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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Banking_Purpose",
    "label": "Banking Purpose"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "645f0853ee6a9735bf7688e8"
    },
    "firstName": "Rajeevkumar ",
    "type": "CREDITOFFICER",
    "_id": "645f0853ee6a9735bf7688ea",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9827114321",
    "email": "indiranagar.pune@bankofindia.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "1"
  },
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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": "5fc6a0d8da3c631ed41d180a",
  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "645f0853ee6a9735bf7688e8",
  "name": "Indira Nagar Branch\t",
  "branchCode": "",
  "mobileNo": "02225140903\t",
  "alternateMobileNo": "",
  "email": "indiranagar.pune@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Bungalow No 23, Shree Samartha Kripa, Gurukrinear Rathachakara
Chowk,\nIndira Nagar, Nashik-422 009, State - Maharashtra,Country - India"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "63fc92f7ce84bf289baa53f9",
  "zoneName": "Nashik Zone"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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  "_id": "63f9ed37ce84bf289ba991ac",
  "role": "FRONTDESK",
  "firstName": "Rushikesh",
  "email": "rushipingle2201@gmail.com",
  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "shortName": "RUP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/63f9ed37ce84bf289ba991ac/
profilePhoto_1690263811066_image.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "63f9f4adce84bf289ba9956e",
  "role": "FRONTDESK + ENGINEER",
  "firstName": "Swapnnil",
  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
  "mobileNo": "8237116625",
  "designation": "",
  "shortName": "SW",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/63f9f4adce84bf289ba9956e/
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"rateVerifier": {
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  "role": "FRONTDESK",
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  "email": "rushipingle2201@gmail.com",
  "lastName": "Pingle",
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  "designation": "",
  "shortName": "RUP",
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  "lastName": "Pingle",
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"mobileNo": "8788210361",
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"checker": {
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profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg",
  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453"
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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    ],
  }
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    "title": {
      "value": "FIIV",
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    "number": "CAT-I-F-1763"
  },
  {
    "title": {
      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
  {
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      "value": "Registered_Valuer",
      "label": "Registered Valuer"
    },
    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
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  "longitude": "73.75456332909756"
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"geo": {
  "type": "Point",
  "coordinates": [
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},
"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [
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    },
    {
      "dateTime": "12/11/2024 12:00 am"
    }
  ],
  "visitedDate": [
    {
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      "dateTime": "2024-11-11",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-11-10",
      "remark": "MANUAL_IN_TASK"
    },
    {
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      "dateTime": "2024-11-11",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
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"value": "Maharashtra",
"label": true
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"country": {
  "status": true,
  "name": "Country",
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  "value": "India",
  "label": false
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"village": {
  "status": true,
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  "key": "village",
  "value": "Pathardi",
  "label": true
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  "status": true,
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  "key": "floorNo",
  "value": "6",
  "label": false
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  "status": false,
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  "key": "buildingNo",
  "value": "",
  "label": true
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"district": {
  "status": true,
  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Nashik",
  "label": false
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"status": false,
"name": "Tehsil",
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"label": true
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"taluka": {
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  "name": "Taluka",
  "key": "taluka",
  "value": "Nashik",
  "label": true
},
"plotNo": {
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  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "Ekta Greenville",
  "label": false
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"selectArea": {
  "status": false,
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
  "status": true,
  "name": "Street 1",
  "key": "street1",
  "value": "Mumbai Agra Road",
  "label": false
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"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
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"label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "Near Radisson Blu Hotel & Spa",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "F",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "231",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "status": false,
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"name": "CTS No.",
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "603",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "status": false,
  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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"postalCode": {
  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
  "value": "422010",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_/ _Glass_Door",
