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{
  "typeOfReport": {
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    "RVDSValues": true,
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  },
  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "testadgaon",
    "type": "CREDITOFFICER",
    "_id": "635f7a01e363ef22db2f2417",
    "lastName": "adgaon",
    "mobileNo": "",
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  "name": "Nashik Branch",
  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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  "alternateMobileNo": "",
  "email": "me@me.sbi",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Maharashtra, Country – India."
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  "label": "Land & Building / Immovable Property"
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    "firstName": "Rushikesh",
    "email": "rushipingle2201@gmail.com",
    "lastName": "Pingle",
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    "shortName": "RUP",
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  "siteEngineer": {
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    "_id": "636a29b64d42487767af43ea",
    "role": "SITEENGINEER",
    "firstName": "Sachin",
    "email": "sachinraundal9021@gmail.com",
    "lastName": "Raundal",
    "mobileNo": "9021337843",
    "designation": "Site Engg",
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  "rateVerifier": {
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    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "designation": "",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
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],
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"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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    {
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    }
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  "underConstruction": false
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    "label": false
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    "value": "Nashik",
    "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
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  },
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    "label": "Internal Visit not allowed"
  },
  "fittings": {
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  "finishing": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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"value": "No",
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  "south": "Road",
  "east": "Nala"
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"asPerDocumentAgreement": {
  "north": "By Property of Proposed Layout",
  "west": "By Plot No. 3 & 4",
  "south": "By 6.00 Mtr. Wide Colony Road",
  "east": "By Open Space & Nala"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Internal Site Visit not allowed",
    "south": "Internal Site Visit not allowed",
    "west": "Internal Site Visit not allowed"
  },
  "asPerDocument": {
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    "east": "Open Space of Same Plot",
    "south": "Staricase & Adj. Flat No. B2",
    "west": "Stilt For Parking"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
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  "privateCars": {
    "title": "Private Cars"
  }
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Occupancy Certificate No. LND/ BP/ Panchavati / 686 dated.13.05.2003 issued by
Nashik Municipal Corporation, Nashik",
    "approvePlanVerified": "Yes ",
    "empanelledOfApprovePlan": "Yes - At the time of visit physical measurement of the
property could not be taken. We have taken the area as per Deed of Apartment",
    "unauthorizedConstruction": "",
    "extraDetailOfBuilding": "",
    "compoundWall": ""
},
"apfDetails": {
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    "compositions": []
},
"compositeRate": {
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be taken. We have taken the area as per Deed of Apartment.",
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    "depreciationRatioOfBuilding": "",
    "salvageValue": "10",
    "depreciatedCostOfConstruction": "4580",
    "depreciatedBuildingRate": "1580"
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"igrRate": {
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    "rate": "33000",
    "landRate": "11000",
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    "squareMeterGuideLineRate": "33000.00",
    "squareFeetGuideLineRate": "3066.00"
},
"igrFinalRate": {
    "floorRatePercentage": "0",
    "depreciationPercentage": "86",
    "rate": "2780.00",
    "squareFeetGuideLineRate": "2780.00",
    "squareMeterGuideLineRate": "29920.00"
},
"outgoingDetail": {
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    "label": "Residential Purpose"
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},
"propertyOccupiedByList": {
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"taxAmount": "Details Not Provided",
"electricityServiceConnectionNo": "Details Not Provided",
"meterCardHolderName": "Details Not Provided",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"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": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
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    "value": "Completed",
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"asthetikLook": {
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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  "label": "Good"
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"buildingSpecification": {
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"maintenanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "-",
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    "noOfDwellingUnitsInBuilding": "2"
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  "finalPlinthArea": {
    "area": "499.20",
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    "measurementType": "Sq. Ft.",
    "areaAsPer": "Carpet Area + 20%"
  },
  "routeMap": {
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routeMap_1735112195087_Image.png",
      "routeLat": "20.014112",
      "routeLng": "73.783594",
      "stationName": "Nashik Road",
      "routeDistance": "11.1",
      "routeStation": {
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        "label": "Railway Station"
      }
    }
  },
  "finalLatLng": {
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      0
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    "type": "Point"
  },
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    "latLng": true,
    "finallatLng": true
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      "name": "pdfv8",
      "image": "cases/676ba6a34b876a30f157c96e/
routeMap_1735112136625_Image.png"
    }
  ],
  "valuation": {
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      "depreciatedCostOfConstruction": ""
    }
  }
}
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"totalFairMarketValue": ""
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"totalkitchenArrangementsRate": "0",
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"totalinteriorDecorationsRate": "0",
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"othersQty": "0",
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"to": {
  "value": "buyer",
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},
"buyer": "Shri. Bharat Galji Borisa"
}
},
"outward": {
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},
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    "status": true
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    "orientation": "portrait"
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  },
  "builtUpRateRange": {
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    "max": "4478.00"
  },
  "saleableRateRange": {
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"status": true,
"isEditable": true
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"status": true,
"isEditable": false
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"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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],
}
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"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. B1, Ground Floor, Prabhat Darshan Apartment,
Near Kalavati Aai Mandir, Kausalya Nagar, Ram Wadi, Plot No. 5, Jayant Boricha Marg,
Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State -
Maharashtra, Country - India",
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak No. NRV/ Panchavati/ 5134/ 697"
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      "label": "No"
    },
    "No": "Nashik/ 5134/ 647"
  },
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"caseHistory": [
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    "datetime": "Wed Dec 25 2024 06:30:59 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
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    "phone": "",
    "ownershipShare": "",
    "email": "",
    "id": "799324"
  }
],
"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Deed of Apartment"
    },
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "38.65",
    "totalAreaDocument": "416",
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"docFinalBuiltUpSquareMeter": "46.38",
"docSaleablePercentage": "",
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"builtUpArea": {
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"squareMeterArea": "64.26",
"expectedRate": "3903.60",
"percentage": "20"
},
"saleableArea": {
"area": "830.00",
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"area": "830",
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"expectedRate": "3253.012048192771",
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  "builtUpArea": {
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    "squareMeterArea": "74.69",
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    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "3731.34",
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  "floor": "",
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  "expectedRate": "5373.13",
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  "orientation": "portrait"
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    "size": "531293",
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"email": "",
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"isUrgent": "false",
"ownershipShare": "",
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"relationWithOwner": "Only External Visit Done",
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"buildingServicesRate": "2000",
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"finalCarpetConvertToBuiltUpPer": "20",
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Name	Length	Width	Total
Composition :			
Other Composition :			