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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
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  },
  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "632ee4c4e2561b46f656d584"
    },
    "firstName": "testadgaon",
    "type": "CREDITOFFICER",
    "_id": "635f7a01e363ef22db2f2417",
    "lastName": "adgaon",
    "mobileNo": "",
    "email": "adgaon@vastukala.org",
    "workMobileNo": "0000000000"
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  "fees": {
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    "propertyValue": ""
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"discussWithPerson": "",
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"organization": {
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
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  "type": "BANK",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "632ee4c4e2561b46f656d584",
  "name": "RACPC Adgaon,",
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  "alternateMobileNo": "",
  "email": "me@me.sbi",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RACPC Adgaon, Nashik Branch,Nshik, Maharashtra State –
Maharashtra, Country – India."
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  "label": "Land & Building / Immovable Property"
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    "role": "FRONTDESK",
    "firstName": "Rishidatt",
    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "shortName": "RV",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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  },
  "siteEngineer": {
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    "_id": "636a29b64d42487767af43ea",
    "role": "NASHIK (LEAD + VISIT + RATE)",
    "firstName": "Sachin",
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    "lastName": "Raundal",
    "mobileNo": "9021337843",
    "designation": "Site Engg",
    "shortName": "Sachin",
    "workWithDocumentMaker": "62724142afd7d55eddede405",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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  {
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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    "value": "Wealth_Tax",
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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]
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  "label": "BANK"
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  "longitude": "73.784200"
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"siteVisit": {
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  "schedule": [
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    }
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  "visitedDate": [
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    "label": true
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  "country": {
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    "value": "Country - India",
    "label": false
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  "village": {
    "status": false,
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    "key": "village",
    "value": "",
    "label": true
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    "value": "2",
    "label": false
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    "key": "buildingNo",
    "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Kalavati Mata Mandir, Kausalya Nagar, Panchavati",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "10",
  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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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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  "key": "postalCode",
  "value": "PIN Code - 422 003",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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"roof": {
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  "label": "Internal Visit not allowed"
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"fittings": {
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},
"finishing": {
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  "label": "Internal Visit not allowed"
}
},
"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
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"asPerActualAgreement": {
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  "west": "Road",
  "south": "Road",
  "east": "Building"
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"asPerDocumentAgreement": {
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  "west": "Plot No. 35",
  "south": "S. No. 23",
  "east": "S. No. 19"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Internal Site Visit not allowed",
    "south": "Internal Site Visit not allowed",
    "west": "Internal Site Visit not allowed"
  },
  "asPerDocument": {
    "north": "Flat No. 9",
    "east": "Flat No. 24",
    "south": "open to Sky",
    "west": "Flat No. 11"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building Plan Were Not Provided and Not Verified",
"approvePlanVerified": "No",
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"empanelledOfApprovePlan": "Yes - At the time of visit physical measurement of the
property could not be taken. We have taken the area as per previous valuation report",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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taken. We have taken the area as per as per previous valuation report.",
  "depreciationPercentage": "37.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "3050",
  "depreciatedBuildingRate": "1250"
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"igrRate": {
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  "rate": "33000",
  "landRate": "11000",
  "igrImage": "cases/6740336be077c54e5326f488/igr_1732262139252_Image.png",
  "squareMeterGuideLineRate": "29700.00",
  "squareFeetGuideLineRate": "2759.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "75",
  "rate": "2325.00",
  "squareFeetGuideLineRate": "2325.00",
  "squareMeterGuideLineRate": "25025.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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},
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  "value": "Residential_Purpose",
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"monthlyRent": "N.A",
"assessmentNo": "Details not provided",
"taxPaidHolderName": "Details not provided",
"taxAmount": "Details not provided",
"electricityServiceConnectionNo": "Details not provided",
"meterCardHolderName": "Details not provided",
"undividedAreaOfLandAsPerSaleDeed": "Details not provided",
"floorSpaceIndex": "AS Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "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": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
},
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1999",
  "fullDate": "1/1/1999"
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"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
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"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "35",
"ageOfBuilding": "25",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "2",
"noOfLifts": "-",
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"noOfDwellingUnitsInBuilding": "-"  
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"finalPlinthArea": {  
  "area": "485.00",  
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  "measurementType": "Sq. Ft.",  
  "areaAsPer": "Area as per Previous Valuation Report"  
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"routeMap": {  
  "routeMapDetail": {  
    "routeMapImg": "cases/6740336be077c54e5326f488/  
routeMap_1732263561984_Image.png",  
    "routeLat": "20.012766",  
    "routeLng": "73.784200",  
    "stationName": "Nashik Road",  
    "routeDistance": "10.8",  
    "routeStation": {  
      "value": "Railway_Station",  
      "label": "Railway Station"  
    }  
  },  
},  
"finalLatLng": {  
  "coordinates": [  
    0,  
    0  
  ],  
  "type": "Point"  
},  
"showLocation": {  
  "latLng": true,  
  "finallatLng": true  
},  
"locationMapImg": [  
  {  
    "id": "j23k7",  
    "name": "j23k7",  
    "image": "cases/6740336be077c54e5326f488/  
routeMap_1732263468710_Image.png"  
  }  
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},  
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    "depreciatedCostOfConstruction": "",
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"totalFairMarketValue": ""
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"wardrobesRate": "0",
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"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "1479250.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "1479250.00"
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"outward": {
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  "RATE_VERIFY": false,
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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  "COMPLETED": false
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"ownerName": "Mr. Ram Kisan Pardeshi",
"ownerPhoneNo": "9021337843",
"fullAddress": "Residential Flat No. 10, 2nd Floor, Aradhana Co-Op. Housing Society
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Ltd., Near Kalavati Mata Mandir, Kausalya Nagar, Panchavati, Plot No. 33+34, Ram Wadi Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India",

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      "number": {
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"owners": [
  {
    "name": "Mr. Ram Kisan Pardeshi",
    "phone": "9021337843",
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    "email": "",
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  }
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  "saleableArea": {
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Other			
Composition :			