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{
  "typeOfReport": {
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  },
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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    "label": "Banking Purpose"
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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": {
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      "_id": "646dc536b05e530fb6c47b3b"
    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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    "propertyValue": "",
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  "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": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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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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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
"workWithDocumentMaker": "",
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"lastName": "Yadav",
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"designation": "",
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"checker": {
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"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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"valuers": [
{
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{
"value": "IBBI/RV/07/2018/10366",
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],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"title": {
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"_id": "60af80072ffdf65bcd658651",
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"title": {
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  "number": "CAT-I-F-1763"
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  "title": {
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  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
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  "label": "BANK"
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  ],
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  {
    "status": "COMPLETED",
    "dateTime": "2025-01-07",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2025-01-06",
    "remark": "MANUAL_IN_TASK"
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    "value": "Pathardi",
    "label": true
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    "value": "2",
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    "value": "",
    "label": true
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    "key": "district",
    "value": "Nashik",
    "label": true
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Nashik",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "28",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "label": true
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"value": "off Ekta Green Villa Road",
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"street2": {
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "CTSNo",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "201",
  "label": false
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  "label": true
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  "key": "khataNo",
  "value": "",
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"label": true
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  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 422 010",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  }
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"doors": {
  "value": "Teak_Wood_/ _Glass_Door",
  "label": "Teak Wood / Glass Door"
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"windows": {
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  "label": "Wooden frame openable widow with M. S. Grill"
},
"fixtures": {
  "value":
"Concealed_plumbing_with_C.P._fixtures._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
},
"finishing": {
  "value": "Cement_Plastering+_POP_Finish",
  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
    "value": "sole_ownership",
    "label": "sole ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "S. No. 239/ 2/ 1/ 1",
    "south": "Plot No. 29",
    "east": "9.00 Mtr.Wide Colony Road"
  },
},

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"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 202",
    "east": "Lobby, Staircase & Flat No. 204",
    "south": "Side Marginal Space",
    "west": "Side Marginal Space"
  },
  "asPerDocument": {
    "north": "Flat No. 202",
    "east": "Lobby, Staircase & Flat No. 204",
    "south": "Side Marginal Space",
    "west": "Side Marginal Space"
  },
  "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 Building Plan Accompanying
Commencement Certificate No. C1/ 134/ 2023 dated.01.06.2023 issued by Executive
Engineer Town Planning Nashik Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "29150",
  "landRate": "4950",
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  "squareMeterGuideLineRate": "29150.00",
  "squareFeetGuideLineRate": "2708.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "29150.00",
  "squareMeterGuideLineRate": "29150.00",
  "squareFeetGuideLineRate": "2708.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
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  "meterCardHolderName": "Details Not Provided",

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"undividedAreaOfLandAsPerSaleDeed": "NA ",
"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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"value": "Residential",
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"typeOfStructure": {
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "433.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeLat": "19.939267",
"routeLng": "73.758372",
"stationName": "Nashik Road",
"routeDistance": "12.7",
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": true
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    "id": "wuv8oq",
    "name": "wuv8oq",
    "image": "cases/67932f0122c790429f6a17e7/
routeMap_1736253652562_Image.png"
  }
],
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "number": "2310208",
  "dayCount": "8",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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    "status": true
