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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": {
    "branch": {
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    },
    "firstName": "Brajesh ",
    "type": "CREDITOFFICER",
    "_id": "657172fa4999312746ce4fd9",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8411003755",
    "email": "nasikc@bankofbaroda.com"
  },
  "fees": {
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"organization": {
  "_id": "643a5bee108b68389ed736e5",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "657172fa4999312746ce4fd7",
  "name": "Nashik City Branch",
  "branchCode": "",
  "mobileNo": "91 2532501570",
  "alternateMobileNo": "",
  "email": "nasikc@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "City Nasik Branch,gauri Shankar Tilak Road, M.G. Road Nasik
City,nasik,422001"
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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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  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "shortName": "RV",
  "workWithDocumentMaker": "",
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  "firstName": "Sanjay",
  "email": "sanjayrphadol@gmail.com",
  "lastName": "Phadol",
  "mobileNo": "9890380564",
  "designation": "",
  "shortName": "SP",
  "workWithDocumentMaker": "",
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  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "designation": "",
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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",
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  {
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        "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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    "title": {
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      "label": "Chartered Engineer"
    },
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    "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
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  "label": "BANK"
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    }
  ],
  "visitedDate": [
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      "dateTime": "2024-11-06",
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-11-05",
      "remark": "MANUAL_IN_TASK"
    },
    {
      "status": "COMPLETED",
      "dateTime": "2024-11-04",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
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  "label": "2 BHK"
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    "value": "Country - India",
    "label": false
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    "value": "",
    "label": true
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    "label": false
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    "status": true,
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    "value": "Nashik",
    "label": true
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
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  "label": false
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Behind Bali Mandir, Near Rasbihari International School, Vrindavan Nagar",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "01",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "key": "mouza",
  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 422 003",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "value": "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 "
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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    "west": "Adj. Plot No. 47",
    "south": "Adj. Survey No. 251",
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  },
  "asPerDocumentAgreement": {
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"west": "Adj. Plot No. 47",
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    "east": "Marginal Space & Road",
    "south": "Flat No. 02",
    "west": "Lobby & Staircase"
  },
  "asPerDocument": {
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    "east": "Details Not Provided in Document",
    "south": "Details Not Provided in Document",
    "west": "Details Not Provided in Document"
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  "isDisplay": true,
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C1/ 713/ 145 dated.04.04.2018 issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
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"documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "6300.00",
  "depreciatedBuildingRate": "2000"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "38300",
  "landRate": "15450",
  "igrImage": "cases/672b42eed6092bb575128a93/igr_1730888939765_Image.png",
  "squareMeterGuideLineRate": "38300.00",
  "squareFeetGuideLineRate": "3558.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "3452.00",
  "squareFeetGuideLineRate": "3452.00",
  "squareMeterGuideLineRate": "37158.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "8000",
  "assessmentNo": "Details Not Provided",
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"electricityServiceConnectionNo": "Details Not Provided",
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"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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"fullDate": "1/1/2020"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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"
},
}
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"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,
"ageOfBuilding": "4",
"totalLifeBuilding": "60",
"estimatedAge": "56",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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    "routeLng": "73.830796",
    "stationName": "Nashik Road",
    "routeDistance": "9.5",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "f38cd",
      "name": "f38cd",
      "image": "cases/672b42eed6092bb575128a93/
routeMap_1730889118096_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"bookValueDocument": null,
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    "label": "Notarized Agreement for Sale"
  },
  "isHardCopy": false,
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"to": {
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  "status": false
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      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": [
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      "path": "cases/672b42eed6092bb575128a93/
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    },
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      "name": "Living Room",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/672b42eed6092bb575128a93/
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    "name": "Living Room",
    "path": "cases/672b42eed6092bb575128a93/
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
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    "_id": "672b441dd6092bb575128edb",
    "name": "Living Room",
    "path": "cases/672b42eed6092bb575128a93/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "672b4afe0fd723b55b7c716b",
    "name": "Living Room",
    "path": "cases/672b42eed6092bb575128a93/
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    "orientation": "landscape"
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  "builtUpRateRange": {
