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{
  "typeOfReport": {
    "value": "Single_Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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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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    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
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    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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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"
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  "type": "BANK",
  "name": "Bank Of Baroda",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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  "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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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"role": "FRONTDESK",
"firstName": "Rishidatt",
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"shortName": "RV",
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},
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"_id": "636a29b64d42487767af43ea",
"role": "NASHIK (LEAD + VISIT + RATE)",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
"shortName": "Sachin",
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"lastName": "Yadav",
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"designation": "",
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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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"valuers": [
  {
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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    "registrationNo": [
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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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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
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  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "20.018663",
  "longitude": "73.834031"
},
"geo": {
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"siteVisit": {
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  "schedule": [
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  ],
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    {
      "status": "COMPLETED",
      "dateTime": "2024-12-14",
      "remark": "MANUAL_IN_TASK"
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      "remark": "MANUAL_IN_TASK"
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"externalReportDetails": {
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    "value": "Nashik",
    "label": true
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Nashik",
  "label": true
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  "key": "plotNo",
  "value": "1 to 8",
  "label": true
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  "key": "selectArea",
  "value": "",
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  "key": "street1",
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "M1",
  "label": true
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  "name": "Project Name",
  "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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  "status": false,
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"value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "103",
  "label": false
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  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN Code – 422 003",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  }
},
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  "label": "Teak Wood / Glass Door"
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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 with POP Finished"
}
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"general": {
  "ownership": {
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    "label": "sole ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "By Marginal Space",
    "south": "By Marginal Space & Earmarked Open Space",
    "east": "Part of Phase - III, Podium Garden, 12.00 Mtr. Internal Road & Adj. Survey
No. 254(P)"
  },
}

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  "east": "Part of Phase - III, Podium Garden, 12.00 Mtr. Internal Road & Adj. Survey
No. 254(P)"
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    "east": "Flat No. M1 104",
    "south": "Staircase & Flat No. M1 102",
    "west": "Marginal Space"
  },
  "asPerDocument": {
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    "east": "Flat No. M1 104",
    "south": "Staircase & Flat No. M1 102",
    "west": "Marginal Space"
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  "title": "Boundaries of The Flat"
},
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  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C1/ 1096/ 2019 dated.16.10.2019 issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"extraDetailOfBuilding": "",
"compoundWall": ""

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},
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  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "32700",
  "landRate": "10700",
  "igrImage": "cases/67601bad2d0531ee4cbaa6c9/igr_1734352725886_Image.png",
  "squareMeterGuideLineRate": "32700.00",
  "squareFeetGuideLineRate": "3038.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "32700.00",
  "squareMeterGuideLineRate": "32700.00",
  "squareFeetGuideLineRate": "3038.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not provided",
  "taxPaidHolderName": "Details not provided",
  "taxAmount": "Details not provided",
  "electricityServiceConnectionNo": "Details not provided",

