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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": true,
    "RVDSValues": true,
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "646dc536b05e530fb6c47b3b"
    },
    "firstName": "Sagar",
    "type": "CREDITOFFICER",
    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8999588878",
    "email": "rlf.nasik@bankofbaroda.co.in"
  },
  "fees": {
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    "propertyValue": "",
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  "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": "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"
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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": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
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"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
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"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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{
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"value": "IBBI/RV/07/2018/10366",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
}
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"title": {
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    "label": "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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],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
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  "label": "BANK"
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  "schedule": [
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  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-22",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "2BHK",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "country": {
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  "value": "Nashik",
  "label": true
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  "value": "Nashik",
  "label": false
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  "key": "taluka",
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
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  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Jangalidas Maharaj Garden, Vaiduwadi",
  "label": false
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"label": true
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"projectName": {
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  "value": "",
  "label": false
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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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  "value": "",
  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "label": false
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  "key": "policeStation",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"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": {
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"ownership": {
  "value": "sole_ownership",
  "label": "sole ownership"
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"populationClassList": {
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  "label": "Middle Class"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
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  "label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "30.00 Ft Colony Road out of 40.00 Ft Layout",
  "south": "Out of the layout of 70.00 Ft plot No. 14",
  "east": "48.00 Ft Survey No. Adjacent Layout of 241"
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  "west": "30.00 Ft Colony Road out of 40.00 Ft Layout",
  "south": "Out of the layout of 70.00 Ft plot No. 14",
  "east": "48.00 Ft Survey No. Adjacent Layout of 241"
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"unitBoundaries": {
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    "east": "Community Terrace",
    "south": "Flat No. 07",
    "west": "Open Space"
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  "asPerDocument": {
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    "east": "Community Terrace",
    "south": "Flat No. 07",
    "west": "Open Space"
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    "taxies": {
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    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
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  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Yes - As Per Approved Building Plan the Compostion is Hall + Kitchen + Bedroom + WC + Bath + Balcony + Passage. But as per Site inspection there is intenal changes done on site passage area is converted into bedroom so as per site inspection the compostion is Hall + Kitchen + 2 Bedroom + WC + Bath + Balcony i.e. (2BHK)",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "Yes - As Per Approved Building Plan the Compostion is Hall + Kitchen + Bedroom + WC + Bath + Balcony + Passage. But as per Site inspection there is intenal changes done on site passage area is converted into bedroom so as per site inspection the compostion is Hall + Kitchen + 2 Bedroom + WC + Bath + Balcony i.e. (2BHK)",
  "depreciationPercentage": "42",
  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "3260",
  "depreciatedBuildingRate": "1160"
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"igrRate": {
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"rate": "35000",
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"igrImage": "cases/67bef1458d8cf89a3f8f2e99/igr_1740567619201_Image.png",
"squareMeterGuideLineRate": "31500.00",
"squareFeetGuideLineRate": "2926.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "72",
  "rate": "2458.00",
  "squareFeetGuideLineRate": "2458.00",
  "squareMeterGuideLineRate": "26460.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "NA",
  "assessmentNo": "Details Not Provided",
  "taxPaidHolderName": "Details Not Provided",
  "taxAmount": "Details Not Provided",
  "electricityServiceConnectionNo": "Details Not Provided",
  "meterCardHolderName": "Details Not Provided",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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  "label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "1997",
  "fullDate": "1/1/1997"
},
"planningArea": {
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  "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": "Average"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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"value": "0",
"label": "No"
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"groundStilt": {
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"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "32",
"ageOfBuilding": "28",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "2",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
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"routeMap": {
"routeMapDetail": {
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routeMap_1740568261812_Image.png",
"routeLat": "20.047278",
"routeLng": "73.804139",
"stationName": "Nashik Road",
"routeDistance": "15.0",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
}
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"coordinates": [
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],
"type": "Point"
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  "finallatlng": true
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    "name": "54enze",
    "image": "cases/67bef1458d8cf89a3f8f2e99/
routeMap_1740568220850_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "othersQty": "0",
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},
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    "status": false
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  "externalBrickWork": {
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"externalPlastering": {
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  "status": false
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
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"window": {
  "label": "Window",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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      "orientation": "portrait"
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  ],
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      "orientation": "portrait"
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    "orientation": "landscape"
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    "max": "5470.00"
