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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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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
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      "_id": "641ef58a695fbc66ee1a2c39"
    },
    "firstName": "Manish ",
    "type": "CREDITOFFICER",
    "_id": "641ef58a695fbc66ee1a2c3b",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "7506921112",
    "email": ""
  },
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    "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": {
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  "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"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"_id": "63f9ed37ce84bf289ba991ac",
"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"_id": "63f9f4adce84bf289ba9956e",
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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        "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",
  "registrationNo": [
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        "label": "Wealth Tax"
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  "finalMeasurementType": "Sq. Ft.",
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  "label": false
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  "label": true
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  "key": "landmark",
  "value": "Bhagirath Sankul",
  "label": false
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  "key": "wing",
  "value": "E",
  "label": true
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"projectName": {
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  "label": false
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  "value": "",
  "label": true
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  "key": "hisNo",
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
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"flatSpecifications": {
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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": {
    "value": "Wooden_frame_openable_widow_with_M._S._Grill",
    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
  }
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  "ownership": {
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    "label": "Proposed Purchaser - Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {

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"value": "No",
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  "south": "18 M. Vide DP Road",
  "east": "Adj. S. No. 83 (Part)"
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  "west": "12 M. Vide DP Road",
  "south": "18 M. Vide DP Road",
  "east": "Adj. S. No. 83 (Part)"
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    "east": "Lobby",
    "south": "Flat No. 101",
    "west": "Marginal Space"
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  "asPerDocument": {
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    "east": "Lobby",
    "south": "Flat No. 101",
    "west": "Marginal Space"
  },
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.NMC/II/LND/BP/A2/218/09 Dated 24.09.2009 issued by Executive Engineer Town Planning, Nashik Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"apfDetails": {
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6580",
  "depreciatedBuildingRate": "1580"
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"igrRate": {
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  "rate": "36500",
  "landRate": "12300",
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  "squareMeterGuideLineRate": "36500.00",
  "squareFeetGuideLineRate": "3391.00"
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"igrFinalRate": {
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  "depreciationPercentage": "86",
  "rate": "3076.00",
  "squareFeetGuideLineRate": "3076.00",
  "squareMeterGuideLineRate": "33112.00"
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  "propertyTypeOfUseList": {
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  "propertyOccupiedByList": {
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"value": "Owner_Occupied",
"label": "Owner Occupied"
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"monthlyRent": "17000",
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"taxAmount": "NA",
"electricityServiceConnectionNo": "NA",
"meterCardHolderName": "NA",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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    "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"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Yes",
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"label": "Plain Looking"
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"dateOfConstruction": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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},
"materialUsedList": {
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  "label": "Good"
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  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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"appearanceOfTheBuilding": {
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},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1407.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeMapImg": "cases/67611740389df6ee9ea1e901/
routeMap_1734418696389_Image.png",
    "routeLat": "19.969252",
    "routeLng": "73.789887",
    "stationName": "Nashik Road",
    "routeDistance": "7.6 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "zjla5m",
      "image": "cases/67611740389df6ee9ea1e901/
routeMap_1734418631847_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
}
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"wardrobesRate": "0",
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"totalshowcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "500000",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "8218340.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "7718340.00",
"purchaseValueDocument": {
  "documentType": {
    "value": "60ae12adaa6d152c1801b4bf",
    "label": "Notarized Agreement for Sale"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "895916",
  "path": "cases/67611740389df6ee9ea1e901/
document_1734415978397_Ganesh_Jadhav_Notary_Agreement.pdf",
  "fileName": "document_1734415978397_Ganesh_Jadhav_Notary_Agreement.pdf",
  "documentDate": "05/12/2024",
  "amount": "5000000",
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  "Owner": "Mr. Prakash Suresh Naik",
  "to": {
    "value": "purchaser",
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  },
  "purchaser": "Mr. Ganesh Digamberrao Jadhav & Mrs. Sujata Ganesh Jadhav Alies
Sujata Appasaheb Deshmukh"
}
},
"outward": {
  "status": false,
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},
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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"isHideFloor": false,
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  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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"guidelineDetails": {
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  "selectedBuildUpValue": "1407.60",
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},
"reportImages": {
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      "orientation": "landscape"
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      "orientation": "landscape"
