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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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  "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": {
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  "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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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
"workWithDocumentMaker": "",
"profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "636a29b64d42487767af43ea",
"role": "SITEENGINEER",
"firstName": "Sachin",
"email": "sachinraundal9021@gmail.com",
"lastName": "Raundal",
"mobileNo": "9021337843",
"designation": "Site Engg",
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"lastName": "Pingle",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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{
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],
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"_id": "60af80072ffdf65bcd658651",
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],
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"title": {
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2025-01-28",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "audioNotes": []
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "village": {
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"key": "village",
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"floorNo": {
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  "label": false
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  "name": "District",
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  "value": "Nashik",
  "label": true
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  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "key": "taluka",
  "value": "Nashik",
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
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  "key": "street1",
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"street2": {
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  "label": false
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  "key": "landmark",
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"label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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  },
  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
  },
  "doors": {
    "value": "Proposed_Teak_wood",
    "label": "Proposed Teak wood"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  },
  "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"
  },
  "asPerActualAgreement": {
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    "west": "Road",
    "south": "Road",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "30 M. D.P. Road",
    "south": "12 M. Wide Road",
    "east": "Plot No. 3"
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  "unitBoundaries": {
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      "south": "Marginal Space & 12 M. Road",
      "west": "Marginal Space & 30 M. Road"
    },
    "asPerDocument": {
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      "east": "Lobby, Duct & Flat No. 1102",
      "south": "Marginal Space & 12 M. Road",
      "west": "Marginal Space & 30 M. Road"
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  },
}
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"whichTheLocalityIsServed": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C1/ 153/ 2023 dated.19.06.2023 \nissued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "remark": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "squareFeetGuideLineRate": "2851.00"
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  "squareFeetGuideLineRate": "2851.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "13800",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "Proposed RCC SLab"
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  "partitions": {
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"label": "Proposed Municipal Water Supply"
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"pavementLaid": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"carParking": "Proposed",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
},
"planningArea": {
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"label": "Residential cum Commercial"
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"label": "Proposed R.C.C Framed Structure"
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"label": "Proposed R.C.C. Foundation"
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},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Concealed_",
  "label": "Proposed Concealed "
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceIssues": {
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
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"label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "20",
"flatFloorNo": "11",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1181.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1738045085758_Image.png",
    "routeLat": "20.003666",
    "routeLng": "73.831552",
    "stationName": "Nashik Road",
    "routeDistance": "7.4 KM",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    "name": "gq107g",
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routeMap_1738045038354_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
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  "totalothersRate": "0",
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  "Developers": " M/s. Bijasani Buildtech",
  "to": {
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  "buyer": "Shri. Chandrashekhar Jagannath Shirvadkar & Sau. Mansi
Chandrashekhar Shirvadkar ",
  "number": {
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    "label": "Document No"
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  "Document_No": "1008/2025"
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"status": true
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  "status": false
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"paymentStatus": "NA",
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Chandrashekhar Shirvadkar ",
"ownerPhoneNo": "9970059523",
"fullAddress": "Residential Flat No. 1103, 11th Floor, Imperial Tower, Near Dalimb
Market, Plot No. 1+2 , Kailash Nagar, Sambhaji Nagar Road, Village - Dasak Shiwar,
Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India",
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      "amount": "4500000",
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        "label": "Developers"
      },
      "Developers": " M/s. Bijasani Buildtech",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Chandrashekhar Jagannath Shirvadkar & Sau. Mansi
Chandrashekhar Shirvadkar ",
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    }
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Registration No"
    },
    "Registration_No": "P51600054836"
  },
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      "label": "Nashik Municipal Corporation"
    }
  },
}
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      "label": "Nashik Municipal Corporation"
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  }
],
"owners": [
  {
    "name": "Shri. Chandrashekhar Jagannath Shirvadkar & Sau. Mansi Chandrashekhar Shirvadkar ",
    "phone": "9970059523",
    "ownershipShare": "",
    "email": "",
    "id": "574738"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "99.78",
    "totalAreaDocument": "1074",
    "docBuiltupPercentage": "10",
    "docFinalBuiltUp": "1181.40",
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    "docSaleablePercentage": "",
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      "squareMeterArea": "61.78",
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    "builtUpExpectedRate": "2606000",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4500000",
  "expectedRate": "6766.92",
  "builtUpExpectedRate": "5639.10",
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  "id": "649615"
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