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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "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": {
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    "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
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"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": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"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": "rushingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
"workWithDocumentMaker": "",
"profilePhoto": "users/63f9ed37ce84bf289ba991ac/
profilePhoto_1690263811066_image.jpeg"
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
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"lastName": "Pingle",
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"lastName": "Pingle",
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"checker": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"valuers": [
  {
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      {
        "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",
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
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  "value": "FIIV",
  "label": "FIIV"
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"_id": "60af80072ffdf65bcd658652",
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},
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  "title": {
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "label": "BANK"
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  "longitude": "73.75456332909756"
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"geo": {
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},
"siteVisit": {
  "siteVisitStatus": true,
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    },
    {
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  ],
  "visitedDate": [
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      "dateTime": "2024-11-11",
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    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "value": "6",
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  "key": "buildingNo",
  "value": "",
  "label": true
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  "status": true,
  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"value": "Nashik",
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  "label": true
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  "key": "buildingName",
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  "label": true
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  "label": false
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"wing": {
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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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  "value": "",
  "label": true
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"label": true
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"selectNo": {
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  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "value": "",
  "label": false
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  "status": false,
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  "value": "422010",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
  }
}
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"general": {
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "S. No. 287 & Dadasaheb Phalke Smara",
    "south": "S. No. 236,235 & 232",
    "east": "S. No. 228"
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    "south": "S. No. 236,235 & 232",
    "east": "S. No. 228"
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      "east": "F-604",
      "south": "F-602",
      "west": "G-604"
    },
    "asPerDocument": {
      "north": "12 M. Road",
      "east": "F-604",
      "south": "F-602",
      "west": "G-604"
    }
  }
}
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    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
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    "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": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "210",
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  "depreciatedBuildingRate": "1790"
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"igrRate": {
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"propertyName": "Flat",
"rate": "36000",
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"squareMeterGuideLineRate": "37800.00",
"squareFeetGuideLineRate": "3512.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "93",
  "rate": "3352.00",
  "squareFeetGuideLineRate": "3352.00",
  "squareMeterGuideLineRate": "36078.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Posh",
    "label": "Posh"
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  "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": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "NA",
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"siteMeasurement": {
  "roof": {
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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": "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": {
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    "label": "Residential"
  },
  "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"
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  "qualityOfConstruction": {
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"label": "Good"
},
"materialUsedList": {
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  "label": "Good"
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"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",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
}
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"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%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1731395086839_Image.png",
    "routeLat": "19.943557",
    "routeLng": "73.754570",
    "stationName": "Nashik Road",
    "routeDistance": "12.2 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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"type": "Point"
},
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  "finallatlng": true
},
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    "id": "v7at3l",
    "name": "v7at3l",
    "image": "cases/6732f1afa4f8826d7df82f8a/
routeMap_1731395698427_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "Developers": "M/s. Ekta Housing Private Ltd.",
  "to": {
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    "label": "buyer"
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  "buyer": "Shri. Kapil Ashok Narang, Sau. Anjali Ashok Narang & Sau. Priti Kapil
Narang",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "1829/2011"
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
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  "status": true
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},
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  "selectedBuildUpValue": "697.20",
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    "orientation": "landscape"
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    "status": false,
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    "path": "cases/6732f1afa4f8826d7df82f8a/
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    "status": false,