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      "orientation": "landscape"
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    "orientation": "landscape"
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    "name":
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    "path": "cases/67611740389df6ee9ea1e901/
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    "orientation": "landscape"
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    "name":
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
    "_id": "67611a4f8502a1ee4596a787",
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externallmg_1734416974889_WhatsApp_Image_20241212_at_43434_PM_2.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "name":
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    "path": "cases/67611740389df6ee9ea1e901/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67611a4f8502a1ee4596a779",
    "name":
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    "path": "cases/67611740389df6ee9ea1e901/
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    "orientation": "landscape"
  }
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    },
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externallmg_1734416974541_WhatsApp_Image_20241212_at_43424_PM.jpeg",
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  "compositionImages": []
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    "max": "8975.00"
  },
  "builtUpRateRange": {
    "min": "5608.00",
    "max": "7479.00"
  },
  "saleableRateRange": {
    "min": "4674.00",
    "max": "6233.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"quantity": "0.00",
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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
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
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"isSiteMeasurementAllowed": false,
"finalValuationArea": "1173.00",
"empanelmentNo": [
  "RO/CR/30129/ 2020-21"
],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67611740389df6ee9ea1e901",
"ownerName": "Mr. Prakash Suresh Naik",
"ownerPhoneNo": "9850860792",
"fullAddress": "Residential Flat No. 102, 1st Floor, Building No A, Wing - E, Vista
Co.Op. Housing Society LTD., Bhagirath Sankul, Param Pujya Ravishankar Marg,
Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, 422009, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "05/12/2024",
      "amount": "5000000",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Mr. Prakash Suresh Naik",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Ganesh Digamberrao Jadhav & Mrs. Sujata Ganesh Jadhav
Alies Sujata Appasaheb Deshmukh"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "895916",
    "path": "cases/67611740389df6ee9ea1e901/
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    "fileName": "document_1734415978397_Ganesh_Jadhav_Notary_Agreement.pdf"
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},
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  "documentType": {
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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. / NRV / A2 / 5499 / 5501 / 10"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/67611740389df6ee9ea1e901/
document_1734416054607_Vista_CHSL_Ganesh_Jadhav_sir.pdf",
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  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Dec 17 2024 06:16:32 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "24/09/2009",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
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    "No": "NMC/II/LND/BP/A2/218/09"
  },
  "isHardCopy": false,
  "displayStatus": false,
}
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    "id": "131283",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Tue Dec 17 2024 06:16:32 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "22/10/2008",
      "nameOfApprovingAuthority": {
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        "label": "Nashik Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "LND/BP/Nashik/A2/256"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1734416190303_Vista_CHSL_Ganesh_Jadhav_sir.pdf",
    "path": "cases/67611740389df6ee9ea1e901/
document_1734416190303_Vista_CHSL_Ganesh_Jadhav_sir.pdf",
    "id": "410988",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Tue Dec 17 2024 06:16:32 GMT+0000 (Coordinated Universal Time)"
  }
],
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  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "013112",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
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    "id": "575242",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Dec 17 2024 06:16:32 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mr. Prakash Suresh Naik",
    "phone": "9850860792",
    "ownershipShare": "",
    "email": "",
    "id": "944442"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Ganesh Digamberrao Jadhav & Mrs. Sujata Ganesh Jadhav Alies
Sujata Appasaheb Deshmukh"
  }
],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "108.98",
    "totalAreaDocument": "1173",
    "docBuiltpupPercentage": "20",
    "docFinalBuiltpup": "1407.60",
    "docFinalBuiltpupSquareMeter": "130.77",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "359233"
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"images": [],
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"carpetArea": {
  "area": "780.00",
  "squareMeterArea": "72.46",
  "expectedRate": "8974.36",
  "percentage": ""
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"builtUpArea": {
  "area": "936.00",
  "squareMeterArea": "86.96",
  "expectedRate": "7478.63",
  "percentage": "20"
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"saleableArea": {
  "area": "1123.20",
  "squareMeterArea": "104.35",
  "expectedRate": "6232.19",
  "percentage": "20"
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"printInReport": true,
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"areaType": "Carpet",
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"expectedPrice": "7000000",
"expectedRate": "8974.36",
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"id": "285453"
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    "squareMeterArea": "65.94",
    "expectedRate": "7016.85",
    "percentage": ""
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  "builtUpArea": {
    "area": "851.67",
    "squareMeterArea": "79.12",
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    "expectedRate": "5847.34",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "94.95",
    "expectedRate": "4872.80",
    "percentage": "20"
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Saleable",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "4980000",
  "expectedRate": "4872.79843444227",
  "builtUpExpectedRate": "5847.34",
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indicator_1734417117891_Image.png",
  "squareMeter": "94.95",
  "id": "911992"
},
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  "carpetArea": {
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    "squareMeterArea": "67.10",
    "expectedRate": "6729.25",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "80.52",
    "expectedRate": "5607.67",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "96.62",
    "expectedRate": "4673.08",
    "percentage": "20"
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}
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