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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    },
    "firstName": "Shaikh",
    "type": "CREDITOFFICER",
    "_id": "67c007544739ceecb89ef308",
    "email": "dbjgao@bankofbaroda.com",
    "lastName": "Sir",
    "mobileNo": "7966296009",
    "workMobileNo": "0180050000"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
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    "quotedAmount": "2500"
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"organization": {
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  "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"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": " DBJGAO",
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  "email": "dbjgao@bankofbaroda.com",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BANK OF BARODA, PLOT NO 22, S NO 60, VIVEKANAND NAGAR,
BHADGAON ROAD, TAL PACHORA, DIST JALGAON, 424201"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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  "pickupPerson": {
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"shortName": "RV",
"workWithDocumentMaker": "",
"profilePhoto": "users/647ed1960ab64c23c9fcf71d/
profilePhoto_1717659680447_WhatsApp_Image_20240601_at_74841_PM.jpeg"
},
"siteEngineer": {
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"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
"shortName": "SW",
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"lastName": "Yadav",
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"designation": "",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "label": "Registered Valuer"
      }
    ],
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
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          "label": "IBBI"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ],
    {
      "title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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{
  "title": {
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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{
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
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],
"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
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  "label": "BANK"
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  "schedule": [
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      "remark": ""
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  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-02-26",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "3BHK",
  "label": "3 BHK"
},
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "value": "India",
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  "village": {
    "status": true,
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"key": "village",
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  "key": "floorNo",
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  "label": false
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  "key": "district",
  "value": "Nashik",
  "label": true
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"city": {
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Highland Sky",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Off Jatra - Nandur Road",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "Opp. to Shivkrupa Sweets, Konark Nagar",
  "label": false
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"wing": {
  "status": false,
  "name": "Wing",
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"key": "wing",
"value": "",
"label": true
},
"projectName": {
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  "name": "Project Name",
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "335/ 1",
  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "key": "blockNo",
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "status": false,
  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
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"value": "",
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  "key": "postalCode",
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  "label": false
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  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Proposed_Electrical_wiring_with_Concealed.",
    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "finishing": {
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    "label": "Building Under Construction"
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}
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"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Gat No. 338",
    "west": "Colony Road",
    "south": "Colony Road",
    "east": "30.00 Meter Wide D.P. Road"
  },
  "asPerDocumentAgreement": {
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    "west": "Colony Road",
    "south": "Colony Road",
    "east": "30.00 Meter Wide D.P. Road"
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      "east": "30.00 Meter Wide D.P. Road/ Open to Sky",
      "south": "Flat No. 503",
      "west": "Flat No. 501"
    },
    "asPerDocument": {
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      "east": "30.00 Meter Wide D.P. Road/ Open to Sky",
      "south": "Flat No. 503",
      "west": "Flat No. 501"
    }
  },
}
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C2/ 59/ 2023 dated.19.04.2023 issued by Executive
Engineer Town Planning Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "buildings": [],
  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "13600",
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  "squareMeterGuideLineRate": "38640.00",
  "squareFeetGuideLineRate": "3590.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "3590.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "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"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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  },
  "partitions": {
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"value": "Proposed_6" _Thk._Brick_Masonry",
"label": "Proposed 6" Thk. Brick Masonery"
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"waterTank": {
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"label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"carParking": "Proposed Yes",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2026",
"fullDate": "1/1/2026"
},
"planningArea": {
"value": "Residential_cum_Commercial",
"label": "Residential cum Commercial"
},
"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Building_is_under_construction_",
"label": "Building is under construction "
},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
},
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"label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "1014.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1740644758812_Image.png",
    "routeLat": "20.016690",
    "routeLng": "73.842725",
    "stationName": "Nashik Road",
    "routeDistance": "8.2",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
},
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  "latLng": false,
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    "name": "x4x7nl",
    "image": "cases/67c00f604739ceecb89f01ae/
routeMap_1740644719657_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "to": {
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    "label": "buyer"
  },
