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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
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  "purposeOfValuation": {
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    "label": "Banking Purpose"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "641ef58a695fbc66ee1a2c39"
    },
    "firstName": "Manish ",
    "type": "CREDITOFFICER",
    "_id": "641ef58a695fbc66ee1a2c3b",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "7506921112",
    "email": ""
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "3540"
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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": "5fc6a0d8da3c631ed41d1828",
  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "641ef58a695fbc66ee1a2c39",
  "name": "RLP Nashik\t",
  "branchCode": "",
  "mobileNo": "02532571977\t",
  "alternateMobileNo": "",
  "email": "ulpnasik@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Union Loanpoint Nashiik,\nNawandar Sankul Racca Colony, Near Soni
Paithani, Sharanpur road Nashik-02"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"_id": "647ed1960ab64c23c9fcf71d",
"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
"workWithDocumentMaker": "",
"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
profilePhoto_1717659680447_WhatsApp_Image_20240601_at_74841_PM.jpeg"
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
"shortName": "Sachin",
"workWithDocumentMaker": "62724142afd7d55eddede405",
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"lastName": "Yadav",
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"checker": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
  {
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
    "registrationNo": [
      {
        "title": {
          "value": "Wealth_Tax",
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    "number": "[N]C.C.I.T/I -14/52/2008-09"
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  "label": "BANK"
},
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  "longitude": "73.813218"
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  "coordinates": [
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"siteVisit": {
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      "dateTime": "25/11/2024 12:00 am"
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    {
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    {
      "dateTime": "25/11/2024 12:00 am"
    }
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},
"visitedDate": [
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    "remark": "MANUAL_IN_TASK"
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]
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Nashik",
    "label": true
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  "floorNo": {
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    "key": "floorNo",
    "value": "Ground",
    "label": false
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  "buildingNo": {
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"label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Nashik",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "label": false
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  "value": "Hirawadi Road",
  "label": false
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  "name": "Street 2",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Gems English Medium School, Banarasi Nagar",
  "label": false
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  "value": "",
  "label": true
},
"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",
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  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "04",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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"key": "khataNo",
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"mouza": {
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 422 003",
  "label": false
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  "value": "",
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_/_Glass_Door",
    "label": "Teak Wood / Glass Door"
  },
  "windows": {
    "value": "Wooden_frame_openable_widow_with_M._S._Grill",
    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "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"
  }
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  "ownership": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {

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"value": "No",
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  "north": "Building",
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  "south": "Building",
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  "north": "Building",
  "west": "Building",
  "south": "Building",
  "east": "Road"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Side Margin & Road",
    "south": "Side Margin",
    "west": "Stricase & Flat No. 01"
  },
  "asPerDocument": {
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    "east": "Side Margin & Road",
    "south": "Side Margin",
    "west": "Stricase & Flat No. 01"
  },
  "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": "",
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying Commencement Certificate No. 554 dated.29.10.1993 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",

"approvePlanVerified": "Ye",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""

},

"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []

},

"apfDetails": {
"buildings": [],
"compositions": []

},

"compositeRate": {
"remark": "",
"depreciationPercentage": "42",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "4260",
"depreciatedBuildingRate": "1160"

},

"igrRate": {
"propertyName": "Flat",
"rate": "34200",
"landRate": "11800",
"igrImage": "cases/67441bd3e34a0461d8c0b245/igr_1732517311160_Image.png",
"squareMeterGuideLineRate": "34200.00",
"squareFeetGuideLineRate": "3177.00"

},

"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "72",
"rate": "2595.00",
"squareFeetGuideLineRate": "2595.00",
"squareMeterGuideLineRate": "27928.00"

},

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"value": "Medium",
"label": "Medium"