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"meterCardHolderName": "Details not provided",
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"floorSpaceIndex": "As per NMC Norms",
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"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Excellent",
    "label": "Excellent"
  },
  "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"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "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"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"label": "Good"
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"maintenanceIssues": {
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
"estimatedAge": "59",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "957.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeMapImg": "cases/67601bad2d0531ee4cbaa6c9/
routeMap_1734353796022_Image.png",
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"routeLng": "73.834031",
"stationName": "Nashik Road",
"routeDistance": "9.4",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "ht0el",
    "name": "ht0el",
    "image": "cases/67601bad2d0531ee4cbaa6c9/
routeMap_1734353743394_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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    "label": "Developers"
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  "Developers": "M/s. Jaikumar Construction Limited",
  "to": {
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    "value": "buyer",
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  },
  "buyer": "Mr. Ashok Bhaidas Pawar",
  "number": {
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    "label": "No"
  },
  "No": "4501/2022"
},
"bookValue": "0"
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  "dayCount": "2",
  "monthCount": "317",
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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  "status": false
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  "status": false
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  "status": false
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externallmg_1734351887328_WhatsApp_Image_20241214_at_11419_PM_1.jpeg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "path": "cases/67601bad2d0531ee4cbaa6c9/
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      "orientation": "portrait"
    },
    {
      "status": false,
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      "name": "Living Room",
      "path": "cases/67601bad2d0531ee4cbaa6c9/
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  ]
}
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    "status": false,
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/67601bad2d0531ee4cbaa6c9/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67601c1f389df6ee9ea1b7a3",
    "name": "Living Room",
    "path": "cases/67601bad2d0531ee4cbaa6c9/
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    "orientation": "portrait"
  },
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    "_id": "67601c1f389df6ee9ea1b7a6",
    "name": "Living Room",
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    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/67601bad2d0531ee4cbaa6c9/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67601c122d0531ee4cbaa8ca",
    "name": "Living Room",
    "path": "cases/67601bad2d0531ee4cbaa6c9/
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    "orientation": "portrait"
  }
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    },
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      "orientation": "portrait"
    },
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      "_id": "67601c122d0531ee4cbaa8c3",
      "name": "Living Room",
      "path": "cases/67601bad2d0531ee4cbaa6c9/
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      "orientation": "portrait"
    },
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      "_id": "67601c122d0531ee4cbaa8cd",
      "name": "Living Room",
      "path": "cases/67601bad2d0531ee4cbaa6c9/
externallmg_1734351889218_WhatsApp_Image_20241214_at_11422_PM.jpeg",
      "orientation": "landscape"
    }
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    "max": "6968.00"
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  "builtUpRateRange": {
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    "max": "5807.00"
  },
  "saleableRateRange": {
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    "max": "4839.00"
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    "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "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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  "status": true,
  "isEditable": true
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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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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  "quantity": "0.00",
  "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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  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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  "value": "LEAD"
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerPhoneNo": "9021337843",
"fullAddress": "Residential Flat No. 103, 1st Floor, Wing - M1, Parksyde Homes Phase
VA, Opp. to Rasbihari International School, Hanuman Nagar, Plot No. 1 to 8, Mumbai -
Agra National Highway, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN
Code – 422 003, State - Maharashtra, India",
"remark": "",
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      "label": "Agreement for sale"
    },
  },
  "inputs": {
    "documentDate": "23/04/2022",
    "amount": "4844500",
    "from": {
      "value": "Developers",
      "label": "Developers"
    }
  },
  },
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"Developers": "M/s. Jaikumar Construction Limited",
"to": {
  "value": "buyer",
  "label": "buyer"
},
"buyer": "Mr. Ashok Bhaidas Pawar",
"number": {
  "value": "No",
  "label": "No"
},
"No": "4501/2022"
},
"isHardCopy": false,
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"path": "cases/67601bad2d0531ee4cbaa6c9/
document_1734351549617_DocScanner_Dec_13_2024_1221_PM.pdf",
"id": "931402",
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"createdAt": "Mon Dec 16 2024 12:23:09 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ C1/ 1594/ 2020"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
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"path": "cases/67601bad2d0531ee4cbaa6c9/
document_1734351622391_DocScanner_Dec_13_2024_1221_PM.pdf",
"id": "905927",
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"uploadedBy": "647ed1960ab64c23c9fcf71d",
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "C1/1096/2019"
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"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1734351711091_plan.pdf",
"path": "cases/67601bad2d0531ee4cbaa6c9/document_1734351711091_plan.pdf",
"id": "670370",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Mon Dec 16 2024 12:23:09 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600004799"
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"isHardCopy": false,
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"displayStatus": false,
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"id": "777181",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Mon Dec 16 2024 12:23:09 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/09/2023",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Javak No. NRV/ 31876/ 2023"
  },
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  "displayStatus": false,
  "id": "529452",
  "path": "cases/67601bad2d0531ee4cbaa6c9/document_1734351787482_oc.pdf",
  "fileName": "document_1734351787482_oc.pdf"
}
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "013101",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "397631",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 16 2024 12:23:09 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Mr. Ashok Bhaidas Pawar",
  "phone": "9021337843",
  "ownershipShare": "",
  "email": "",
  "id": "890464"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "name": "Living Room",
    "length": "12.75",
    "length1": "12",
    "length2": "9",
    "width": "16.08",
    "width1": "16",
    "width2": "1",
    "totalArea": "205.06",
    "images": [],
    "finalArea": "205.06",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "12.17",
    "length1": "12",
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    "width": "11.25",
    "width1": "11",
    "width2": "3",
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    "images": [],
    "finalArea": "136.87",
    "extraAreas": []
  }
]
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},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "124.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.71"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "10",
  "name": "Kitchen",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "10.50",
  "width1": "10",
  "width2": "6",
  "totalArea": "107.62",
  "images": [],
  "finalArea": "107.62",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "10",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
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"length2": "8",
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"width1": "11",
"width2": "4",
"totalArea": "109.56",
"images": [],
"finalArea": "109.56",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "7.67",
  "length1": "7",
  "length2": "8",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "48.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.56"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "WC",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "20.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.06"
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  "label": "Square Feet"
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"name": "Dining",
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"contactPersonName": "Mr. Ashok Bhaidas Pawar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"buildingServicesRate": "2000",
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}

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Name	Length	Width	Total
Composition :			
Living Room	12'9"	16'1"	205.06
Bedroom	12'2"	11'3"	136.87
Bedroom	12'2"	10'3"	124.71
Kitchen	10'3"	10'6"	107.62
Bedroom	9'8"	11'4"	109.56
Bathroom	7'8"	6'4"	48.56
WC	3'2"	6'4"	20.06
Dining	7'3"	6'1"	44.10
Balcony	6'3"	5'3"	32.81
Balcony	5'9"	10'6"	60.37

Other  
Composition :

---