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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Santosh",
    "type": "CREDITOFFICER",
    "_id": "66740af524f3ba1343e75841",
    "email": "brmgr1180@mahabank.com",
    "lastName": "Sonawane",
    "mobileNo": "",
    "workMobileNo": "9960988477"
  },
  "fees": {
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    "propertyValue": "",
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"organization": {
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "name": "Indira Nagar Branch",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "brmgr1180@mahabank.com",
  "ledgerName": "",
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"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": {
  "_id": "65b75f26e1e7bf61f3d19e98",
  "zoneName": "Nashik Zone"
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"staff": {
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"firstName": "Chintamani",
"email": "chintamanichaudhari099@gmail.com",
"lastName": "Chaudhari",
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"workWithDocumentMaker": "62724142afd7d55eddede405",
"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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  "firstName": "Rashmi",
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  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
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    "designation": "Back Office Coordination",
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  "schedule": [],
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      "status": "COMPLETED",
      "dateTime": "2024-10-26",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
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  "audioNotes": []
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"compositionFlatType": {
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  "value": "",
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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": true
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  "value": "",
  "label": false
}
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    "label": "R. C. C. Slab"
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  },
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"label": "Teak Wood / Glass Door"
},
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  "label": "Wooden frame openable widow with M. S. Grill"
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "label": "Cement Plastering"
}
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Building",
    "south": "Hotel",
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    "west": "Not Mention in Document",
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    "west": "Marginal Space"
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  "asPerDocument": {
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    "east": "Marginal Space",
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    "west": "Marginal Space"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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Dated 09.03.2018,Issued by Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
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"landAndBuildingDetails": {
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  "buildings": [],
  "compositions": []
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No.5 on Provided Approved Plan.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "39500",
  "landRate": "17500",
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  "squareMeterGuideLineRate": "43450.00",
  "squareFeetGuideLineRate": "4037.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "3916.00",
  "squareFeetGuideLineRate": "3916.00",
  "squareMeterGuideLineRate": "42153.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Posh"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A",
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"tenantName": "",
"maintenanceOfFlat": "Good"
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    "label": "Excellent"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "NA"
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  },
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Yes",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
  },
}
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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  "value": "Yes",
  "label": "Yes"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "13",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "930.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeMapImg": "cases/671cba1bfd14bf9350acde73/
routeMap_1729937636108_Image.png",
"routeLat": "19.972620",
"routeLng": "73.775309",
"stationName": "Nashik Road",
"routeDistance": "10",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
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  "type": "Point"
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  "finallatLng": false
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    "id": "mhhbrl",
    "name": "mhhbrl",
    "image": "cases/671cba1bfd14bf9350acde73/
routeMap_1729937469603_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalPotentialValueRate": "0",
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"othersRate": "0",
"totalOthersRate": "0",
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"bookValue": "0",
"finalValue": "6514200.00"
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  "number": "2308869",
  "dayCount": "16",
  "monthCount": "409",
  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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},
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  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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"rccPlinth": {
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"label": "RCC Plinth",
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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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  "status": false
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  "status": false
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  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "status": true
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},
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  "selectedBuildUpValue": "930.60",
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"reportImages": {
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  "orientation": "landscape"
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  "builtUpRateRange": {
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  "saleableRateRange": {
    "min": "4601.00",
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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",
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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,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"fullAddress": "Residential Flat No. 1304, 13th Floor, Building No I- Jasmine ,Phase-1,
Nayantara Presidency, Behind Kaka Ka Dhaba, Mumbai Agra Highway, Village -
Nashik, Taluka - Nashik, District - Nashik, 422009, State - State -Maharashtra, Country-
India",
"remark": "",
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      "label": "Draft Agreement"
    },
    "inputs": {
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        "value": "Developers",
        "label": "Developers"
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      "Developers": "M/S.Pancharatna Buildcon Pvt.Ltd",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  },

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    "purchaser": "Mr.Hardik Vijay Gosavi & Mrs.Rupali Hardik Gosavi"
  },
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/BP/B5/401/1756"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729935461073_CC.pdf",
  "path": "cases/671cba1bfd14bf9350acde73/document_1729935461073_CC.pdf",
  "id": "222300",
  "uploadedBy": "636a1ad14d42487767af3f91",
  "createdAt": "Sat Oct 26 2024 09:44:58 GMT+0000 (Coordinated Universal Time)"
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "18/05/2020",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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"createdAt": "Sat Oct 26 2024 09:44:58 GMT+0000 (Coordinated Universal Time)"
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    "label": "Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
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    "Document_No": "B5/401/17567"
  },
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  "displayStatus": false,
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  "path": "cases/671cba1bfd14bf9350acde73/
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  "uploadedBy": "636a1ad14d42487767af3f91",
  "createdAt": "Sat Oct 26 2024 09:44:58 GMT+0000 (Coordinated Universal Time)"
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  "label": "Commercial"
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    "description": "Create Lead",
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  }
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"owners": [
  {
    "name": "M/S.Pancharatna Buildcon Pvt.Ltd",
    "phone": "8237116625",
    "ownershipShare": "",
    "email": "",
    "id": "865116"
  }
],
"proposePurchasers": [
  {
    "name": "Mr.Hardik Vijay Gosavi & Mrs.Rupali Hardik Gosavi",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "122907",
    "name": "Living Room",
    "length": "10.00",
    "length1": "10",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "100.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "100.00"
  },
  {
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  "label": "Square Feet"
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  "width2": "00",
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  "width2": "00",
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  "extraAreas": [],
  "finalArea": "35.00"
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    "label": "Square Feet"
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "5.00",
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  "width2": "00",
  "totalArea": "60.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "60.00"
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "12.00",
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  "width1": "5",
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  "finalArea": "35.00"
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      "label": "Draft Agreement"
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      "label": "Square Feet"
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    "totalAreaDocument": "846",
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    "docFinalBuiltpUpSquareMeter": "86.46",
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    "id": "661402"
  }
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      "builtUpArea": {
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        "squareMeterArea": "127.37",
        "expectedRate": "6564.55",
        "percentage": "20"
      },
      "saleableArea": {
        "area": "1645.20",
        "squareMeterArea": "152.84",
        "expectedRate": "5470.46",
        "percentage": "20"
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      "expectedPrice": "9000000",
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      "id": "589453"
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        "squareMeterArea": "74.32",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "89.19",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "107.02",
    "expectedRate": "4600.69",
    "percentage": "20"
  },
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
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  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "5300000",
  "expectedRate": "6625.00",
  "builtUpExpectedRate": "5300000",
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  "orientation": "landscape"
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"reald": "",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	10'00"	10'00"	100.00
Kitchen	15'00"	15'00"	225.00
Bedroom	10'00"	10'00"	100.00
Bedroom	10'00"	10'00"	100.00
Dining	10'00"	10'00"	100.00
Toilet	7'00"	5'00"	35.00
Toilet	7'00"	5'00"	35.00
Balcony	12'00"	5'00"	60.00
Balcony	12'00"	5'00"	60.00
Passage	7'00"	5'00"	35.00
Other Composition :			