11'9"	189.96
Bedroom	11'2"	11'2"	124.69
Bedroom	12'1"	10'8"	128.89
Kitchen	11'2"	8'4"	93.06
WC	4'9"	6'4"	30.08
Toilet	6'6"	4'1"	26.54

Passage	5'1"	5'2"	26.26
Balcony	11'7"	5'7"	64.67
Other Composition :			