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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Banking_Purpose",
    "label": "Banking Purpose"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "657456169e3cbd4940a6f8b0"
    },
    "firstName": "Vishal ",
    "type": "CREDITOFFICER",
    "_id": "67a5a891a2b18adef0cedfdf",
    "email": "sbi.60431@sbi.co.in",
    "lastName": "Pujari",
    "mobileNo": "",
    "workMobileNo": "7769931153"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "1770"
  },
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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": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "657456169e3cbd4940a6f8b0",
  "name": "Sharanpur Road ",
  "branchCode": "060431",
  "mobileNo": "2530-25,75,34,92,575",
  "alternateMobileNo": "",
  "email": "sbi.60431@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "SHARANPUR ROAD BRANCH NASHIK\n\nCROWN COMPLEX, OPP
RAJIV GANDHI BHAVAN\nSHARANPUR ROAD\nNASHIK\nDistrict: NASIK\nState:
MAHARASHTRA\nPincode - 422002"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fdaf22ce84bf289baae42d",
  "zoneName": "Nashik Zone"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Rushikesh",
  "email": "rushingle2201@gmail.com",
  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "shortName": "RUP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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"siteEngineer": {
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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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  "firstName": "Sanjay",
  "email": "sanjayrphadol@gmail.com",
  "lastName": "Phadol",
  "mobileNo": "9890380564",
  "designation": "",
  "shortName": "SP",
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  "profilePhoto": "users/62724142afd7d55eddede405/
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
  "registrationNo": [
    {
      "title": {
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
    }
  ],
}
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{
  "title": {
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  "number": "CAT-I-F-1763"
},
{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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],
"shortName": "MBC",
"workWithDocumentMaker": "",
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profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
},
"location": {
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  "longitude": "73.84183631441702"
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"geo": {
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  "coordinates": [
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},
"siteVisit": {
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  "schedule": [
    {
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      "remark": ""
    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-07",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
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    "key": "country",
    "value": "India",
    "label": false
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  "key": "floorNo",
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  "value": "",
  "label": true
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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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"value": "Nashik",
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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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"street1": {
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  "key": "street1",
  "value": "Jatra - Nandur Link Road ",
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "value": "Near Ramleela Mangal Karyalay & Lawns",
  "label": false
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"wing": {
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"value": "A",
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  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
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"label": true
},
"selectNo": {
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "602",
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "key": "khataNo",
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "value": "",
  "label": false
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"GUTNo": {
  "status": false,
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"value": "",
"label": true
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  "value": "422003",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "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"
  },
  "fittings": {
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    "label": "Open Conduit Plumbing With Concealed Electrification"
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  "finishing": {
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}
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    "value": "UpperClass",
    "label": "Upper Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Open Plot & Building",
    "west": "Radhakrushna Wedding lawns",
    "south": "Road",
    "east": "Road"
  },
  "asPerDocumentAgreement": {
    "north": "Gut No. 502 /2 /9C",
    "west": "Gat No. 508",
    "south": "9 M. Road",
    "east": "30 M. DP Road"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "By Flat No. B-602",
      "east": "By Marginal Space",
      "south": "By Flat No. B-603 & Duct",
      "west": "By Flat No. B-601, Lift, Duct & Passage"
    },
    "asPerDocument": {
      "north": "By Flat No. B-602",
      "east": "By Marginal Space",
      "south": "By Flat No. B-603 & Duct",
      "west": "By Flat No. B-601, Lift, Duct & Passage"
    }
  },
}
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},
"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Occupaining
Occupancy Certificate No. Nashik / C2 / 31917 /2023 Dated 20.10.2023 issued by
Executive Engineer Town Planning, Nashik Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
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  "compositions": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "40000",
  "landRate": "21300",
  "igrImage": "cases/67a5a0c5a92c39df2abeece3/igr_1738908847411_Image.png",
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  "squareFeetGuideLineRate": "3902.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "3902.00"
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"outgoingDetail": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "7200",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "New Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Covered Car Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
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"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2023",
"fullDate": "1/1/2023"
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"planningArea": {
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"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "685.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a5a0c5a92c39df2abeece3/
routeMap_1738912216656_Image.png",
    "routeLat": "20.023833",
    "routeLng": "73.841823",
    "stationName": "Nashik Road",
    "routeDistance": "9 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
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"finallatlng": false
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"locationMapImg": [
