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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
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  },
  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "creditOfficer": {
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      "_id": "66f78e7b12fe5c0dc6cd385a"
    },
    "firstName": "Nilesh ",
    "type": "CREDITOFFICER",
    "_id": "66f78f8dd531b50db98b920d",
    "email": "sbi.17500@sbi.co.in",
    "lastName": "Gunjal",
    "mobileNo": "",
    "workMobileNo": "9545015543"
  },
  "fees": {
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    "quotedAmount": "1770"
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"organization": {
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  "name": "Nashik Branch",
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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"
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"client": {
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  "type": "BANK",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Dixi Barnch",
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  "mobileNo": "7875758722",
  "alternateMobileNo": "18004253800",
  "email": "sbi.17500@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "HOUSE NO.22, ILKAT NO.106, T AND POST DIXI, AL.NIPHAD,
ISTT.NASIK.MAHARASHTRA 422 302"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "63fdaf22ce84bf289baae42d",
  "zoneName": "Nashik Zone"
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
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"shortName": "RV",
"workWithDocumentMaker": "",
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},
"siteEngineer": {
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"designation": "",
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  "firstName": "Binumon",
  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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  "label": "BANK"
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      "remark": ""
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  ],
"visitedDate": [
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    "label": false
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  "value": "Nashik",
  "label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "value": "",
  "label": true
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  "value": "Niphad",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Opposite Dynamic Health Club, Shivaji Nagar",
  "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "2658/ 1/ 1",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "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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"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Nashik_Municipal_Corporation_",
  "label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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  "west": "Gat No.2656",
  "south": "Gat No.2657",
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  "west": "Gat No.2656",
  "south": "Gat No.2657",
  "east": "12 Meter Road"
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    "east": "Flat No. 501 ",
    "south": "Side Margin",
    "west": "Flat No. 503"
  },
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    "east": "Flat No. 501",
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    "west": "Flat No. 503"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
}
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  "buses": {
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    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. 1038 dated
11.05.2022 issued by Nashik Metropolitan Region Development Authority",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "25600",
  "landRate": "6600",
  "igrImage": "cases/67bc0a509af7e67a8b91ac1c/igr_1732956450596_Image.png",
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "2497.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "NA",
  "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 NMRDA Norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is Under Construction"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Proposed Car Parking",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2026",
"fullDate": "1/1/2026"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Building is under construction "
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"materialUsedList": {
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  "label": "Good"
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
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  "label": "Proposed, Yes"
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  "label": "Building is under construction "
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "value": "New_Building",
  "label": "New Building"
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"systemOfAirConditioning": {
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  "label": "Yes"
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  "label": "No"
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"groundStilt": {
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"label": "Ground"
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"totalLifeBuilding": "",
"estimatedAge": "",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "624.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1732958043964_Image.png",
    "routeLat": "20.086861",
    "routeLng": "73.916833",
    "stationName": "Nashik Road",
    "routeDistance": "19.9",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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  }
]
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"valuation": {
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    "label": "Agreement for sale"
  },
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  "documentDate": "18/02/2025",
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  "to": {
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    "label": "buyer"
  },
  "buyer": "Mr. Anil Ramkrushna Bhambere & Mrs. Vidya Anil Bhambere",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "638/ 2025"
}
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"outward": {
  "status": true,
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  "number": "2310722",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "externalPlastering": {
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  "status": true
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  "label": "Window",
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  "status": true
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  "isHideFloor": false,
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  "status": false
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  "isHideFloor": false,
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "percentage": "64.00",
