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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "firstName": "Vishal ",
    "type": "CREDITOFFICER",
    "_id": "67a5a891a2b18adef0cedfdf",
    "email": "sbi.60431@sbi.co.in",
    "lastName": "Pujari",
    "mobileNo": "",
    "workMobileNo": "7769931153"
  },
  "fees": {
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  "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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "060431",
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  "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": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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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": "",
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"siteEngineer": {
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  "_id": "647ed1960ab64c23c9fcf71d",
  "role": "FRONTDESK",
  "firstName": "Rishidatt",
  "email": "rishiyadav44444@gamil.com",
  "lastName": "Yadav",
  "mobileNo": "9404341081",
  "designation": "",
  "shortName": "RV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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  "workWithDocumentMaker": "",
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"lastName": "Yadav",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "number": "IBBI/RV/07/2018/10366"
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  },
]
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{
  "title": {
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},
{
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"siteVisit": {
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      "remark": ""
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-22",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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  "state": {
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    "label": true
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    "key": "country",
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  "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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  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "key": "mouza",
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  "key": "SRO",
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  "value": "",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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  }
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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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    "south": "Shree Ganesh Apartment",
    "east": "18.00 Mtr. Wide D.P Road"
  },
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    "east": "18.00 Mtr. Wide D.P Road"
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      "south": "Flat No. 501",
      "west": "Flat No. 503"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Digitally Signed by
Sanjay Lalchand Agrawal Dated.19.10.2022 issued by Deputy Engineer Town Planning
Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
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  "compositions": []
},
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "23200",
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"squareMeterGuideLineRate": "41300.00",
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  "rate": "41300.00",
  "squareMeterGuideLineRate": "41300.00",
  "squareFeetGuideLineRate": "3837.00"
},
"outgoingDetail": {
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    "value": "Medium",
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building is under Construction",
  "taxPaidHolderName": "Building is under Construction",
  "taxAmount": "Building is under Construction",
  "electricityServiceConnectionNo": "Building is under Construction",
  "meterCardHolderName": "Building is under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under Construction"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  }
}
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"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Proposed Covered Car Parking",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"materialUsedList": {
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"label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
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}
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"groundStilt": {
  "value": "Ground___Mezzanine_Floor",
  "label": "Ground + Mezzanine Floor"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "963.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1740221185072_Image.png",
    "routeLat": "20.031068",
    "routeLng": "73.834399",
    "stationName": "Nashik Road",
    "routeDistance": "10.9",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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    "name": "iie4oy",
    "image": "cases/67b99d93b417399c9d8e7a99/
routeMap_1740221136377_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "kitchenArrangementsQty": "0",
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  "Developers": "M/s. Aashirvad Divyanirman Private Limited",
  "to": {
    "value": "buyer",
    "label": "buyer"
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  "buyer": "Mr. Ganesh Gangaram Raut & Mrs. Anuradha Ganesh Raut",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "1992/ 2025"
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"orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "max": "6822.00"
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  "builtUpRateRange": {
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    "max": "5685.00"
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  "saleableRateRange": {
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    "isEditable": true
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    "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": false
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},
factorFavoringValue": {
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  "lessValueDetails": []
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taskStatus": {
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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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createCase": "false",
type": "CASE",
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"paymentIds": [],
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"ownerName": "Mr. Ganesh Gangaram Raut & Mrs. Anuradha Ganesh Raut",
"ownerPhoneNo": "8080007879",
"fullAddress": "Residential Flat No. 504, 4th Floor, Aashirvad Golden Nest, Near NMC
Water Tank, Hari Kalpesh Nagar, Dhatrak Phata, Plot No. 3, Off Mumbai - Agra Road,
Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State -
Maharashtra, Country - India",
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      "amount": "3200000",
      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Aashirvad Divyanirman Private Limited",
      "to": {
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        "label": "buyer"
      },
      "buyer": "Mr. Ganesh Gangaram Raut & Mrs. Anuradha Ganesh Raut",
      "number": {
        "value": "Document_No",
        "label": "Document No"
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      "Document_No": "1992/ 2025"
    },
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
    "No": "Permit No. NMCB/ B/ 2022/ APL/ 03815"
  },
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "Digitally Signed by Sanjay Lalchand Agrawal"
  }
}
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    },
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    "id": "807989",
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  },
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      "nameOfApprovingAuthority": {
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        "label": "Nashik Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "P51600051105"
    },
    "isHardCopy": false,
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    "path": "cases/67b99d93b417399c9d8e7a99/
document_1740219094071_DocScanner_21Feb2025_1124 /am_1.pdf",
    "id": "778872",
    "uploadedBy": "647ed1960ab64c23c9fcf71d",
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  }
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  "label": "Retail"
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"caseNumber": "014521",
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"caseHistory": [
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Feb 22 2025 09:49:07 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mr. Ganesh Gangaram Raut & Mrs. Anuradha Ganesh Raut",
"phone": "8080007879",
"ownershipShare": "",
"email": "",
"id": "295710"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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"label": "Square Feet"
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"id": "3",
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"length": "",
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"width": "",
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"width2": "1",
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"images": [],
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"extraAreas": []
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"length": "9.67",
"length1": "9",
"length2": "8",
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "14.17",
  "width1": "14",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
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{
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    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
  "length": "7.33",
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  "width2": "4",
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  "finalArea": "39.11"
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    "label": "Square Feet"
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  "length2": "4",
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  "width2": "4",
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  "images": [],
  "extraAreas": [],
  "finalArea": "46.44"
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "11.58",
  "length1": "11",
  "length2": "7",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "116.80",
  "images": [],
  "extraAreas": [],
  "finalArea": "116.80"
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{
  "measurementType": {
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  "name": "Balcony",
  "length": "10.08",
  "length1": "10",
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  "width": "6.08",
  "width1": "6",
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  "length": "11.50",
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  "images": [],
  "extraAreas": [],
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  "name": "Balcony",
  "length": "6.08",
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  "length2": "1",
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  "width1": "9",
  "width2": "6",
  "totalArea": "57.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "57.79"
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  "measurementType": {
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    "label": "Square Feet"
  },

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"extraAreas": [],
"finalArea": "44.44"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "81.38",
  "totalAreaDocument": "876",
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  "docFinalBuiltpup": "963.60",
  "docFinalBuiltpupSquareMeter": "89.52",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "257241"
}
],
"images": [],
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{
  "carpetArea": {
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    "squareMeterArea": "65.03",
    "expectedRate": "5428.57",
    "percentage": ""
  }
}
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},
"builtUpArea": {
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  "squareMeterArea": "78.04",
  "expectedRate": "4523.81",
  "percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "93.65",
  "expectedRate": "3769.84",
  "percentage": "20"
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Name	Length	Width	Total
Composition :			
Living Room	16'1"	12'1"	194.34
Bedroom	9'8"	12'8"	122.44
Bedroom	10'8"	14'2"	151.11
Toilet	7'4"	5'4"	39.11

Toilet	7'4"	6'4"	46.44
Kitchen	11'7"	10'1"	116.80
Balcony	10'1"	6'1"	61.34
Balcony	11'6"	5'4"	61.33
Balcony	6'1"	9'6"	57.79
Passage	8'4"	5'4"	44.44
Other Composition :			