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{
  "typeOfReport": {
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    "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"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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      "_id": "66f78e7b12fe5c0dc6cd385a"
    },
    "firstName": "Nilesh ",
    "type": "CREDITOFFICER",
    "_id": "66f78f8dd531b50db98b920d",
    "email": "sbi.17500@sbi.co.in",
    "lastName": "Gunjal",
    "mobileNo": "",
    "workMobileNo": "9545015543"
  },
  "fees": {
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    "expectedFees": null,
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"organization": {
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  "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": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Dixi Barnch",
  "branchCode": "017500",
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  "alternateMobileNo": "18004253800",
  "email": "sbi.17500@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "HOUSE NO.22, ILKAT NO.106, T AND POST DIXI, AL.NIPHAD,
ISTT.NASIK.MAHARASHTRA 422 302"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "63fdaf22ce84bf289baae42d",
  "zoneName": "Nashik Zone"
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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": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
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"lastName": "Yadav",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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    "title": {
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  "number": "CAT-I-F-1763"
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{
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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]
},
"clientType": {
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  "label": "BANK"
},
"location": {
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  "longitude": "73.916833"
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-11-30",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-11-29",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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    "status": true,
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"value": "Maharashtra",
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  "label": false
},
"village": {
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  "key": "village",
  "value": "Ozar Township",
  "label": true
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  "key": "floorNo",
  "value": "7",
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  "name": "District",
  "key": "district",
  "value": "Nashik",
  "label": true
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  "value": "Niphad",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
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  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
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  "key": "street1",
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  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code – 422 206",
  "label": false
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  "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": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
  },
  "finishing": {
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    "label": "Building Under Construction"
  }
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Ozar_Municipal_Council",
    "label": "Ozar Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Gat No. 2656",
    "south": "Gat No. 2657",
    "east": "12.00 Mtr Road"
  },
  "asPerDocumentAgreement": {
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    "west": "Gat No. 2656",
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    "east": "12.00 Mtr Road"
  }
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    "east": "Flat No. 706",
    "south": "Side Margin",
    "west": "Flat No. 701 Wing A"
  },
  "asPerDocument": {
    "north": "Passage & Duct",
    "east": "Flat No. 706",
    "south": "Side Margin",
    "west": "Flat No. 701 Wing A"
  },
  "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. 1038 dated
11.05.2022 issued by Nashik Metropolitan Region Development Authority",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
}
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},
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "25600",
  "landRate": "6600",
  "igrImage": "cases/674af14ae077c54e532d4da5/igr_1732965100332_Image.png",
  "squareMeterGuideLineRate": "26880.00",
  "squareFeetGuideLineRate": "2497.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "25600.00",
  "squareMeterGuideLineRate": "26880.00",
  "squareFeetGuideLineRate": "2497.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "5000",
  "assessmentNo": "Building is Under Construction",
  "taxPaidHolderName": "Building is Under Construction",
  "taxAmount": "Building is Under Construction",
  "electricityServiceConnectionNo": "Building is Under Construction",
  "meterCardHolderName": "Building is Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMRDA Norms",
  "tenantName": ""
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"maintenanceOfFlat": "Building is Under Construction"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "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": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Proposed Covered Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceIssues": {
  "value": "1",
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"label": "Yes"
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "621.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "20.086861",
    "routeLng": "73.916833",
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"stationName": "Nashik Road",
"routeDistance": "19.9",
"routeStation": {
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  "label": "Railway Station"
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},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "jbxyb9",
    "name": "jbxyb9",
    "image": "cases/674af14ae077c54e532d4da5/
routeMap_1732965904453_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
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  "Developers": "Mr. Anil Ramkrushna Bhambere & Mrs. Vidya Anil Bhambere",
  "to": {
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  "PRINT": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"ownerName": "Mrs. Surekha Vilas Jadhav & Mr. Vilas Sudhakar Jadhav",
"ownerPhoneNo": "9545042176",
"fullAddress": "Residential Flat No. 701, 7th Floor, Building No 2, Wing - B, Kalpataru
Baug Phase-2, Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik Road,
Village - Ozar Township, Taluka - Niphad, District - Nashik, Nashik, PIN Code – 422
206, State - Maharashtra, Country -India",
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        "label": "Developers"
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      "Developers": "Mr. Anil Ramkrushna Bhambere & Mrs. Vidya Anil Bhambere",
      "to": {
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        "label": "buyer"
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      "buyer": "Mrs. Surekha Vilas Jadhav & Mr. Vilas Sudhakar Jadhav",
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    "number": {
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      "label": "No"
    }
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  }
],
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    "phone": "9545042176",
    "ownershipShare": "",
    "email": "",
    "id": "350617"
  }
],
"proposePurchasers": [],
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      "percentage": "20"
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    "squareMeterArea": "59.09",
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  "builtUpArea": {
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