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  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPlastering": {
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "landscape"
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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    "orientation": "landscape"
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "estimatedValue": "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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  "value": "LEAD"
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Shree Vaishnavi Buildcon Partnership",
"ownerPhoneNo": "7776910735",
"fullAddress": "Residential Flat No. 201, 2nd Floor, Shree Vaishnavi Apartment-I, Near
```

Podar International School, Buddha Vihar, Plot No. 28, off Ekta Green Villa Road,  
Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State  
- Maharashtra, Country - India",

"remark": "",

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"documentType": {

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"label": "Approved Building Plan"

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"inputs": {

"documentDate": "01/06/2023",

"nameOfApprovingAuthority": {

"value": "Nashik\_Municipal\_Corporation",

"label": "Nashik Municipal Corporation"

},

"number": {

"value": "No",

"label": "No"

},

"No": "C1/ 134/ 2023"

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},

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"label": "Occupancy Certificate"

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"label": "Nashik Municipal Corporation"

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},
{
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    "label": "Notarized Agreement for Sale"
  },
  "inputs": {
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    "from": {
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      "label": "Seller"
    },
    "Seller": "M/s. Shree Vaishnavi Buildcon Partnership",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Shri. Saner Pramod Dilip & Sau. Alkabai Dilip Patil"
  },
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  "fileName": "document_1737699914991_Saner_60_Khat.pdf"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jan 07 2025 12:29:32 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "phone": "7776910735",
    "ownershipShare": "",
    "email": "",
    "id": "192076"
  }
],
"proposePurchasers": [
  {
    "name": "Shri. Saner Pramod Dilip & Sau. Alkabai Dilip Patil",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "length": "12.50",
    "length1": "12",
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    "width1": "8",
    "width2": "1",
    "totalArea": "101.04",
    "images": [],
    "finalArea": "101.04",
    "extraAreas": []
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },
]
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"id": "6",
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"width1": "10",
"width2": "1",
"totalArea": "95.79",
"images": [],
"finalArea": "95.79",
"extraAreas": []
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "8.08",
  "width1": "8",
  "width2": "1",
  "totalArea": "81.51",
  "images": [],
  "extraAreas": [],
  "finalArea": "81.51"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
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  "width1": "5",
  "width2": "4",
  "totalArea": "33.78",
  "images": [],
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  "name": "Balcony",
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  "width2": "4",
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  "extraAreas": [],
  "finalArea": "33.78"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "6.33",
  "length1": "6",
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  "extraAreas": [],
  "finalArea": "33.78"
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  "totalAreaDocument": "361",
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  "docFinalBUILTUP": "433.20",
  "docFinalBUILTUPSquareMeter": "40.25",
  "docSaleablePercentage": "",
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "285177"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
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      "squareMeterArea": "102.75",
      "expectedRate": "5515.37",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1327.20",
      "squareMeterArea": "123.30",
      "expectedRate": "4596.14",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "147.96",
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      "percentage": "20"
    },
    "printlnReport": true,
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    "saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "6100000",
"expectedRate": "5515.37",
"builtUpExpectedRate": "4596.14",
"image": "cases/67932f0122c790429f6a17e7/
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"squareMeter": "102.75",
"id": "349235"
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    "squareMeterArea": "52.90",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "63.48",
    "expectedRate": "5561.00",
    "percentage": "20"
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  "saleableArea": {
    "area": "820.00",
    "squareMeterArea": "76.18",
    "expectedRate": "4634.15",
    "percentage": "20"
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  "saleablePercentage": "20",
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  "areaType": "Saleable",
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  "expectedPrice": "3800000",
  "expectedRate": "4634.1463414634145",
  "builtUpExpectedRate": "5561.00",
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  "path": "cases/67932f0122c790429f6a17e7/
externallmg_1737700628982_WhatsApp_Image_20250123_at_25653_PM_1.jpeg",
  "orientation": "landscape"
},
{
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| Name          | Length | Width | Total  |
|---------------|--------|-------|--------|
| Composition : |        |       |        |
| Living Room   | 12'6"  | 8'1"  | 101.04 |
| Bedroom       | 9'6"   | 10'1" | 95.79  |



|                        |       |      |       |
|------------------------|-------|------|-------|
| Kitchen                | 10'1" | 8'1" | 81.51 |
| Toilet                 | 6'4"  | 5'4" | 33.78 |
| Balcony                | 6'4"  | 5'4" | 33.78 |
| Passage                | 6'4"  | 5'4" | 33.78 |
| Other<br>Composition : |       |      |       |