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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": {
    "branch": {
      "_id": "641ef58a695fbc66ee1a2c39"
    },
    "firstName": "Manish ",
    "type": "CREDITOFFICER",
    "_id": "641ef58a695fbc66ee1a2c3b",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "7506921112",
    "email": ""
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
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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"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fda9ecce84bf289baadd43",
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"staff": {
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  "role": "FRONTDESK",
  "firstName": "Rushikesh",
  "email": "rushipingle2201@gmail.com",
  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "shortName": "RUP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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"siteEngineer": {
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  "firstName": "Swapnnil",
  "email": "waghswapnil309@gmail.com",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  {
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      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
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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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      "title": {
        "value": "Wealth_Tax",
        "label": "Wealth Tax"
      }
    }
  ],
  "_id": "6084131a13f01f158c6ea1f4",
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  }
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  "longitude": "73.7227017284449"
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"siteVisit": {
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    {
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      "remark": ""
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  "audioNotes": []
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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  "city": {
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  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "value": "Canal Road, Someshwar - Satpur Link Road",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": " Behind Serene Meadows",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "I1",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "name": "Hissa No.",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "I1-401",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "suburb",
  "value": "",
  "label": false
}
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    "label": "R. C. C. Slab"
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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"value": "Proposed_Powder_Coated_Aluminum_Sliding_Windows",
"label": "Proposed Powder Coated Aluminum Sliding Windows"
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"windows": {
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"label": "Proposed Powder coated aluminium sliding windows"
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"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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"populationGroupList": {
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"label": "Urban"
},
"townplanApprovedByList": {
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"label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
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"north": "Building K",
"west": "Building L",
"south": "Building H wing",
"east": "Samraat Apna Ghar Phase I S. No. 49-1-2"
},
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"south": "Building H wing",
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"unitBoundaries": {
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    "east": "",
    "south": "Wing I1 Flat No. 404",
    "west": "Internal Road"
  },
  "asPerDocument": {
    "north": "Internal Road",
    "east": "Wing I1 Flat No. 402",
    "south": "Wing I1 Flat No. 404",
    "west": "Internal Road"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Plan No. B1/ BP/ 33/2023 dated.
09.05.2023, issued by Executive Engineer Town Planning, Nashik Municipal
Corporation, Nashik.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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"buildings": [],
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "landRate": "7100",
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  "squareMeterGuideLineRate": "28930.00",
  "squareFeetGuideLineRate": "2688.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "28930.00",
  "squareMeterGuideLineRate": "28930.00",
  "squareFeetGuideLineRate": "2688.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
  },
  "monthlyRent": "9000",
  "assessmentNo": "Building Construction work is in progress ",
  "taxPaidHolderName": "Building Construction work is in progress ",
  "taxAmount": "Building Construction work is in progress ",
  "electricityServiceConnectionNo": "Building Construction work is in progress ",
  "meterCardHolderName": "Building Construction work is in progress ",
  "undividedAreaOfLandAsPerSaleDeed": "Building Construction work is in progress ",
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"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Building Construction work is in progress "
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
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"label": "Residential cum Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Standard"
},
"structuralSafety": {
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  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "774.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1735982935323_Image.png",
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"routeLat": "20.009417",
"routeLng": "73.722700",
"stationName": "Nashik Road",
"routeDistance": "17.4 Km",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finalLatLng": false
},
"locationMapImg": [
  {
    "id": "7rulr",
    "name": "7rulr",
    "image": "cases/6778f633a5477d50e7dcdccc/
routeMap_1735982889010_Image.png"
  }
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"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "4294400.00",
"purchaseValueDocument": {
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
"document_1735980410733_I1__401__HAPPY_LIFE__IRSHA_KHARAT_AFS_.pdf",
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  "id": "410990",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Sat Jan 04 2025 08:49:55 GMT+0000 (Coordinated Universal Time)",
  "documentDate": "03/01/2025",
  "amount": "3911385",
  "from": {
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  "to": {
    "value": "buyer",
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    },
    "buyer": "Mrs. Irsha Dilip Kharat & Mr. Dilip Gangaram Kharat",
    "number": {
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    },
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},
"outward": {
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},
"rateVerify": {
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},
"underConstruction": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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    "status": true
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  "internalBrickWork": {
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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"workCompleted": {
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  "status": true
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      "orientation": "landscape"
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  ],
  "selfieWithSiteVisitImages": [],
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      "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "5167.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
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  "title": "Others / Car Parking",
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"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "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
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"createCase": "false",
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  "value": "LEAD"
},
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "704.00",
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"isAdvanceInvoice": false,
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"ownerName": "Mrs. Irsha Dilip Kharat & Mr. Dilip Gangaram Kharat",
"ownerPhoneNo": "9527340100",
"fullAddress": "Residential Flat No. I1-401, 4th Floor, Building No I, Wing - I1, HAPPY
LIFE AT APNA GHAR PHASE-III, Behind Serene Meadows, Canal Road, Someshwar -
Satpur Link Road, Village - Gangapur, Taluka - Nashik, District - Nashik, Nashik, 422
013, State - Maharashtra, India",
"remark": "",
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      "amount": "3911385",
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      "Developers": "Shweta Infrastructure & Housing (I) Pvt. Ltd.",
      "to": {
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        "label": "buyer"
      },
      "buyer": "Mrs. Irsha Dilip Kharat & Mr. Dilip Gangaram Kharat",
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      "Document_No": "144/2025"
    },
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  }
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  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "LND/ BP/ B1/ BP/ 33/2023 "
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"uploadedBy": "63f9ed37ce84bf289ba991ac",
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  },
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ B1/ BP/ 33/2023 "
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "259530",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Sat Jan 04 2025 08:49:55 GMT+0000 (Coordinated Universal Time)"
}
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "PR1220002400057"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "label": "Retail"
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"caseNumber": "013488",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 04 2025 08:49:55 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "phone": "9527340100",
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"ownershipShare": "",
"email": "",
"id": "820458"
}
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"otherComposition": [],
"externalReport": [],
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  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "65.40",
  "totalAreaDocument": "704",
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  "docFinalBuiltpup": "774.40",
  "docFinalBuiltpupSquareMeter": "71.94",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
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  "id": "902454"
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"images": [],
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    "squareMeterArea": "46.45",
    "expectedRate": "6200.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "55.74",
    "expectedRate": "5166.67",
    "percentage": "20"
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},
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"areaType": "Carpet",
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"expectedPrice": "3100000",
"expectedRate": "6200.00",
"builtUpExpectedRate": "5166.67",
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"id": "735509"
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    "squareMeterArea": "65.40",
    "expectedRate": "5823.86",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "78.48",
    "expectedRate": "4853.22",
    "percentage": "20"
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  "saleableArea": {
    "area": "1013.76",
    "squareMeterArea": "94.18",
    "expectedRate": "4044.35",
    "percentage": "20"
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  "printlnReport": true,
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  "path": "cases/6778f633a5477d50e7dcdbcc/
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  "orientation": "landscape"
},
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Other
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