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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
  "purposeOfValuation": {
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    "label": "Banking Purpose"
  },
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "641ef58a695fbc66ee1a2c39"
    },
    "firstName": "Manish ",
    "type": "CREDITOFFICER",
    "_id": "641ef58a695fbc66ee1a2c3b",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "7506921112",
    "email": ""
  },
  "fees": {
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    "discussWithPerson": "",
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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": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RLP Nashik\t",
  "branchCode": "",
  "mobileNo": "02532571977\t",
  "alternateMobileNo": "",
  "email": "ulpnasik@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Union Loanpoint Nashiik,\nNawandar Sankul Racca Colony, Near Soni
Paithani, Sharanpur road Nashik-02"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "pickupPerson": {
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  "_id": "63f9ed37ce84bf289ba991ac",
  "role": "FRONTDESK",
  "firstName": "Rushikesh",
  "email": "rushingle2201@gmail.com",
  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "shortName": "RUP",
  "workWithDocumentMaker": "",
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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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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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    "valuersRegistrationNumber": [
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
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  "_id": "6084131a13f01f158c6ea1f3",
  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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      "title": {
        "value": "Wealth_Tax",
        "label": "Wealth Tax"
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    "remark": "MANUAL_IN_TASK"
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    "label": true
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    "value": "Nashik",
    "label": true
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  "label": false
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  "label": true
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  "value": "Nashik",
  "label": true
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  "key": "plotNo",
  "value": "1",
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "4",
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_/_Glass_Door",
    "label": "Teak Wood / Glass Door"
  },
  "windows": {
    "value": "Wooden_frame_openable_widow_with_M._S._Grill",
    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "finishing": {
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    "label": "Cement Plastering"
  }
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"general": {
  "ownership": {
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    "label": "sole ownership"
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  "populationClassList": {
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    "label": "Higher Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {

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"value": "No",
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  "west": "Road",
  "south": "Bungalow",
  "east": "Open Plot"
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"asPerDocumentAgreement": {
  "north": "9 M Wide Road",
  "west": "6 M. Colony Road & Plot No. 5 & 6",
  "south": "Plot No. 2",
  "east": "Final Plot No. 498"
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"unitBoundaries": {
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    "east": "Side Margin",
    "south": "B Wing Flat No. 5",
    "west": "Staircase"
  },
  "asPerDocument": {
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    "east": "Side Margin",
    "south": "B Wing Flat No. 5",
    "west": "Staircase"
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.A-1/516 Dated
25.08.2004 issued by Nashik Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6670",
  "depreciatedBuildingRate": "1370"
},
"igrRate": {
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  "rate": "60800",
  "landRate": "49000",
  "igrImage": "cases/67bd6af8e79993f77841b7d8/igr_1740473821201_Image.png",
  "squareMeterGuideLineRate": "60800.00",
  "squareFeetGuideLineRate": "5649.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "79",
  "rate": "5418.00",
  "squareFeetGuideLineRate": "5418.00",
  "squareMeterGuideLineRate": "58322.00"
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  "areaStatusList": {
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    "label": "Posh"
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  "propertyTypeOfUseList": {
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  "propertyOccupiedByList": {
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"label": "Owner Occupied"
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"monthlyRent": "N.A",
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"meterCardHolderName": "Details Not Provided",
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"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
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    "label": "Plain Looking"
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},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
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"planningArea": {
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  "label": "Residential"
},
"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": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "39",
"ageOfBuilding": "21",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
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"area": "922.00",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67bd6af8e79993f77841b7d8/
routeMap_1740475438565_Image.png",
    "routeLat": "19.996689",
    "routeLng": "73.765001",
    "stationName": "Nashik Road",
    "routeDistance": "11.9 KM ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "35img",
      "name": "35img",
      "image": "cases/67bd6af8e79993f77841b7d8/
routeMap_1740475383719_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "6149740.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "6149740.00"
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"outward": {
  "status": true,
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  "date": "Tue Feb 25 2025 10:22:27 GMT+0000 (Coordinated Universal Time)",
  "number": "2310744",
  "dayCount": "8",
  "monthCount": "394",
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},
"rateVerify": {
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"underConstruction": {
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"rccFootingFoundation": {
  "label": "RCC Footing/Foundation",
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  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "label": "Internal Plastering",
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  "status": false
},
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  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
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"door": {
  "label": "Door",
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  "percentage": "0.00",
  "isHideFloor": false,
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},
"window": {
  "label": "Window",
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  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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"status": false
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"isHideFloor": true,
"status": false
},
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"status": true
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"guidelineDetails": {
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},
"reportImages": {
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"orientation": "portrait"
}
]
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"selfieWithSiteVisitImages": [],
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    "orientation": "portrait"
  },