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"compositionImages": [
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  "orientation": "landscape"
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  "_id": "6732f26c2612196d3c3ba455",
  "name": "Kitchen",
  "path": "cases/6732f1afa4f8826d7df82f8a/
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  "orientation": "landscape"
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  "name": "Bedroom",
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  "orientation": "landscape"
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  "name": "Passage",
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  "orientation": "landscape"
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  "name": "Balcony",
  "path": "cases/6732f1afa4f8826d7df82f8a/
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  "orientation": "landscape"
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  "_id": "6732f26c2612196d3c3ba45a",
  "name": "Balcony",
  "path": "cases/6732f1afa4f8826d7df82f8a/
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    "orientation": "landscape"
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  "builtUpRateRange": {
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    "max": "6336.00"
  },
  "saleableRateRange": {
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    "max": "5280.00"
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  "ratePerUnit": "0.00",
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  "status": true,
  "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": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "581.00",
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Narang",
"ownerPhoneNo": "9820891386",
"fullAddress": "Residential Flat No. 603, 6th Floor, Wing - F, Ekta Greenville, Near
Radisson Blu Hotel & Spa, Mumbai Agra Road, Village - Pathardi, Taluka - Nashik,
District - Nashik, Nashik, 422010, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "30/10/2010",
      "amount": "1221775",
      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Ekta Housing Private Ltd.",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Kapil Ashok Narang, Sau. Anjali Ashok Narang & Sau. Priti Kapil
Narang",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "1829/2011"
    },
    "isHardCopy": false,
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document_1731391259498_Flat_No_603.pdf",
    "id": "381345",
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"inputs": {
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  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "B5/08/3281"
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"isHardCopy": false,
"displayStatus": true,
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"id": "958237",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Nov 12 2024 06:11:59 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/07/2017",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Javak No. NRV /B5 /19461 / 3208"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6732f1afa4f8826d7df82f8a/
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "08/07/2021",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "Issued by Dhananjay Datar & Associates"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "path": "cases/6732f1afa4f8826d7df82f8a/
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  "fileName": "document_1731391849501_Ekta_Green_Ville_Valuation_Report.pdf",
  "id": "544057",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Nov 12 2024 06:11:59 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"caseNumber": "012300",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
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    "id": "107209",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 12 2024 06:11:59 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Kapil Ashok Narang, Sau. Anjali Ashok Narang & Sau. Priti Kapil Narang",
    "phone": "9820891386",
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"ownershipShare": "",
"email": "",
"id": "196344"
}
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"proposePurchasers": [],
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"composition": [
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "186773",
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"length": "13.67",
"length1": "13",
"length2": "8",
"width": "10.75",
"width1": "10",
"width2": "9",
"totalArea": "146.92",
"images": [],
"extraAreas": [],
"finalArea": "146.92"
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"value": "Square_Feet",
"label": "Square Feet"
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"name": "Bedroom",
"length": "12.33",
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"length2": "4",
"width": "9.75",
"width1": "9",
"width2": "9",
"totalArea": "120.25",
"images": [],
"extraAreas": [],
"finalArea": "120.25"
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"measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "9.50",
  "length1": "9",
  "length2": "6",
  "width": "6.50",
  "width1": "6",
  "width2": "6",
  "totalArea": "61.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.75"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "WC",
  "length": "5.08",
  "length1": "5",
  "length2": "1",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "33.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.89"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "10.33",
  "length1": "10",
  "length2": "4",
  "width": "6.50",
  "width1": "6",
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"width2": "6",
"totalArea": "67.17",
"images": [],
"extraAreas": [],
"finalArea": "67.17"
},
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "5",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "8.58",
  "length1": "8",
  "length2": "7",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "42.92",
  "images": [],
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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    "name": "Balcony",
    "length": "4.17",
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    "width2": "1",
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    "images": [],
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    "finalArea": "25.35"
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      "label": "Square Feet"
    },
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    "name": "Balcony",
    "length": "7.42",
    "length1": "7",
    "length2": "5",
    "width": "6.50",
    "width1": "6",
    "width2": "6",
    "totalArea": "48.21",
    "images": [],
    "extraAreas": [],
    "finalArea": "48.21"
  }
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
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      "label": "Square Feet"
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"squareMeterArea": "53.98",
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"docFinalBuiltUpSquareMeter": "64.77",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "379479"
}
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"images": [],
"indicatorArr": [
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"contactPersonName": "Shri. Kapil Ashok Narang, Sau. Anjali Ashok Narang & Sau.
Priti Kapil Narang",
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"buildingServicesRate": "2000",
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+ 3 Balcony",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
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
Other Composition :			