  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"externalImg_1740377281820_WhatsApp_Image_20250220_at_121744_PM_2.jpeg",
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externalImg_1740377281820_WhatsApp_Image_20250220_at_121744_PM_2.jpeg",
      "orientation": "landscape"
    }
  ]
}
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externallmg_1740377280749_WhatsApp_Image_20250220_at_121742_PM.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67bc0cc216c8bb7a9102c8d3",
    "name": "Living Room",
    "path": "cases/67bc0a509af7e67a8b91ac1c/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67bc0cc216c8bb7a9102c8d0",
    "name": "Living Room",
    "path": "cases/67bc0a509af7e67a8b91ac1c/
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    "orientation": "landscape"
  },
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    "status": false,
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    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
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}
```



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  "orientation": "landscape"
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  "name": "Living Room",
  "path": "cases/67bc0a509af7e67a8b91ac1c/
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  "orientation": "landscape"
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  "name": "Living Room",
  "path": "cases/67bc0a509af7e67a8b91ac1c/
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  "orientation": "landscape"
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  "orientation": "landscape"
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    "max": "4667.00"
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  "builtUpRateRange": {
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    "max": "3241.00"
  }
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    "ratePerUnit": "0.00",
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    "quantity": "0.00",
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"status": true,
"isEditable": true
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "lessValueDetails": []
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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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "568.00",
"empanelmentNo": [
  "NZO /CR/22-23/39"
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"isAdvanceInvoice": false,
"status": true,
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  "675926c2bc26c2bda04db8a1"
],
"_id": "67bc0a509af7e67a8b91ac1c",
"ownerName": "Mr. Pravin Vijay Gorade & Mr. Nitin Vijay Gorade",
"ownerPhoneNo": "9545042176",
"fullAddress": "Residential Flat No. 502, 5th Floor, Building No 2, Wing - A, Kalpataru
Baug Phase-2, Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik Road,
Village - Ozar Township, Taluka - Niphad, District - Nashik, Nashik, PIN Code – 422
206, State - Maharashtra, India",
"remark": "",
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        "label": "Ozar Grampanchayat"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1038 "
    },
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    "displayStatus": false,
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  },
  {
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    },
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      "nameOfApprovingAuthority": {
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        "label": "Ozar Grampanchayat"
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"id": "641375",
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600050445"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1732955650371_Adobe_Scan_28_Sep_2024.pdf",
"path": "cases/67bc0a509af7e67a8b91ac1c/
document_1732955650371_Adobe_Scan_28_Sep_2024.pdf",
"id": "158110",
"uploadedBy": "647ed1960ab64c23c9cf71d",
"createdAt": "Sat Nov 30 2024 08:35:26 GMT+0000 (Coordinated Universal Time)"
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "amount": "2340000",
    "from": {
      "value": "Seller",
      "label": "Seller"
    }
  },
}
```

```
"Seller": "Mr. Anil Ramkrushna Bhambere & Mrs. Vidya Anil Bhambere",
"to": {
  "value": "buyer",
  "label": "buyer"
},
"buyer": "Mr. Pravin Vijay Gorade & Mr. Nitin Vijay Gorade",
"number": {
  "value": "No",
  "label": "No"
},
"No": "638/ 2025"
},
"isHardCopy": false,
"displayStatus": true,
"id": "748869",
"path": "cases/67bc0a509af7e67a8b91ac1c/
document_1740376999344_Flat_502_Wing_A_pravin_gorade.pdf",
"fileName": "document_1740376999344_Flat_502_Wing_A_pravin_gorade.pdf"
}
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  "label": "Retail"
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"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
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    "id": "336316",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 30 2024 08:35:26 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Pravin Vijay Gorade & Mr. Nitin Vijay Gorade",
    "phone": "9545042176",
    "ownershipShare": "",
    "email": "",
    "id": "692274"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "length1": "12",
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  "width2": "8",
  "totalArea": "133.33",
  "images": [],
  "finalArea": "133.33",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "97.47"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
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"width": "10.67",
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"width2": "8",
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"extraAreas": []
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  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
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  "totalArea": "24.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.44"
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  "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "7.33",
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  "width2": "4",
  "totalArea": "39.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.11"
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "9.33",
  "length1": "9",
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  "width2": "4",
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  "images": [],
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  "finalArea": "49.78"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "6.33",
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  "length2": "4",
  "width": "5.33",
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"extraAreas": [],
"finalArea": "33.78"
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Name	Length	Width	Total
Composition :			
Living Room	12'6"	10'8"	133.33
Kitchen	10'1"	9'8"	97.47
Bedroom	9'8"	10'8"	103.11
Bedroom	9'8"	10'8"	103.11
Toilet	7'4"	3'4"	24.44
Toilet	7'4"	5'4"	39.11
Balcony	9'4"	5'4"	49.78
Passage	6'4"	5'4"	33.78

Other
Composition :
