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{
  "typeOfReport": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
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  "fees": {
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"organization": {
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  "name": "Nashik Branch",
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  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
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"assetsClass": {
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  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
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"profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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"siteEngineer": {
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
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"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "label": "2 BHK"
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  "value": "Nashik",
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  "value": "A",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "windows": {
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"value": "Aluminium_Sliding_Windows_with_window_grills",
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  "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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"finishing": {
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  "label": "Cement Plastering"
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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  "populationClassList": {
    "value": "UpperClass",
    "label": "Upper Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Metropolitan_Region_Development_Authority",
    "label": "Nashik Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Open Plot ",
    "south": "Open Plot ",
    "east": "Road"
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  "asPerDocumentAgreement": {
    "north": "Adj. Plot No. 41",
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    "south": "Adj. Plot No. 46",
    "east": "9 M. Road"
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  "west": "Lobby, Lift, Duct & Flat No. 109"
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  "east": "9 M. Road",
  "south": "Plot No. 46",
  "west": "Lobby, Lift, Duct & Flat No. 109"
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"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 No. Nampravipra / Bhu.
Ekatri / Mau. Jalalpur, Tal. Nashik / Gat. No. 338 + 340 + 341 / Plot No. 42 + 43 + 44 +
45 + 2401 Dated 08.12.2022 issued by Nashik Metropolitan Region Development
Authority.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
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  "salvageValue": "",
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  "rate": "24500",
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  "squareMeterGuideLineRate": "24500.00",
  "squareFeetGuideLineRate": "2276.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "24500.00",
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  "squareFeetGuideLineRate": "2276.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "7800",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
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  "floorSpaceIndex": "As per NMRDA Norms",
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"tenantName": "",
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
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  "planningArea": {
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    "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
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"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"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "683.10",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeLng": "73.741201",
"stationName": "Nashik Road",
"routeDistance": "15.9 KM",
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "2klyzb",
    "name": "2klyzb",
    "image": "cases/67401745e077c54e5326beb5/
routeMap_1732256288296_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "number": "2309169",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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  "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "status": false
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"window": {
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"label": "Flooring, Tiling, Kitchen Platform",
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  "status": false
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  "isHideFloor": true,
  "status": true
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},
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      "orientation": "landscape"
    }
  ],
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      "orientation": "landscape"
    }
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  "externalPhotos": [
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  "orientation": "landscape"
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  "name":
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  "path": "cases/67401745e077c54e5326beb5/
externallmg_1732253611386_WhatsApp_Image_20241121_at_44318_PM_1.jpeg",
  "orientation": "landscape"
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  "name":
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  "path": "cases/67401745e077c54e5326beb5/
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  "orientation": "landscape"
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"compositionImages": [
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  "name": "Kitchen",
  "path": "cases/67401745e077c54e5326beb5/
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  "orientation": "landscape"
}
```

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    },
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      "orientation": "landscape"
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    {
      "status": false,
      "_id": "674017ab572e264e5215c178",
      "name": "Bedroom",
      "path": "cases/67401745e077c54e5326beb5/
externallmg_1732253611248_WhatsApp_Image_20241121_at_44314_PM_1.jpeg",
      "orientation": "landscape"
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      "_id": "674017ab572e264e5215c179",
      "name": "Balcony",
      "path": "cases/67401745e077c54e5326beb5/
externallmg_1732253611252_WhatsApp_Image_20241121_at_44314_PM_2.jpeg",
      "orientation": "landscape"
    }
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    "max": "7819.00"
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  "builtUpRateRange": {
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    "max": "6516.00"
  },
  "saleableRateRange": {
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    "max": "5430.00"
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"detailsOfValuation": {
  "presentValueOfFlat": {
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"quantity": "0.00",
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"status": 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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"isAdvanceInvoice": false,
"status": true,
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"ownerPhoneNo": "9763500352",
"fullAddress": "Residential Flat No. 112, 3rd Floor, Wing - A, Morya Sunrise
Apartment, Near Madhuban Hotel, Plot No. 42 + 43 + 44, Mungsare Chandshi Road,
