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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Non SARFAESI"
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  "creditOfficer": {
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    },
    "firstName": "Sagar",
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    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
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  "fees": {
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  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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  "type": "BANK",
  "name": "Bank Of Baroda",
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  "remark": "Temp",
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"branch": {
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  "alternateMobileNo": "",
  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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    "type": "EMPLOYEE",
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
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"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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},
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"_id": "636a29b64d42487767af43ea",
"role": "SITEENGINEER",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
"shortName": "Sachin",
"workWithDocumentMaker": "62724142afd7d55eddede405",
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"lastName": "Yadav",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
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  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "number": "CAT-I-F-1763"
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{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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  "label": "BANK"
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2025-01-07",
      "remark": "MANUAL_IN_TASK"
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    {
      "status": "COMPLETED",
      "dateTime": "2025-01-06",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "value": "Nashik",
  "label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Parksyde Nest",
  "label": false
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  "key": "selectArea",
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  "value": "",
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  "value": "C",
  "label": true
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  "value": "",
  "label": false
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  "key": "newSurveyNumber",
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
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  "value": "",
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  "key": "postalCode",
  "value": "PIN Code - 422 003 ",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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  "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": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Adj. Survey No. 256/ 2 to 6/1 & 6",
    "south": "24.00 Mtr. D.P. Road",
    "east": "Adj. Survey No. 256/ 2 to 6/ 5"
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  "asPerDocumentAgreement": {
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    "west": "Adj. Survey No. 256/ 2 to 6/1 & 6",
    "south": "24.00 Mtr. D.P. Road",
    "east": "Adj. Survey No. 256/ 2 to 6/ 5"
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      "west": "Duct & Flat No. C-1107"
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    "asPerDocument": {
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"north": "Flat No. C-1105",
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"west": "Duct & Flat No. C-1107"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C1/ 1398/ 2019 dated.26.12.2019 issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
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"igrRate": {
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"rate": "33200",
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"igrImage": "cases/677e15feaa07c81f2b2ef6da/igr_1736316712420_Image.png",
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"squareFeetGuideLineRate": "3393.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "36520.00",
  "squareFeetGuideLineRate": "3393.00"
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "9000/- (Expected rental income per month)",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Excellent",
    "label": "Excellent"
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  "negativeFactorsOfAffectMarketValue": "NA"
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  "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": "Covered Car parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "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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"buildingSpecification": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
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},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
"estimatedAge": "59",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "11",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "753.50",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMapDetail": {
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routeMap_1736317899154_Image.png",
"routeLat": "20.016228",
"routeLng": "73.834336",
"stationName": "Nashik Road",
"routeDistance": "9.2",
"routeStation": {
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"label": "Railway Station"
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"finalLatLng": {
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      "name": "kk2k8",
      "image": "cases/677e15feaa07c81f2b2ef6da/
routeMap_1736317863047_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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    "status": false
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  "floorsCompleted": "",
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
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      "path": "cases/677e15feaa07c81f2b2ef6da/
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    "name": "Living Room",
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  "builtUpRateRange": {
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  "ratePerUnit": "0.00",
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  "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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"ownerName": "Mr. Sagar Rajaram Pradeshi & Mrs. Neha Sagar Pradeshi",
"ownerPhoneNo": "9022525646",
"fullAddress": "Residential Flat No. 1106, 11th Floor, Wing - C, Parksyde Nest, Phase -
III, Opp. To Rasbihari International School, Near Bali Mandir, Hanuman Nagar, Mumbai
- Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code -
422 003 , State - Maharashtra, Country - India",
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        "label": "Developers"
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      "Developers": "M/s. Jaikumar Construction Limited",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Mr. Sagar Rajaram Pradeshi & Mrs. Neha Sagar Pradeshi",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "4427/ 2021"
    },
    "isHardCopy": false,
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  },
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
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  },
  "No": "LND/ BP/ C1/ 1398/ 2019"
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      "label": "Nashik Municipal Corporation"
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      "label": "No"
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  "No": "C1/1398/2019"
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "Building Proposal Number - 248276"
},
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"displayStatus": false,
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",

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    "label": "No"
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  "No": "P51600025687"
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"id": "609841",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Jan 08 2025 06:06:53 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
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"createdBy": "647ed1960ab64c23c9fcf71d",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 08 2025 06:06:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sagar Rajaram Pradeshi & Mrs. Neha Sagar Pradeshi",
    "phone": "9022525646",
    "ownershipShare": "",
    "email": "",
    "id": "768823"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "751439",
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  "width2": "1",
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  "length1": "11",
  "length2": "4",
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  "width1": "12",
  "width2": "1",
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  "length": "6.17",
  "length1": "6",
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  "width2": "3",
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  "finalArea": "32.37",
  "extraAreas": []
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  "name": "Toilet",
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  "extraAreas": []
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  "label": "Square Feet"
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"length1": "6",
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"width1": "10",
"width2": "1",
"totalArea": "63.86",
"images": [],
"extraAreas": [],
"finalArea": "63.86"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "8.50",
  "width1": "8",
  "width2": "6",
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  "extraAreas": [],
  "finalArea": "34.71"
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      "label": "Agreement for sale"
    },
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  "totalAreaDocument": "685",
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  "docFinalBultUp": "753.50",
  "docFinalBultUpSquareMeter": "70.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "912466"
}
],
"images": [],
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      "squareMeterArea": "71.61",
      "expectedRate": "6356.78",
      "percentage": ""
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Living Room	10'1"	15'3"	153.77
Bedroom	11'1"	10'1"	111.76
Bedroom	11'4"	10'1"	114.28
Kitchen	8'6"	12'1"	102.71
Toilet	6'2"	5'3"	32.37
Toilet	5'3"	6'2"	32.37
Passage	4'3"	5'2"	21.96
Passage	4'4"	6'5"	27.81
Balcony	6'4"	10'1"	63.86
Balcony	4'1"	8'6"	34.71
Other Composition :			