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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
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    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "646dc536b05e530fb6c47b3b"
    },
    "firstName": "r. Mohanty",
    "type": "CREDITOFFICER",
    "_id": "646dc536b05e530fb6c47b3d",
    "lastName": " Sir",
    "mobileNo": "",
    "workMobileNo": "8411020137",
    "email": "rlf.nasik@bankofbaroda.com"
  },
  "fees": {
    "type": "fixed",
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    "discussWithPerson": "r. Mohanty",
    "expectedFees": 1.25,
    "quotedAmount": "2950"
  },
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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": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "646dc536b05e530fb6c47b3b",
  "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"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"role": "SITEENGINEER",
"firstName": "Pankaj",
"email": "pankajpachore510@gmail.com",
"lastName": "Pachore",
"mobileNo": "7709956078",
"shortName": "PA",
"workWithDocumentMaker": "",
"profilePhoto": "users/643a91f233d16f6b1237a4ee/
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"siteEngineer": {
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  "firstName": "Swapnnil",
  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
  "mobileNo": "8237116625",
  "designation": "",
  "shortName": "SW",
  "workWithDocumentMaker": "",
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},
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  "firstName": "Rushikesh",
  "email": "rushipingle2201@gmail.com",
  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "designation": "",
  "shortName": "RUP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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  "lastName": "Pingle",
  "mobileNo": "8788210361",
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"designation": "",
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"checker": {
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  "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg",
  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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  {
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      {
        "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"
      }
    ],
    {
      "title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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{
  "title": {
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
"clientType": {
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  "value": "BANK"
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"location": {
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    {
      "dateTime": "29/08/2024 12:00 am"
    },
    {
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    {
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    {
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      "remark": ""
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  ],
"visitedDate": [
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    "dateTime": "2024-08-27",
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    "dateTime": "2025-02-08",
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    "dateTime": "2025-02-07",
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  "label": "3 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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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
  }
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  "name": "Village",
  "key": "village",
  "value": "Nashik",
  "label": true
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"floorNo": {
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  "name": "Floor No",
  "key": "floorNo",
  "value": "10",
  "label": false
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  "key": "buildingNo",
  "value": "",
  "label": true
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  "key": "district",
  "value": "Nashik",
  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "name": "Taluka",
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"value": "Nashik",
"label": true
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  "name": "Plot No.",
  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
  "value": "Omkar Towers",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"landmark": {
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  "label": false
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"wing": {
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"value": "B",
"label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "163/ 1 P",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
},
"CTSNo": {
  "status": false,
  "name": "CTS No.",
  "key": "CTSNo",
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  "key": "blockNo",
  "value": "",
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"label": true
},
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  "label": false
},
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "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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  "value": "",
  "label": false
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  "status": false,
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  "key": "postalCode",
  "value": "422003",
  "label": false
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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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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
    "value": "Wooden_frame_openable_widow_with_M._S._Grill",
    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Casting_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
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"general": {
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    "label": "Upper Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Adjacent 30.00 Mtr. Wide DP Road",
    "west": "Adjacent Nala",
    "south": "Adjacent plot No. 24 to 32",
    "east": "Adjacent 12.00 Mtr. Wide Road"
  },
  "asPerDocumentAgreement": {
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    "west": "Adjacent Nala",
    "south": "Adjacent plot No. 24 to 32",
    "east": "Adjacent 12.00 Mtr. Wide Road"
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    "asPerActual": {
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      "east": "Staircase",
      "south": "Flat No. B-1001",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "south": "Flat No. B-1001",
      "west": "Marginal Space"
    }
  }
}
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    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
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    "taxies": {
      "title": "Taxies"
    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "(As per approved plan)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying  
Commencement Certificate No. C1/ 493/ 2021 dated.03.03.2021 issued by Executive  
Engineer Town Planning Nashik Municipal Corporation, Nashik",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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"igrRate": {
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"rate": "36400",
"landRate": "13650",
"igrImage": "cases/67a71665a2b18adef0cfe5c6/igr_1724913691982_Image.png",
"squareMeterGuideLineRate": "38220.00",
"squareFeetGuideLineRate": "3551.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "36400.00",
  "squareMeterGuideLineRate": "38220.00",
  "squareFeetGuideLineRate": "3551.00"
},
"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",
  "taxAmount": "Details not provided",
  "electricityServiceConnectionNo": "Details not provided",
  "meterCardHolderName": "Details not provided",
  "undividedAreaOfLandAsPerSaleDeed": "Details not provided",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Loacted in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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"roof": {
  "value": "rcc_Slab",
  "label": "R. C. C. Slab"
},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"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": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "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"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_per_RERA_Certificate",
"label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "10",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "1100.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67a71665a2b18adef0cfe5c6/
routeMap_1724915823426_Image.png",
"routeLat": "20.031639",
"routeLng": "73.811083",
"stationName": "Nashik Road",
"routeDistance": "11.9",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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"finalLatLng": {
"coordinates": [
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0
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],
  "type": "Point"
},
"showLocation": {
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  "Developers": "M/s. Omkar Buildcon Partnership Firm",
  "to": {
    "value": "buyer",
    "label": "buyer"
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  "buyer": "Archana Sanjiv Sonawane ALies Mrs. Archana Anklesh & Mr. Anklesh ANil
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  "number": {
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    "label": "Document No"
  },
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    "status": false
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    "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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},
"reportImages": {
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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  {
    "status": false,
    "_id": "67a71f81a2b18adef0cff5ad",
    "name": "Bedroom",
    "path": "cases/67a71665a2b18adef0cfe5c6/
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    "name": "Bedroom",
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    "orientation": "landscape"
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    "name": "bedroom",
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    "orientation": "landscape"
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    "name": "Kitchen",
    "path": "cases/67a71665a2b18adef0cfe5c6/
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    "orientation": "landscape"
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    "name": "Living Room",
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externallmg_1739005834711_WhatsApp_Image_20250208_at_12310_PM_1.jpeg",
    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/67a71665a2b18adef0cfe5c6/
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    "isEditable": false
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    "status": true,
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isExternalReport": false,
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"ownerName": "Archana Sanjiv Sonawane Alies Mrs. Archana Anklesh Rajwade & Mr.