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  "builtUpRateRange": {
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    "max": "4559.00"
  },
  "saleableRateRange": {
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    "max": "3799.00"
  }
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    "ratePerUnit": "0.00",
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  "isEditable": 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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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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factorFavoringValue": {
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  "lessValueDetails": []
},
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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type": "CASE",
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Shri. Vidya Prakash Suryawanshi",
"ownerPhoneNo": "9923158288",
"fullAddress": "Residential Flat No. 08, 2nd Floor, Shivratn Apartment, Jangalidas
Maharaj Garden, Vaiduwadi, Plot No. 13, Off Vani - Dindori Road, Village - Mhasrul,
Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra,
Country - India",
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  {
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      "label": "Notarized Agreement for Sale"
    },
    "inputs": {
      "documentDate": "21/02/2025",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Shri. Vidya Prakash Suryawanshi",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Vivek Manohar Bhavsar"
    },
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"value": "60ae1247aa6d152c1801b2ea",
"label": "Commencement Certificate"
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  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
  "number": {
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    "label": "No"
  },
  "No": "LND/ BP/ 952/ 3675"
},
"isHardCopy": false,
"displayStatus": false,
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"createdAt": "Wed Feb 26 2025 10:47:33 GMT+0000 (Coordinated Universal Time)"
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "286/ 1454"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1740566757609_plan2.pdf",
  "path": "cases/67bef1458d8cf89a3f8f2e99/document_1740566757609_plan2.pdf",
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "Javak No/ NNRV/ 000932"
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"displayStatus": false,
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"id": "799986",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Feb 26 2025 10:47:33 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
  {
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"name": "Shri. Vidya Prakash Suryawanshi",
"phone": "9923158288",
"ownershipShare": "",
"email": "",
"id": "514572"
}
],
"proposePurchasers": [
  {
    "name": "Shri. Vivek Manohar Bhavsar"
  }
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"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "565624",
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    "length": "12.25",
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    "width2": "8",
    "totalArea": "118.42",
    "images": [],
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      "label": "Square Feet"
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  "length1": "13",
  "length2": "2",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "119.60",
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  "length": "11.17",
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  "width2": "8",
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  "extraAreas": [],
  "finalArea": "107.94"
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    "label": "Square Feet"
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  "id": "4",
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"width2": "4",
"totalArea": "39.11",
"images": [],
"extraAreas": [],
"finalArea": "39.11"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "7.33",
  "length1": "7",
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  "width2": "4",
  "totalArea": "39.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.11"
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{
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    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "9.33",
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  "images": [],
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"extraAreas": []
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"otherComposition": [],
"externalReport": [],
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    "label": "Notarized Agreement for Sale"
  },
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "66.98",
  "totalAreaDocument": "721",
  "docBultupPercentage": "",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "284145"
}
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"images": [],
"indicatorArr": [
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    "squareMeterArea": "82.37",
    "expectedRate": "3947.35",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1064.00",
    "squareMeterArea": "98.85",
    "expectedRate": "3289.47",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1276.80",
    "squareMeterArea": "118.62",
    "expectedRate": "2741.23",
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    "percentage": "20"
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  "area": "1064",
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  "saleablePercentage": "20",
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  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "3500000",
  "expectedRate": "3947.35",
  "builtUpExpectedRate": "3500000",
  "image": "cases/67bef1458d8cf89a3f8f2e99/indicator_1740567748245_Image.png",
  "squareMeter": "98.85",
  "id": "647578"
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  "carpetArea": {
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    "squareMeterArea": "55.74",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "66.89",
    "expectedRate": "3055.56",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "80.27",
    "expectedRate": "2546.30",
    "percentage": "20"
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  "saleablePercentage": "20",
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"expectedPrice": "2200000",
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"squareMeter": "66.89",
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"area": "1000.00",
"squareMeterArea": "92.90",
"expectedRate": "5470.00",
"percentage": ""
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"builtUpArea": {
"area": "1200.00",
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"expectedRate": "4558.33",
"percentage": "20"
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"saleableArea": {
"area": "1440.00",
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"expectedRate": "3798.61",
"percentage": "20"
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"property": "Flat",
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"updatedAt": "2025-02-26T11:37:18.443Z",
"__v": 0,
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"addressForMap": "",
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"contactPersonName": "Vivek Manohar Bhavsar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Shri. Vivek Manohar Bhavsar",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Proposed Purchaser",
"rerald": "",
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"buildingServicesRate": "2000",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 721.00",
"flatRate": "4100",
"landOtherRate": "2100",
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    "value": "Free_Hold"
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"reportGeneratedDate": "Wed Feb 26 2025 11:08:28 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-22",
"finalSaleablePercentage": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + WC + Bathroom +
Balcony",
"carpetTotal": "567.35",
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"builtupPercentage": "10",
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"finalCarpetArea": "567.35",
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"toBeAdded": "",
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}

Name	Length	Width	Total
Composition :			
Living Room	12'3"	9'8"	118.42
Kitchen	7'5"	11'4"	84.06
Bedroom	13'2"	9'1"	119.60
Bedroom	11'2"	9'8"	107.94
WC	7'4"	5'4"	39.11
Bathroom	7'4"	5'4"	39.11
Balcony	6'4"	9'4"	59.11
Other Composition :			