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
  },
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{
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  "path": "cases/67bd6af8e79993f77841b7d8/
externallmg_1740473117099_WhatsApp_Image_20250225_at_112500_AM.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "67bd831d5ea0fbfa34e606bb",
  "name":
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  "path": "cases/67bd6af8e79993f77841b7d8/
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  "orientation": "portrait"
},
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  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "8229.00",
    "max": "9004.00"
  },
  "builtUpRateRange": {
    "min": "6858.00",
    "max": "7503.00"
  },
  "saleableRateRange": {
    "min": "5715.00",
    "max": "6253.00"
  }
}
},
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"detailsOfValuation": {
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    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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    "isEditable": true
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"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"factorFavoringValue": {
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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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "922.00",
"empanelmentNo": [
  "RO/CR/30129/ 2020-21"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67bd6af8e79993f77841b7d8",
"ownerName": "Shri. Ajay Janardan Vispute",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 4, 1st Floor, Krushna Residency, Near Akhil
Brahman Madhyavarti Sanstha, Plot No. 1, P & T Colony, Trimbakeshwar Road, Village
- Nashik, Taluka - Nashik, District - Nashik, Nashik, 422013, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  }
]
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},
"inputs": {
  "documentDate": "01/11/2006",
  "from": {
    "value": "Seller",
    "label": "Seller"
  },
  "Seller": "Shri. Jahangir Rustom Irani & Others",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Ajaykumar Janardan Ghodgaokar",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "7493/2006"
},
"isHardCopy": false,
"displayStatus": false,
"id": "361566",
"path": "cases/67bd6af8e79993f77841b7d8/
document_1740472499479_Aditya_vispute.pdf",
"fileName": "document_1740472499479_Aditya_vispute.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "25/08/2004",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/BP/NASHIK/A-1/516"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1740472636865_Aditya_vispute.pdf",
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"path": "cases/67bd6af8e79993f77841b7d8/
document_1740472636865_Aditya_vispute.pdf",
"id": "543633",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Feb 25 2025 08:39:47 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "19/11/2004",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak Number / Nagarrachana / Nashik / 002340"
},
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"displayStatus": false,
"fileName": "document_1740472691590_Aditya_vispute.pdf",
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document_1740472691590_Aditya_vispute.pdf",
"id": "862577",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Feb 25 2025 08:39:47 GMT+0000 (Coordinated Universal Time)"
},
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    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "25/08/2004",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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    },
    "No": "A-1/516"
  },
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  "displayStatus": false,
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  "path": "cases/67bd6af8e79993f77841b7d8/
document_1740472770350_Aditya_vispute.pdf",
  "id": "240067",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Feb 25 2025 08:39:47 GMT+0000 (Coordinated Universal Time)"
},
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  "documentType": {
    "value": "60ae1289aa6d152c1801b41b",
    "label": "Change of Name Letter"
  },
  "inputs": {
    "remark": " Ajaykumar Janardan Ghodgaokar (Old Name)\nAjay Janardan Vispute
(New Name)"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "path": "cases/67bd6af8e79993f77841b7d8/
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  "id": "802036",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Tue Feb 25 2025 08:48:54 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "014543",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
  {
    "id": "992310",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 25 2025 07:02:16 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Shri. Ajay Janardan Vispute",
  "phone": "0000000000",
  "ownershipShare": "",
  "email": "",
  "id": "223304"
},
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "579046",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "922",
    "squareMeterArea": "85.66",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "20",
    "docFinalSaleable": "1106.4",
    "docFinalSaleableSquareMeter": "102.792"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1421.67",
      "squareMeterArea": "132.08",
      "expectedRate": "9003.50",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1706.00",
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"squareMeterArea": "158.49",
"expectedRate": "7502.93",
"percentage": "20"
},
"saleableArea": {
  "area": "2047.20",
  "squareMeterArea": "190.19",
  "expectedRate": "6252.44",
  "percentage": "20"
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"printlnReport": true,
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"area": "1706",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "12800000",
"expectedRate": "9003.50",
"builtUpExpectedRate": "12800000",
"image": "cases/67bd6af8e79993f77841b7d8/
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"squareMeter": "158.49",
"id": "638840"
},
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  "carpetArea": {
    "area": "729.17",
    "squareMeterArea": "67.74",
    "expectedRate": "8228.53",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "875.00",
    "squareMeterArea": "81.29",
    "expectedRate": "6857.14",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1050.00",
    "squareMeterArea": "97.55",
    "expectedRate": "5714.29",
    "percentage": "20"
  }
}
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    },
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    "saleablePercentage": "20",
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    "areaType": "Built_Up",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "6000000",
    "expectedRate": "8228.53",
    "builtUpExpectedRate": "6000000",
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    "squareMeter": "81.29",
    "id": "779215"
  }
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"externallImages": [
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    "status": false,
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    "path": "cases/67bd6af8e79993f77841b7d8/
externallmg_1740473116829_WhatsApp_Image_20250222_at_42057_PM_1.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "name":
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externallmg_1740473116905_WhatsApp_Image_20250222_at_42057_PM_2.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "67bd831d5ea0fbfa34e606bc",
    "name":
"externallmg_1740473116956_WhatsApp_Image_20250222_at_42057_PM.jpeg",
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67bd831d5ea0fbfa34e606bd",
    "name":
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    "path": "cases/67bd6af8e79993f77841b7d8/
externallmg_1740473116975_WhatsApp_Image_20250222_at_42058_PM_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "name":
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    "path": "cases/67bd6af8e79993f77841b7d8/
externallmg_1740473116982_WhatsApp_Image_20250222_at_42058_PM_2.jpeg",
    "orientation": "portrait"
  },
  {
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    "name":
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    "path": "cases/67bd6af8e79993f77841b7d8/
externallmg_1740473117008_WhatsApp_Image_20250222_at_42058_PM_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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