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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Manish",
    "type": "CREDITOFFICER",
    "_id": "64e892851452884516b9c0c5",
    "lastName": "Chaudhari Sir",
    "mobileNo": "8888867193",
    "workMobileNo": "8888867193",
    "email": "manish.choudhari99@gmail.com"
  },
  "fees": {
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    "quotedAmount": "3000"
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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": {
  "_id": "5fc6a0d8da3c631ed41d1812",
  "type": "BANK",
  "name": "Punjab National Bank",
  "displayName": "Punjab National Bank",
  "initial": "PNB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Canada Corner Branch",
  "branchCode": "020310",
  "mobileNo": "0253 2596594",
  "alternateMobileNo": "",
  "email": "care@pnb.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No.2,3,4 Prestige Point, Opp. Vasant Market, Canada Corner
\nNashik – 422 005, State – Maharashtra, Country – India."
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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": {
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"_id": "636a1ad14d42487767af3f91",
"role": "MAKER + RATE VERFIER",
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"email": "chintamanichaudhari099@gmail.com",
"lastName": "Chaudhari",
"mobileNo": "8007230780",
"shortName": "cc",
"workWithDocumentMaker": "62724142afd7d55eddede405",
"profilePhoto": "users/63f9ebf9ce84bf289ba990ff/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  },
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  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
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      "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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"clientType": {
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  "visitedDate": [
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      "dateTime": "2024-10-28",
      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "label": true
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  "key": "SRO",
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  "value": "",
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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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": "Survey No.315/1",
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    "east": "7.5 Meter wide Colony Road"
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  "asPerDocumentAgreement": {
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    "west": "Survey No.315/1",
    "south": "7.5 Meter wide Colony Road & Plot No.63",
    "east": "7.5 Meter wide Colony Road"
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      "south": "Flat No.B-11",
      "west": "Marginal Space"
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    "south": "Flat No.B-11",
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Building Plan Document No.B2/BP/482/2022
Dated 17.01.2022,Issued by Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
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"unauthorizedConstruction": "NA",
"extraDetailOfBuilding": "",
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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  "depreciatedBuildingRate": ""
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"igrRate": {
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  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "36000.00",
  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
},
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not provided",
  "taxPaidHolderName": "Details not provided",
  "taxAmount": "Details not provided",
  "electricityServiceConnectionNo": "Details not provided",
  "meterCardHolderName": "Details not provided",
  "undividedAreaOfLandAsPerSaleDeed": "Details not provided",
  "floorSpaceIndex": "as per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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    "value": "Excellent",
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  "anyFavouringForExtraPotentialValue": "NA",
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Yes",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2022",
    "fullDate": "1/1/2022"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Yes",
  "label": "Yes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "1"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Deed of Correction / Rectification"
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"routeMap": {
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routeMap_1730092187587_Image.png",
    "routeLat": "19.952187",
    "routeLng": "73.759429",
    "stationName": "Nashik Road",
    "routeDistance": "11.2",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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"type": "Point"
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    "id": "d7s6z8",
    "name": "d7s6z8",
    "image": "cases/671cd989038561936234b265/
routeMap_1730092059246_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "date": "Mon Oct 28 2024 06:19:57 GMT+0000 (Coordinated Universal Time)",
  "number": "2308884",
  "dayCount": "3",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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  "isHideFloor": false,
  "status": false
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  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "status": false
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      "orientation": "landscape"
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
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  ],
}
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  "name": "Living Room",
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  "name": "Living Room",
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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/671cd989038561936234b265/
externallmg_1730092225788_WhatsApp_Image_20241024_at_50240_PM_1.jpeg",
    "orientation": "landscape"
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "6783.00"
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  "builtUpRateRange": {
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    "max": "5653.00"
  },
  "saleableRateRange": {
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "MAKER": false,
  "CHECKER": false,
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Chaudhari",
"ownerPhoneNo": "9021337843",
"fullAddress": "Residential Flat No. 12, 4th Floor, Wing - B, Shree Gajanan Residency
Apartment, Opp.Gajanan Maharaj Mandir, Plot No. 61+62, Prashant Nagar, Pathardi
Phata, Village - Pathardi, Taluka - Nashik, District - Nashik, 422010, State -
Maharashtra, India",
"remark": "",
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      "label": "Deed of Correction / Rectification"
    },
    "inputs": {
      "documentDate": "22/10/2024",
      "remark": "Between Spark Developers And Shri.Pramod Ramakant Chaudhari &
Sau.Deepali Pramod\nChaudhari"
    }
  },

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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
    "No": "NRV/28757/2022"
  },
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    "label": "Building Plan"
  },
  "inputs": {
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      "label": "Nashik Municipal Corporation"
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    "number": {
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  "label": "Commercial"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Oct 26 2024 11:59:05 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri.Pramod Ramakant Chaudhari & Sau.Deepali Pramod Chaudhari",
    "phone": "9021337843",
    "ownershipShare": "",
    "email": "",
    "id": "490019"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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  "id": "399651",
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  "length2": "00",
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  "width2": "00",
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  "width2": "0",
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  "images": [],
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  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "10.00",
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  "length": "7.00",
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  "length2": "00",
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  "width1": "5",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "35.00"
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    "label": "Square Feet"
  },
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  "name": "Balcony",
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  "length1": "12",
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  "width2": "00",
  "totalArea": "120.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "120.00"
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    "label": "Square Feet"
  },
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  "name": "Passage",
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  "length1": "10",
  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "50.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "50.00"
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "80.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Deed of Correction / Rectification"
    },
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  "totalAreaDocument": "1179",
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  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "351874"
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"images": [],
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      "squareMeterArea": "106.84",
      "expectedRate": "6260.87",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "128.21",
      "expectedRate": "5217.39",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "153.85",
      "expectedRate": "4347.83",
      "percentage": "20"
    }
  },
  "printlnReport": true,
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  "area": "1380",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "https://www.99acres.com/",
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    "builtUpExpectedRate": "7200000",
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indicator_1729947026430_Image.png",
    "squareMeter": "128.21",
    "id": "601115"
  },
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    "carpetArea": {
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      "squareMeterArea": "89.03",
      "expectedRate": "6782.63",
      "percentage": ""
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    "builtUpArea": {
      "area": "1150.00",
      "squareMeterArea": "106.84",
      "expectedRate": "5652.17",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1380.00",
      "squareMeterArea": "128.21",
      "expectedRate": "4710.14",
      "percentage": "20"
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Name	Length	Width	Total
Composition :			
Living Room	10'00"	10'00"	100.00
Kitchen	12'00"	12'00"	144.00
Bedroom	12'00"	12'00"	144.00
Balcony	12'00"	4'00"	48.00
Balcony	10'0"	10'0"	100.00
Balcony	10'00"	10'00"	100.00
Toilet	7'00"	5'00"	35.00
Balcony	12'00"	10'00"	120.00
Passage	10'00"	5'00"	50.00
Passage	10'00"	8'00"	80.00
Other Composition :			