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    "id": "yy1e4fa",
    "name": "yy1e4fa",
    "image": "cases/67a5a0c5a92c39df2abeece3/
routeMap_1738912164918_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "Developers": "Smt. Hiraben Mavjibhai Patel & 5 Others",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Santosh Dharamaraj Chavan & Mrs. Tejaswi Dharamaraj Chavan "
},
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": true
}
},
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    "orientation": "landscape"
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  {
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/67a5a0c5a92c39df2abeece3/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a5a4f6c6108fdeef4a2de8",
    "name": "Bedroom",
    "path": "cases/67a5a0c5a92c39df2abeece3/
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    "status": false,
    "_id": "67a5a4f6c6108fdeef4a2de9",
    "name": "Bedroom",
    "path": "cases/67a5a0c5a92c39df2abeece3/
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    "orientation": "portrait"
  },
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    "_id": "67a5a4f6c6108fdeef4a2deb",
    "name": "Kitchen",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "landscape"
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    "min": "5228.00",
    "max": "6089.00"
  },
  "builtUpRateRange": {
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    "max": "5075.00"
  },
  "saleableRateRange": {
    "min": "3631.00",
    "max": "4229.00"
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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"NZO /CR/22-23/39"
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"ownerName": "Smt. Hiraben Mavjibhai Patel & 5 Others",
"ownerPhoneNo": "9552686804",
"fullAddress": "Residential Flat No. 602, 6th Floor, Wing - A, Geeta Gokulam
Apartment, Near Ramleela Mangal Karyalay & Lawns, Jatra - Nandur Link Road ,
Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, 422003, State -
Maharashtra, India",
"remark": "HOLD FOR PLAN",
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    },
    "inputs": {
      "documentDate": "08/01/2025",
      "amount": "2832000",
      "from": {
        "value": "Developers",
        "label": "Developers"
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      "Developers": "Smt. Hiraben Mavjibhai Patel & 5 Others",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Santosh Dharamaraj Chavan & Mrs. Tejaswi Dharamaraj Chavan"
    },
    "isHardCopy": false,
    "displayStatus": false,
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    "id": "928452",
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  {
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  "nameOfApprovingAuthority": {
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak No. /NNV/C2/31917/2023"
},
"isHardCopy": false,
"displayStatus": false,
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Nashik / C2 / 31917 /2023"
  },
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  "displayStatus": false,
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 07 2025 05:57:25 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
  {
    "name": "Smt. Hiraben Mavjibhai Patel & 5 Others",
    "phone": "9552686804",
    "ownershipShare": "",
    "email": "",
    "id": "192400"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Santosh Dharamaraj Chavan & Mrs. Tejaswi Dharamaraj Chavan "
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "378508",
    "name": "Living Room",
    "length": "10.17",
    "length1": "10",
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"width1": "15",
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    "label": "Square Feet"
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  "length": "9.25",
  "length1": "9",
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  "width": "10.17",
  "width1": "10",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "94.04"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "12.25",
  "length1": "12",
  "length2": "3",
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  "width1": "10",
  "width2": "2",
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  "finalArea": "124.54"
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    "label": "Square Feet"
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  "length": "7.08",
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  "length2": "1",
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  "width1": "13",
  "width2": "2",
  "totalArea": "93.26",
  "images": [],
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  "finalArea": "93.26"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "6.92",
  "length1": "6",
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  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "28.82",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.82"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "7.25",
  "width1": "7",
  "width2": "3",
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"totalArea": "32.02",
"images": [],
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"finalArea": "32.02"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "4.50",
  "width1": "4",
  "width2": "6",
  "totalArea": "45.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.75"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "8.17",
  "length1": "8",
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  "width1": "7",
  "width2": "6",
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  "extraAreas": []
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"otherComposition": [],
"externalReport": [],
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"typeOfDocument": {
  "value": "60ae12adaa6d152c1801b4bf",
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  "label": "Square Feet"
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"id": "548147",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "623",
"squareMeterArea": "57.88",
"docFinalBuiltUp": "747.6",
"docFinalBuiltUpSquareMeter": "69.456",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "20",
"docFinalSaleable": "897.12",
"docFinalSaleableSquareMeter": "83.3472"
}
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"images": [],
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    "carpetArea": {
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      "squareMeterArea": "65.48",
      "expectedRate": "5760.01",
      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "78.58",
      "expectedRate": "4800.02",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1015.00",
      "squareMeterArea": "94.30",
      "expectedRate": "4000.00",
      "percentage": "20"
    },
    "printlnReport": true,
    "_id": "67a5a4b6a92c39df2abef1f1",
    "property": "Flat",
    "area": "1015",
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"saleablePercentage": "20",
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"areaType": "Saleable",
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"isUrgent": "false",
"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Builder Person",
"rerald": "",
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"buildingServicesRate": "2000",
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Name	Length	Width	Total
Composition :			
Living Room	10'2"	15'4"	155.89
Bedroom	9'3"	10'2"	94.04
Bedroom	12'3"	10'2"	124.54
Kitchen	7'1"	13'2"	93.26
Bathroom	6'11"	4'2"	28.82
Toilet	4'5"	7'3"	32.02
Balcony	10'2"	4'6"	45.75
Passage	8'2"	7'6"	61.25
Other Composition :			