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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "6447c552d11ef125ab25ea51"
    },
    "firstName": "Gajendra",
    "type": "CREDITOFFICER",
    "_id": "6447c552d11ef125ab25ea53",
    "lastName": " Maheta",
    "mobileNo": "",
    "workMobileNo": "9978972670",
    "email": "ubin0550434@unionbank.bank"
  },
  "fees": {
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"organization": {
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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": {
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  "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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  "branchCode": "",
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  "email": "ubin0550434@unionbank.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Z P Colony 21 Shrode Complex, Charwak Chowk, indira nagar Nashik
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  "label": "Land & Building / Immovable Property"
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  "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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  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
  "mobileNo": "8237116625",
  "designation": "",
  "shortName": "SW",
  "workWithDocumentMaker": "",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
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  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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    "dateTime": "2025-01-24",
    "remark": "MANUAL_IN_TASK"
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  {
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    "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
  "value": "2BHK",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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  "label": true
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  "value": "2 to 5/ 6",
  "label": true
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  "key": "buildingName",
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  "value": "",
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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"blockNo": {
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  "key": "selectNo",
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "key": "SRO",
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  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "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_",
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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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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    "label": "No"
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      "east": "Open & 9.00 M. Wide Colony Road",
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"north": "Staircase, Passage & Flat No. 301 A",
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"south": "Open & 18.00 M. Wide Colony Road",
"west": "Open "
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Yes - As per site inspection two residential flats are internally amalgamated to form a single flat. Flat No. 302 & 302A are intemally amalgamated with single entrance. For the purpose of valuation, we have taken Both area of Flat. The area is taken as per the Notarized Agreement For Sale & Approved building plan.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
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  "squareMeterGuideLineRate": "36000.00",
  "squareFeetGuideLineRate": "3345.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareFeetGuideLineRate": "3345.00"
},
"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
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  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
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  "maintenanceOfFlat": "Good"
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"value": "Good",
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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": {
"value": "Yes",
"label": "Yes"
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"carParking": "Covered Car Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
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"year": "2025",
"fullDate": "1/1/2025"
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"planningArea": {
"value": "Residential_cum_Commercial",
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
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"visibleDamageInBuilding": {
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"label": "Yes"
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  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "826.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeLng": "73.760659",
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    "routeDistance": "12.7",
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      "value": "Railway_Station",
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    "label": "Railway Station"
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  "finallatlng": false
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    "id": "frywn",
    "name": "frywn",
    "image": "cases/6794afbcce6c20e1064823b5/
routeMap_1737800630656_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3651700.00",
"finalValue": "3651700.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "remark": "SYSTEMGENERATED",
  "datetime": "2025-01-25T11:01:37.492Z",
  "date": "Sat Jan 25 2025 11:01:37 GMT+0000 (Coordinated Universal Time)",
  "number": "2310238",
  "dayCount": "19",
  "monthCount": "357",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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    "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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  "status": true
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      "name": "Living Room",
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  "builtUpRateRange": {
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    "max": "4597.00"
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  "saleableRateRange": {
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    "max": "3831.00"
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  "ratePerUnit": "0.00",
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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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"ownerPhoneNo": "9021624787",
"fullAddress": "Residential Flat No. 302 & 302 -A, 3rd Floor, Elica Plaza, Next to Podar International School, Buddha Vihar, Plot No. 2 to 5/ 6, off Ekta Green Villa Road, Village - Pathardi, PIN Code - 422 010, State - Maharashtra, India",
"remark": "",
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      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "17/01/2025",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "M/s. P. K Associates Partnership",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Sau. Varsha Pradeep Kapdane & Aditya Pradeep Kapdane"
    },
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    "displayStatus": true,
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "LND/ BP/ B2/ 143/ 2023"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6794afbcce6c20e1064823b5/
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"createdAt": "Sat Jan 25 2025 09:32:43 GMT+0000 (Coordinated Universal Time)"
},
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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    }
  },
  "No": "B2/ BP/ 143/ 2023"
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    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Sat Jan 25 2025 09:32:43 GMT+0000 (Coordinated Universal Time)"
  }
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  "label": "Retail"
},
"caseNumber": "013920",
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"caseHistory": [
  {
    "id": "826723",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 25 2025 09:32:44 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. P. K Associates Partnership",
    "phone": "9021624787",
    "ownershipShare": "",
    "email": "",
    "id": "442497"
  }
],
"proposePurchasers": [
  {
    "name": "Sau. Varsha Pradip Kapadne & Aditya Pradip Kapadne"
  }
],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "320196",
    "name": "Living Room",
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  "width2": "1",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.08",
  "length1": "11",
  "length2": "1",
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  "width1": "11",
  "width2": "1",
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  "images": [],
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  "finalArea": "122.84"
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},
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  "length1": "12",
  "length2": "1",
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  "width2": "1",
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    "label": "Square Feet"
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  "length": "5.33",
  "length1": "5",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "28.44"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.33",
  "length1": "5",
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    "label": "Square Feet"
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  "width1": "4",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "19.51"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Balcony",
  "length": "10.08",
  "length1": "10",
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  "width2": "1",
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  "extraAreas": [],
  "finalArea": "61.34"
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"width2": "1",
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"extraAreas": [],
"finalArea": "16.67"
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      "value": "60ae12adaa6d152c1801b4bf",
      "label": "Notarized Agreement for Sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "64.01",
    "totalAreaDocument": "689",
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    "docFinalBultUp": "826.80",
    "docFinalBultUpSquareMeter": "76.81",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
    "id": "120739"
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"images": [],
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"area": "1250.00",
"squareMeterArea": "116.13",
"expectedRate": "3920.00",
"percentage": ""
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"squareMeterArea": "139.35",
"expectedRate": "3266.67",
"percentage": "20"
},
"saleableArea": {
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"squareMeterArea": "167.23",
"expectedRate": "2722.22",
"percentage": "20"
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"saleablePercentage": "20",
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"id": "643251"
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"squareMeterArea": "71.80",
"expectedRate": "4528.99",
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    "squareMeterArea": "102.75",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "123.30",
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    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "147.96",
    "expectedRate": "3830.12",
    "percentage": "20"
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"expectedRate": "5515.37",
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"id": "177903"
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"status": false,
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externalImg_1737797624699_WhatsApp_Image_20250123_at_24509_PM.jpeg",
"orientation": "landscape"
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Name	Length	Width	Total
Composition :			
Living Room	10'1"	16'1"	162.17
Bedroom	12'1"	10'1"	121.84
Bedroom	11'1"	11'1"	122.84
Kitchen	12'1"	14'1"	170.17
Toilet	5'4"	5'4"	28.44
Toilet	5'4"	4'5"	23.56
Passage	4'5"	4'5"	19.51
Balcony	10'1"	6'1"	61.34
Balcony	4'1"	4'1"	16.67
Other Composition :			