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Anklesh ANil Rajwade ",
"ownerPhoneNo": "7972749820",
"appAddress": "Flat no. 1806 Eighteenth floor wing c omkar tower nashik",
"remark": "",
"documents": [
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "03/03/2021",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ C1/ 493/ 2021"
},
"document_1724737229626_Machindra_Chaughule_Commencement.pdf",
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"id": "205212",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Tue Aug 27 2024 11:13:26 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
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  }
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    },
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  "displayStatus": true,
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  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Tue Aug 27 2024 11:13:26 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600028753"
},
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  "displayStatus": true,
  "fileName": "document_1724737364671_Omkar_TowersC1806Chaughule.pdf",
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  "createdAt": "Tue Aug 27 2024 11:13:26 GMT+0530 (India Standard Time)"
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    "label": "Agreement for sale"
  },
  "inputs": {
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  "label": "Developers"
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"Developers": "M/s. Omkar Buildcon Partnership Firm",
"to": {
  "value": "buyer",
  "label": "buyer"
},
"buyer": "Archana Sanjiv Sonawane Alies Mrs. Archana Anklesh Rajwade & Mr.
Anklesh ANil Rajwade ",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "1146/2025"
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"displayStatus": true,
"id": "736832",
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"caseNumber": "014203",
"createdBy": "643a91f233d16f6b1237a4ee",
"caseHistory": [
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  "id": "373538",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Tue Aug 27 2024 10:48:24 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Archana Sanjiv Sonawane Alies Mrs. Archana Anklesh Rajwade & Mr.
Anklesh ANil Rajwade ",
  "phone": "7972749820",
  "ownershipShare": "",
  "email": "",
  "id": "641217"
}
],
"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
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    "id": "9",
    "name": "Living Room",
    "length": "11.00",
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    "length2": "00",
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    "width1": "17",
    "width2": "00",
    "totalArea": "187.00",
    "images": [],
    "finalArea": "187.00",
    "extraAreas": []
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  {
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    "name": "Bedroom",
    "length": "11.00",
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    "width2": "00",
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    "images": [],
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    "extraAreas": []
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      "label": "Square Feet"
    },
    "id": "9",
    "name": "Bedroom",
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"length1": "12",
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"width1": "11",
"width2": "00",
"totalArea": "132.00",
"images": [],
"finalArea": "132.00",
"extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "10",
  "name": "Kitchen",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "144.00",
  "images": [],
  "finalArea": "144.00",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "length": "7.67",
  "length1": "7",
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  "totalArea": "30.67",
  "images": [],
  "finalArea": "30.67",
  "extraAreas": []
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}
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{
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "7.75",
  "length1": "7",
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  "width1": "4",
  "width2": "00",
  "totalArea": "31.00",
  "images": [],
  "finalArea": "31.00",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
  "totalArea": "65.24",
  "images": [],
  "finalArea": "65.24",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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"width": "3.42",
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  "name": "Store Room",
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  "width1": "6",
  "width2": "4",
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  "extraAreas": []
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Rajwade & Mr. Anklesh ANil Rajwade.pdf",
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    "lastName": "Moozhickal",
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    "firstName": "Binumon",
    "lastName": "Moozhickal",
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Audumbar Lawns, Gayatri Nagar, off Meri - Rasbihari Link Rd, Plot No. 33+34+35+36,
Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State -
Maharashtra, India",
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"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Sat Feb 08 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-07",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
"refCaseld": "66cd61a0da840b1214ce085e",
"rerald": "P51600028753 "
}
```



<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'00"	17'00"	187.00
Bedroom	11'00"	9'00"	99.00
Bedroom	12'00"	11'00"	132.00
Kitchen	16'00"	9'00"	144.00
Toilet	7'8"	4'00"	30.67
Toilet	7'9"	4'00"	31.00
Balcony	10'2"	6'5"	65.24
Passage	4'3"	3'5"	14.52
Store Room	4'3"	6'4"	26.92
bedroom	11'00"	10'00"	110.00
WC	6'6"	4'00"	26.00
Balcony	5'00"	11'00"	55.00
Balcony	4'00"	9'00"	36.00
Balcony	4'0"	11'0"	44.00
Other Composition :			