  "buyer": "Mr. Sharad Baliram Patil",
  "number": {
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  "No": "2554/ 2025"
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"floorsCompleted": "",
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  "status": true
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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externallmg_1740640298623_WhatsApp_Image_20250227_at_114014_1.jpeg",
      "orientation": "landscape"
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    "name": "Living Room",
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    "path": "cases/67c00f604739ceecb89f01ae/
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    "orientation": "landscape"
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    "name": "Living Room",
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externallmg_1740640298623_WhatsApp_Image_20250227_at_114014_1.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "max": "6786.00"
  },
  "builtUpRateRange": {
    "min": "4881.00",
    "max": "5655.00"
  },
  "saleableRateRange": {
    "min": "4068.00",
    "max": "4713.00"
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    "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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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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  "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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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerPhoneNo": "8080800555",
"fullAddress": "Residential Flat No. 502, 5th Floor, Highland Sky, Opp. to Shivkrupa
Sweets, Konark Nagar, Plot No. 37+38+39+40, Off Jatra - Nandur Road, Village -
Adgaon, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State -
Maharashtra, Country - India",
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/02/2025",
      "amount": "3602000",
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        "label": "Developers"
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      "Developers": "M/s. R- Aryan Developers",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Mr. Sharad Baliram Patil",
      "number": {
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        "label": "No"
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      "No": "2554/ 2025"
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    "label": "Commencement Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ C2/ 59/ 2023"
  },
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  "displayStatus": false,
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  "uploadedBy": "647ed1960ab64c23c9fcf71d",
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    },
    "No": "C2/ 59/ 2023"
  },
}
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    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Thu Feb 27 2025 07:08:16 GMT+0000 (Coordinated Universal Time)"
  },
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        "label": "Nashik Municipal Corporation"
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        "label": "No"
      }
    },
    "No": "P51600052632"
  },
  {
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    "displayStatus": false,
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    "uploadedBy": "647ed1960ab64c23c9fcf71d",
    "createdAt": "Thu Feb 27 2025 07:08:16 GMT+0000 (Coordinated Universal Time)"
  }
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  "label": "Retail"
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"createdBy": "647ed1960ab64c23c9fcf71d",
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    "title": "Create Lead",
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"datetime": "Thu Feb 27 2025 07:08:16 GMT+0000 (Coordinated Universal Time)"
}
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  "phone": "8080800555",
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  "email": "",
  "id": "270191"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "id": "528665",
  "name": "Living Room",
  "length": "14.58",
  "length1": "14",
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  "width": "10.67",
  "width1": "10",
  "width2": "8",
  "totalArea": "155.55",
  "images": [],
  "extraAreas": [],
  "finalArea": "155.55"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "15.08",
  "length1": "15",
  "length2": "1",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
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  "width1": "10",
  "width2": "1",
  "totalArea": "102.51",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.51"
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    "label": "Square Feet"
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  "name": "Bedroom",
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  "width2": "1",
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  "images": [],
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  "finalArea": "102.51"
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.17",
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  "width": "10.08",
  "width1": "10",
  "width2": "1",
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  "images": [],
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"width2": "1",
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"images": [],
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "39.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.11"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "7",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
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  "totalArea": "39.11",
  "images": [],
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"extraAreas": [],
"finalArea": "39.11"
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  "name": "Toilet",
  "length": "7.33",
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  "length2": "4",
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  "width1": "6",
  "width2": "4",
  "totalArea": "46.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "46.44"
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "15.08",
  "length1": "15",
  "length2": "1",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "47.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "47.76"
},
{
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    "label": "Square Feet"
  },
  "id": "9",
  "name": "Balcony",
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"length": "15.08",
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      "percentage": "20"
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  "path": "cases/67c00f604739ceecb89f01ae/
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  "size": "389081",
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  "uploadedBy": "647ed1960ab64c23c9fcf71d"
},
{
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  "filename": "1740645619061_2BOB__Mr_Sharad_Baliram_Patil_1.pdf",
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"email": "",
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + 3 Balcony + Passage",
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Name	Length	Width	Total
Composition :			
Living Room	14'7"	10'8"	155.55
Kitchen	15'1"	10'1"	152.09
Bedroom	10'2"	10'1"	102.51
Bedroom	10'2"	10'1"	102.51
Bedroom	10'1"	10'1"	101.67
Toilet	7'4"	5'4"	39.11
Toilet	7'4"	5'4"	39.11
Toilet	7'4"	6'4"	46.44
Balcony	15'1"	3'2"	47.76
Balcony	15'1"	4'1"	61.59

Balcony	15'1"	6'5"	96.78
Passage	10'1"	5'4"	53.78
Other Composition :			