    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  }
}
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    },
    "fittings": {
      "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
    },
    "finishing": {
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      "label": "Cement Plastering + POP Finish"
    }
  },
  "general": {
    "ownership": {
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      "label": "Joint Ownership"
    },
    "populationClassList": {
      "value": "MiddleClass",
      "label": "Middle Class"
    },
    "populationGroupList": {
      "value": "Urban",
      "label": "Urban"
    },
    "townplanApprovedByList": {
      "value": "Nashik_Municipal_Corporation_",
      "label": "Nashik Municipal Corporation "
    },
    "whetherCoveredUnderAnyState": {
      "value": "No",
      "label": "No"
    },
    "asPerActualAgreement": {
      "north": "S. No. 230",
      "west": "S. No. 287 & Dadasaheb Phalke Smara",
      "south": "S. No. 236,235 & 232",
      "east": "S. No. 228"
    },
    "asPerDocumentAgreement": {
      "north": "S. No. 230",
      "west": "S. No. 287 & Dadasaheb Phalke Smarak",
      "south": "S. No. 236,235 & 232",
      "east": "S. No. 228"
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    "unitBoundaries": {
      "asPerActual": {

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"north": "12 M. Road",
"east": "F-604",
"south": "F-602",
"west": "G-604"
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"asPerDocument": {
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  "east": "F-604",
  "south": "F-602",
  "west": "G-604"
},
"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": " Copy of Approved Building Plan Accompanying
Commencement Certificate No.B5/08/3281 Dated 04.06.2018 issued by Nashik
Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
}
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "210",
  "depreciatedCostOfConstruction": "5590.00",
  "depreciatedBuildingRate": "1790"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "36000",
  "landRate": "13200",
  "igrImage": "cases/6732f1afa4f8826d7df82f8a/igr_1731393013910_Image.png",
  "squareMeterGuideLineRate": "37800.00",
  "squareFeetGuideLineRate": "3512.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "93",
  "rate": "3352.00",
  "squareFeetGuideLineRate": "3352.00",
  "squareMeterGuideLineRate": "36078.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Posh",
    "label": "Posh"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "6700",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "as per NMC norms",
  "tenantName": ""
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"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "NA",
  "negativeFactorsOfAffectMarketValue": "na"
},
"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"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
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"label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "8",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "697.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6732f1afa4f8826d7df82f8a/
routeMap_1731395086839_Image.png",
    "routeLat": "19.943557",
    "routeLng": "73.754570",
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"stationName": "Nashik Road",
"routeDistance": "12.2 KM",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
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"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "v7at3l",
    "name": "v7at3l",
    "image": "cases/6732f1afa4f8826d7df82f8a/
routeMap_1731395698427_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "to": {
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  "buyer": "Shri. Kapil Ashok Narang, Sau. Anjali Ashok Narang & Sau. Priti Kapil
Narang",
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  "PRINT": false,
  "SIGN": false,
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"ownerPhoneNo": "9820891386",
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      "amount": "1221775",
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      "Developers": "M/s. Ekta Housing Private Ltd.",
      "to": {
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    "number": {
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      "label": "Document No"
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  "Document_No": "B5/08/3281"
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  "inputs": {
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  "label": "Nashik Municipal Corporation"
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  },
  "isHardCopy": false,
  "displayStatus": false,
  "path": "cases/6732f1afa4f8826d7df82f8a/
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  "uploadedBy": "63f9ed37ce84bf289ba991ac",
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    "description": "Create Lead",
    "datetime": "Tue Nov 12 2024 06:11:59 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "phone": "9820891386",
    "ownershipShare": "",
    "email": "",
    "id": "196344"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "images": [],
    "extraAreas": [],
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  "width2": "9",
  "totalArea": "120.25",
  "images": [],
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    "label": "Square Feet"
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  "length1": "9",
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  "images": [],
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  "width1": "6",
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"finalArea": "33.89"
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    "label": "Square Feet"
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  "length1": "4",
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  "width1": "6",
  "width2": "1",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
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  "width2": "6",
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  "images": [],
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Priti Kapil Narang",
"email": "",
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+ 3 Balcony + Dining",
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Name	Length	Width	Total
Composition :			
Living Room	13'8"	10'9"	146.92
Bedroom	12'4"	9'9"	120.25
Kitchen	9'6"	6'6"	61.75
WC	5'1"	6'8"	33.89
Toilet	10'4"	6'6"	67.17
Passage	4'00"	8'00"	32.00
Balcony	8'7"	5'00"	42.92
Balcony	4'2"	6'1"	25.35
Balcony	7'5"	6'6"	48.21
Dining	9'4"	6'6"	60.67
Other Composition :			