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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "label": "Non SARFAESI"
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    "label": "Fair Market Value"
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  "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"
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"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": "",
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  "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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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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"_id": "647ed1960ab64c23c9fcf71d",
"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
"workWithDocumentMaker": "",
"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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"siteEngineer": {
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"_id": "63f9f4adce84bf289ba9956e",
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
"shortName": "SW",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
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  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Wealth Tax"
      }
    ]
  },
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  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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      "title": {
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        "label": "Wealth Tax"
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      "remark": ""
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    "remark": "MANUAL_IN_TASK"
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    "value": "Country - India",
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    "key": "village",
    "value": "",
    "label": true
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    "label": false
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  "value": "Nashik",
  "label": false
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  "label": true
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  "key": "taluka",
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  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "key": "landmark",
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  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "value": "403",
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  "value": "PIN Code - 422 009",
  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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"general": {
  "ownership": {
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    "value": "MiddleClass",
    "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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  "west": "Adjacent Survey No. 882",
  "south": "Plot No. 10",
  "east": "Colony Road"
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  "east": "Colony Road"
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    "east": "Flat No. 402",
    "south": "Marginal Space & Plot No. 10",
    "west": "Marginal Space & Adjacent\nSurvey No. 882"
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  "asPerDocument": {
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    "east": "Flat No. 402",
    "south": "Marginal Space & Plot No. 10",
    "west": "Marginal Space & Adjacent\nSurvey No. 882"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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  },
  "taxies": {
    "title": "Taxies"
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
}
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. A4/ BP/ 19/ 2024 dated.17.05.2024 issued by
Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"apfDetails": {
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"compositions": []
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"remark": "",
"depreciationPercentage": "",
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"salvageValue": "",
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"squareMeterGuideLineRate": "38100.00",
"squareFeetGuideLineRate": "3540.00"
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"igrFinalRate": {
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"squareFeetGuideLineRate": "3540.00"
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
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"taxPaidHolderName": "Building is under construction",
"taxAmount": "Building is under construction",
"electricityServiceConnectionNo": "Building is under construction",
"meterCardHolderName": "Building is under construction",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
    "value": "Proposed_RCC_SLab",
    "label": "Proposed RCC SLab"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Proposed Yes",
  "constructionWorkStatus": {
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  "dateOfConstruction": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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  "label": "Proposed, Yes"
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},
"visibleDamageInBuilding": {
"value": "0",
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},
"systemOfAirConditioning": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"provisionOfFirefighting": {
"value": "0",
"label": "No"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "597.30",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1735891519078_Image.png",
    "routeLat": "19.967833",
    "routeLng": "73.773611",
    "stationName": "Nashik Road",
    "routeDistance": "9.3",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "dubv337",
    "name": "dubv337",
    "image": "cases/67779184a5477d50e7dc0007/
routeMap_1735891418203_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "250000",
"finaltotal": "3453700.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "3203700.00",
"purchaseValueDocument": {
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    "value": "60af48bf2ffdf65bcd6585fa",
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  "documentDate": "09/12/2024",
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    "label": "Developers"
  }
}
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},
"Developers": "M/s. Girna Enterprzies Pvt. Ltd",
"to": {
  "value": "buyer",
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},
"buyer": "Sau. Auera Kenneth Ameral & Shri. Kenneth Savio Ameral ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "13293/ 2024"
}
},
"outward": {
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
  },
  "fullBuildingRcc": {
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    "percentage": "5.714285714285714",
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},
"externalBrickWork": {
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"externalPlastering": {
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  "status": false
},
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  "label": "Window",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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  "isHideFloor": false,
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"externalPainting": {
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  "status": false
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  "status": false
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  "isHideFloor": true,
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  "selectedBuildUpValue": "597.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "landscape"
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  ],
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    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "6064.00"
  },
  "builtUpRateRange": {
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    "max": "5053.00"
  },
  "saleableRateRange": {
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    "max": "4211.00"
  }
}
},
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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"PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"_id": "67779184a5477d50e7dc0007",
"ownerName": "Sau. Auera Kenneth Ameral & Shri. Kenneth Savio Ameral ",
"ownerPhoneNo": "8459582357",
"fullAddress": "Residential Flat No. 403, 4th Floor, Shree Sarswati Apartment Co - Op.
Housing Society Ltd. Nashik, Near Baby Steps Preschool, Rajiv Nagar, Plot No. 11+12,
off Rane Nagar - Indira Nagar Link Road, Taluka - Nashik, District - Nashik , Nashik,
PIN Code - 422 009, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "09/12/2024",
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"from": {
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  "label": "Developers"
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"Developers": "M/s. Girna Enterprzies Pvt. Ltd",
"to": {
  "value": "buyer",
  "label": "buyer"
},
"buyer": "Sau. Auera Kenneth Ameral & Shri. Kenneth Savio Ameral ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "13293/ 2024"
},
"isHardCopy": false,
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"path": "cases/67779184a5477d50e7dc0007/
document_1735889147075_2nd_agreement.pdf",
"id": "939107",
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  },
  "inputs": {
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      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ A4/ 19/ 2024"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67779184a5477d50e7dc0007/
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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": "A4/ BP/ 19/ 2024"
},
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document_1735889271500_Alex_Disuza_building_plan.pdf",
"id": "367014",
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"createdAt": "Fri Jan 03 2025 07:28:04 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"caseNumber": "013466",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
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    "id": "266448",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 03 2025 07:28:04 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Sau. Auera Kenneth Ameral & Shri. Kenneth Savio Ameral ",
  "phone": "8459582357",
  "ownershipShare": "",
  "email": "",
  "id": "748265"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "50.45",
    "totalAreaDocument": "543",
    "docBUILTUPPercentage": "10",
    "docFinalBUILTUP": "597.30",
    "docFinalBUILTUPSquareMeter": "55.49",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
    "id": "468404"
  }
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"images": [],
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    "carpetArea": {
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      "squareMeterArea": "77.11",
      "expectedRate": "4337.35",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "996.00",
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"squareMeterArea": "92.53",
"expectedRate": "3614.46",
"percentage": "20"
},
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  "squareMeterArea": "111.04",
  "expectedRate": "3012.05",
  "percentage": "20"
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"area": "830",
"builtUpPercentage": "20",
"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "3600000",
"expectedRate": "4337.35",
"builtUpExpectedRate": "3614.46",
"image": "cases/67779184a5477d50e7dc0007/
indicator_1735890442973_Image.png",
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"id": "351132"
},
{
  "carpetArea": {
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    "squareMeterArea": "61.29",
    "expectedRate": "6063.18",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "73.55",
    "expectedRate": "5052.61",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "950.00",
    "squareMeterArea": "88.26",
    "expectedRate": "4210.53",
    "percentage": "20"
  }
}
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    },
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    "areaType": "Saleable",
    "floor": "",
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    "expectedPrice": "4000000",
    "expectedRate": "4210.526315789473",
    "builtUpExpectedRate": "5052.61",
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    "id": "361860"
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externallmg_1735889388872_WhatsApp_Image_20250103_at_101559_1.jpeg",
    "orientation": "landscape"
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    "orientation": "landscape"
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    "path": "cases/67779184a5477d50e7dc0007/
externallmg_1735889390649_WhatsApp_Image_20250103_at_101611.jpeg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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  "orientation": "landscape"
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    "size": "421739",
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    "uploadedBy": "647ed1960ab64c23c9fcf71d"
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Ameral.pdf",
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