Chandshi Shivar, Village - Jalalpur, Taluka - Nashik, District - Nashik, Nashik, 422222,
State - Maharashtra, India",
"remark": "",
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  {
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "14/11/2024",
      "from": {
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        "label": "Owner"
      }
    },
    "Owner": "M/s. Omkar Builders & Developers",
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"to": {
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  "label": "purchaser"
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"purchaser": "Malati Sandip Kadam"
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document_1732252578311_Adobe_Scan_21_Nov_2024.pdf",
"id": "491907",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Nov 22 2024 05:31:49 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "08/12/2022",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Metropolitan_Region_Development_Authority",
      "label": "Nashik Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Nampravipra / Bhu. Ekatri / Mau. Jalalpur, Tal. Nashik / Gat. No. 338 + 340 +
341 / Plot No. 42 + 43 + 44 + 45 / 2401"
},
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"fileName": "document_1732253105059_plan1.pdf"
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    "label": "RERA Certificate"
  },
  "inputs": {
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"documentDate": "15/05/2023",
"nameOfApprovingAuthority": {
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  "label": "Maharashtra Real Estate Regulatory Authority"
},
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "P51600050907"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "277531",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Nov 22 2024 05:31:49 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "25/07/2024",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Metropolitan_Region_Development_Authority",
      "label": "Nashik Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NAMRDA / FO / 2024 / APL / 00228"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67401745e077c54e5326beb5/document_1732253325699_CC.pdf",
"fileName": "document_1732253325699_CC.pdf"
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  "documentType": {
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    "label": "Commencement Certificate"
  }
}
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},
"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Nashik Metropolitan Region Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak No. Nampravipra / Anti. Abhi. / Mau. Jalalpur, Ta. Nashik / Gat. No.
338 + 340 + 341 + 483"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67401745e077c54e5326beb5/
document_1732253484861_Adobe_Scan_21_Nov_2024.pdf",
"id": "346569",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Fri Nov 22 2024 05:31:49 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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  "label": "Retail"
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"caseNumber": "012507",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
  {
    "id": "972134",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 22 2024 05:31:49 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Omkar Builders & Developers ",
    "phone": "9763500352",
    "ownershipShare": "",
    "email": "",
    "id": "248344"
  }
]
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],  
"proposePurchasers": [  
  {  
    "name": "Malati Sandip Kadam"  
  }  
],
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"siteInspection": [],  
"composition": [  
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    "id": "763510",  
    "name": "Living Room",  
    "length": "17.25",  
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    "width1": "10",  
    "width2": "6",  
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    "images": [],  
    "extraAreas": [],  
    "finalArea": "181.12"
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  },  
  {  
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      "label": "Square Feet"  
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    "name": "Bedroom",  
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    "totalArea": "94.06",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "94.06"
```

```
  },  
  {  
    "measurementType": {
```

```
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
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  "length1": "10",
  "length2": "9",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "111.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "111.08"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "12.42",
  "length1": "12",
  "length2": "5",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "102.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.44"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "6.42",
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  "length2": "5",
  "width": "3.75",
  "width1": "3",
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"width2": "9",
"totalArea": "24.06",
"images": [],
"extraAreas": [],
"finalArea": "24.06"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "13.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.44"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "26.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.39"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
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  "name": "Passage",
  "length": "4.33",
  "length1": "4",
  "length2": "4",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "11.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.92"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "36.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.75"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Balcony",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "28.44",
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"images": [],
"extraAreas": [],
"finalArea": "28.44"
}
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"otherComposition": [],
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    "label": "Notarized Agreement for Sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "57.69",
  "totalAreaDocument": "621",
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  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "944442"
}
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"images": [],
"indicatorArr": [
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    "squareMeterArea": "102.19",
    "expectedRate": "7818.18",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "122.63",
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"email": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Self",
"rerald": "",
"siteVisitContactNo": "9763500352",
"buildingServicesRate": "2000",
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"finalAsPerArea": "Notarized Agreement for Sale",
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"finalCarpetConvertToBuiltUpPer": "10",
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"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + WC + Bathroom +
Toilet + Passage + 2 Balcony",
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Name	Length	Width	Total
Composition :			
Living Room	17'3"	10'6"	181.12
Bedroom	10'9"	8'9"	94.06
Bedroom	10'9"	10'4"	111.08
Kitchen	12'5"	8'3"	102.44
WC	6'5"	3'9"	24.06
Bathroom	3'9"	3'7"	13.44
Toilet	6'4"	4'2"	26.39
Passage	4'4"	2'9"	11.92
Balcony	10'6"	3'6"	36.75
Balcony	10'8"	2'8"	28.44

Other  
Composition :

---