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"propertyTypeOfUseList": {

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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Owner_Occupied",
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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": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
"marketabilityList": {
"value": "Good",
"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed 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"
}
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"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
}
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
}
},
"carParking": "Covered Parking",
"constructionWorkStatus": {
"value": "Completed",
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"label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1996",
  "fullDate": "1/1/1996"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
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"label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "32",
"ageOfBuilding": "28",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
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"flatFloorNo": "Ground",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "609.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Draft Agreement"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67441bd3e34a0461d8c0b245/
routeMap_1732518918027_Image.png",
    "routeLat": "20.018174",
    "routeLng": "73.813218",
    "stationName": "Nashik Road",
    "routeDistance": "11",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "fsym7",
    "name": "fsym7",
    "image": "cases/67441bd3e34a0461d8c0b245/
routeMap_1732518870071_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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"depreciationPercentage": "",
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"totalFairMarketValue": ""
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"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2594340.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2594340.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Mon Nov 25 2024 11:15:36 GMT+0000 (Coordinated Universal Time)",
  "number": "2309187",
  "dayCount": "7",
  "monthCount": "272",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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    "orientation": "landscape"
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  "builtUpRateRange": {
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    "max": "6000.00"
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    "max": "5000.00"
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  "isEditable": true
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"status": true,
"isEditable": true
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"isEditable": false
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"CHECKER": false,
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"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"ownerName": "Shri. Suresh Gangadhar Erande\t",
"ownerPhoneNo": "9623213536",
"fullAddress": "Residential Flat No. 04, Ground Floor, Ravirath Co-Op. Housing Society
Ltd. Nashik, Near Gems English Medium School, Banarasi Nagar, Hirawadi Road,
Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State -
Maharashtra, Country - India",
"remark": "",
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    },
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      "from": {
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        "label": "Seller"
      },
      "Seller": "Shri. Suresh Gangadhar Erande",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shir. Tushar Aannasaheb Chhatre & Vishakha Tushar Chhatre"
    },
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
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  "No": "554"
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"createdAt": "Mon Nov 25 2024 06:40:19 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No. NNRV/ 001974"
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"isHardCopy": false,
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 25 2024 06:40:19 GMT+0000 (Coordinated Universal Time)"
  }
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  {
    "name": "Shri. Suresh Gangadhar Erande\t",
    "phone": "9623213536",
    "ownershipShare": "",
    "email": "",
    "id": "774721"
  }
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"proposePurchasers": [
  {
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    "phone": "9623213536"
  }
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      "label": "Square Feet"
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    "id": "6",
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    "length": "13.25",
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    "length2": "3",
    "width": "11.75",
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  "name": "Kitchen",
  "length": "10.67",
  "length1": "10",
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  "extraAreas": []
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  "length": "11.33",
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  "name": "Bathroom",
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"totalAreaDocument": "609",
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"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
"id": "580632"
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"images": [],
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"squareMeterArea": "79.36",
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"percentage": ""
},
"builtUpArea": {
"area": "1025.00",
"squareMeterArea": "95.23",
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"saleableArea": {
"area": "1230.00",
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"areaType": "Built_Up",
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"expectedPrice": "4100000",
"expectedRate": "4799.98",
"builtUpExpectedRate": "4100000",
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"id": "315528"
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"squareMeterArea": "78.97",
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"squareMeterArea": "94.76",
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"id": "698521"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "154.84",
    "expectedRate": "5999.99",
    "percentage": "20"
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    "squareMeterArea": "185.81",
    "expectedRate": "5000.00",
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  "areaType": "Saleable",
  "floor": "",
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  "expectedPrice": "10000000",
  "expectedRate": "5000",
  "builtUpExpectedRate": "5999.99",
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    "path": "cases/67441bd3e34a0461d8c0b245/
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    "path": "cases/67441bd3e34a0461d8c0b245/
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    "orientation": "portrait"
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    "path": "cases/67441bd3e34a0461d8c0b245/
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    "orientation": "portrait"
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  {
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    "orientation": "landscape"
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    "path": "cases/67441bd3e34a0461d8c0b245/
externallmg_1732516898932_WhatsApp_Image_20241121_at_21301_PM_1.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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Name	Length	Width	Total
Composition :			
Living Room	13'3"	11'9"	155.69
Kitchen	10'8"	10'4"	110.22
Bedroom	11'4"	9'8"	109.56
WC	4'9"	6'9"	32.06
Bathroom	6'8"	4'9"	31.67
Passage	6'4"	4'4"	27.44

Other
Composition :