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  },
  "saleableRateRange": {
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    "isEditable": false
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"title": "Wardrobes",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "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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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "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": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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"isSiteMeasurementAllowed": true,
"finalValuationArea": "577.00",
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"paymentStatus": "NA",
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"ownerName": "Shri. Suresh Ramchandra Odhekar",
"ownerPhoneNo": "9420990854",
"fullAddress": "Residential Flat No. 01, 1st Floor, Pavan Apartment, Behind Bali
Mandir, Near Rasbihari International School, Vrindavan Nagar, Off Meri - Rasbihari
Link Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State -
Maharashtra, Country - India",
"remark": "",
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "30/10/2024",
      "amount": "3100000",
      "from": {
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        "label": "Owner"
      },
      "Owner": "Shri. Suresh Ramchandra Odhekar",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
],
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  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/672b42eed6092bb575128a93/
document_1730888368592_Notary.pdf",
  "id": "419357",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Wed Nov 06 2024 10:20:29 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/12/2020",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No. NRV/ C1/ 27326"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1730888427480_125468.pdf",
  "path": "cases/672b42eed6092bb575128a93/
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  "id": "482762",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Wed Nov 06 2024 10:20:29 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "04/04/2018",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "C1/ 713/ 145"
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"displayStatus": false,
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"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Nov 06 2024 11:42:05 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
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    "datetime": "Wed Nov 06 2024 10:20:30 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "name": "Shri. Suresh Ramchandra Odhekar",
    "phone": "9420990854",
    "ownershipShare": "",
    "email": "",
    "id": "651327"
  }
],
"proposePurchasers": [
  {
    "name": "Shri. Shrikrushna Raghunath Gaikwad",
    "phone": "",
    "email": ""
  }
]
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    "ownershipShare": ""
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      "label": "Square Feet"
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    "id": "11",
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    "length": "13.08",
    "length1": "13",
    "length2": "1",
    "width": "10.17",
    "width1": "10",
    "width2": "2",
    "totalArea": "133.01",
    "images": [],
    "finalArea": "133.01",
    "extraAreas": []
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
    "name": "Bedroom",
    "length": "11.08",
    "length1": "11",
    "length2": "1",
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    "width1": "9",
    "width2": "8",
    "totalArea": "107.14",
    "images": [],
    "finalArea": "107.14",
    "extraAreas": []
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
  },
}
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"id": "2",
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"width2": "8",
"totalArea": "97.47",
"images": [],
"extraAreas": [],
"finalArea": "97.47"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
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  "width1": "8",
  "width2": "1",
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  "images": [],
  "finalArea": "97.67",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "7.08",
  "length1": "7",
  "length2": "1",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "29.51",
  "images": [],
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```
"extraAreas": [],
"finalArea": "29.51"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "30.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.56"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "4.25",
  "length1": "4",
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  "width2": "3",
  "totalArea": "18.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.06"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
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"length": "4.08",
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"width1": "3",
"width2": "2",
"totalArea": "12.93",
"images": [],
"extraAreas": [],
"finalArea": "12.93"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Balcony",
  "length": "9.33",
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  "length2": "4",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "38.11",
  "images": [],
  "finalArea": "38.11",
  "extraAreas": []
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    "label": "Square Feet"
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  "name": "Balcony",
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  "width2": "4",
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  "images": [],
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{
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "8.08",
  "length1": "8",
  "length2": "1",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "33.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.68"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "53.61",
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  "path": "cases/672b42eed6092bb575128a93/
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  "size": "466195",
  "createdAt": "Wed Nov 06 2024 10:30:20 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "647ed1960ab64c23c9fcf71d"
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  "filename":
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"contactPersonName": "Shri. Suresh Ramchandra Odhekar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Shri. Shrikrushna Raghunath Gaikwad",
"purchaseValueAsPerDocument": "",
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"siteVisitContactNo": "9420990854",
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"landDetails": {
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3 Balcony",
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"finalCarpetArea": "631.75",
"finalSalableArea": "764.42",
"salablePercentage": "10",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	13'1"	10'2"	133.01
Bedroom	11'1"	9'8"	107.14
Bedroom	10'1"	9'8"	97.47
Kitchen	12'1"	8'1"	97.67
Toilet	7'1"	4'2"	29.51
Toilet	7'4"	4'2"	30.56
Passage	4'3"	4'3"	18.06
Passage	4'1"	3'2"	12.93
Balcony	9'4"	4'1"	38.11
Balcony	10'1"	3'4"	33.61

Balcony	8'1"	4'2"	33.68
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Other  
Composition :

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