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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
    "branch": {
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    },
    "firstName": "Gajendra",
    "type": "CREDITOFFICER",
    "_id": "6447c552d11ef125ab25ea53",
    "lastName": " Maheta",
    "mobileNo": "",
    "workMobileNo": "9978972670",
    "email": "ubin0550434@unionbank.bank"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
    "quotedAmount": "3540"
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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": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Deepali Nagar Branch Nashik",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "ubin0550434@unionbank.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Z P Colony 21 Shrode Complex, Charwak Chowk, indira nagar Nashik
Indira\n"
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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": {
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"role": "FRONTDESK",
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"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
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"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
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"designation": "Site Engg",
"shortName": "Sachin",
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    ]
  },
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  "_id": "6084131a13f01f158c6ea1f3",
  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
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  "longitude": "73.730729"
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  "visitedDate": [
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      "dateTime": "2024-12-11",
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    "value": "Anandwalli",
    "label": true
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    "label": false
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Shree Tirumala Omkar Apartment",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Near Serene Meadows, Sadguru Nagar",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "A",
  "label": true
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  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  }
},
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  "label": "Vitrified Tile Flooring"
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"doors": {
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  "label": "Teak Wood / Glass Door"
},
"windows": {
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  "label": "Wooden frame openable widow with M. S. Grill"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
}
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Survey No.47/1",
    "west": "Area of out of Adjoining Survey No.45",

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"south": "24 Mtrs DP Road",
"east": "Adjoining Survey No.45/1A+1B+1C+1D+1E/2"
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  "south": "24 Mtrs DP Road",
  "east": "Adjoining Survey No.45/1A+1B+1C+1D+1E/2"
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"unitBoundaries": {
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    "east": "Staircase, Lift, Lobby & Flat No. 1202",
    "south": "Flat No. 1204",
    "west": "Marginal Space \n"
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  "asPerDocument": {
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    "east": "Staircase, Lift, Lobby & Flat No. 1202",
    "south": "Flat No. 1204",
    "west": "Marginal Space \n"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. A1/ 166/ 2020 Dated.06.01.2020, issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "landRate": "16500",
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  "squareMeterGuideLineRate": "44770.00",
  "squareFeetGuideLineRate": "4159.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "40700.00",
  "squareMeterGuideLineRate": "44770.00",
  "squareFeetGuideLineRate": "4159.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  }
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},
"monthlyRent": "N.A",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Excellent"
},
"marketability": {
  "marketabilityList": {
    "value": "Excellent",
    "label": "Excellent"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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    "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": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
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  "asthetikLook": {
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  "year": "2023",
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  "value": "Residential",
  "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": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "20.009867",
    "routeLng": "73.730729",
    "stationName": "Nashik Road",
    "routeDistance": "13.4",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "id": "k18v5",
    "name": "k18v5",
    "image": "cases/675957aabc26c2bda04df2e6/
routeMap_1733919732837_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
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"totalshowcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4999800.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "4999800.00",
"purchaseValueDocument": {
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    "label": "Deed of Apartment"
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  },
  "buyer": "Mr. Vaibhav Liladhar Patil & Miss. Monali Suresh More (Alias) Mrs. Monali
Vaibhav Patil"
}
},
"outward": {
  "status": false,
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},
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    "status": false
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  "isHideFloor": false,
  "status": false
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "landscape"
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      "path": "cases/675957aabc26c2bda04df2e6/
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "max": "9067.00"
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  "builtUpRateRange": {
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    "max": "7556.00"
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  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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Monali Vaibhav Patil",
"ownerPhoneNo": "7709956078",
"fullAddress": "Residential Flat No. A-1201, 12th Floor, Wing - A, Shree Tirumala
Omkar Apartment, Near Serene Meadows, Sadguru Nagar, Right Canal Road, Village -
Anandwalli, PIN Code – 422 013, State - Maharashtra, Country - India",
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    },
    "inputs": {
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      "amount": "3188470",
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        "label": "Developers"
      },
      "Developers": "M/s. Shree Tirumala Buildcon",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Mr. Vaibhav Liladhar Patil & Miss. Monali Suresh More (Alias) Mrs. Monali
Vaibhav Patil"
    },
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ A1/ 49/ 2019 "
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
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  "No": "A1/ 166/ 2020 "
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"id": "360727",
"uploadedBy": "647ed1960ab64c23c9cf71d",
"createdAt": "Wed Dec 11 2024 09:13:14 GMT+0000 (Coordinated Universal Time)"
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No. NNV/ A1/ 30569/ 2023 "
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    "label": "RERA Certificate"
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"id": "349358",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "label": "Retail"
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"createdBy": "647ed1960ab64c23c9fcf71d",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 11 2024 09:13:14 GMT+0000 (Coordinated Universal Time)"
  }
],
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    "name": "Mr. Vaibhav Liladhar Patil & Miss. Monali Suresh More (Alias) Mrs. Monali Vaibhav Patil",
    "phone": "7709956078",
    "ownershipShare": "",
    "email": "",
    "id": "592212"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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  }
],
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"images": [],
"extraAreas": [],
"finalArea": "184.26"
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  "name": "Bedroom",
  "length": "10.08",
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  "images": [],
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  "images": [],
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"finalArea": "121.84",
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  "width": "8.33",
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  "width2": "4",
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  "extraAreas": []
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    "label": "Square Feet"
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  "length": "6.33",
  "length1": "6",
  "length2": "4",
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  "width1": "5",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "33.78"
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    "label": "Square Feet"
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  "id": "5",
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  "width1": "5",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "75.11"
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    "label": "Square Feet"
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  "name": "Passage",
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  "length1": "5",
  "length2": "4",
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  "width1": "8",
  "width2": "7",
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  "finalArea": "45.78"
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      "label": "Deed of Apartment"
    },
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
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    "docFinalSaleableSquareMeter": "0.00",
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      "squareMeterArea": "61.94",
      "expectedRate": "7049.96",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "74.32",
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  "filename": "1733911615253_Vaibhav_Patil_Cal.xlsx",
  "path": "cases/675957aabc26c2bda04df2e6/
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"addressForMap": "",
"caseReferredBy": "647ed1960ab64c23c9fcf71d",
"contactPersonName": "Mr. Vaibhav Liladhar Patil & Miss. Monali Suresh More (Alias)
Mrs. Monali Vaibhav Patil",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"buildingServicesRate": "5800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Deed of Apartment",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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Passage",
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"finalCarpetArea": "677.62",
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"toBeAdded": ""
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Name	Length	Width	Total
Composition :			

Living Room	13'1"	14'1"	184.26
Bedroom	10'1"	10'2"	102.51
Bedroom	12'1"	10'1"	121.84
Kitchen	9'8"	8'4"	80.56
Toilet	6'4"	5'4"	33.78
Toilet	6'4"	5'4"	33.78
Balcony	14'1"	5'4"	75.11
Passage	5'4"	8'7"	45.78
Other Composition :			