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{
  "typeOfReport": {
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    "RVDSValues": true,
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "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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"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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
},
"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"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "63fda060ce84bf289baace4c",
  "zoneName": "Nashik Zone"
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"staff": {
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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
"mobileNo": "8788210361",
"shortName": "RUP",
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"siteEngineer": {
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"_id": "63f9f4adce84bf289ba9956e",
"role": "FRONTDESK + ENGINEER",
"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
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"designation": "",
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"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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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
}
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"title": {
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  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "label": "BANK"
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      "remark": ""
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  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2025-03-03",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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  "label": "3 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "label": true
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  "country": {
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"name": "Village",
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"value": "Nashik",
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  "label": true
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  "name": "District",
  "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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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
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  "value": "5+6+7",
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  "key": "buildingName",
  "value": "Oxford Blue Apartment",
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  "value": "",
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"street1": {
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  "key": "street1",
  "value": "Lavate Nagar, Parijat Nagar",
  "label": false
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"street2": {
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Opp. Thakkars Dome, Mahatma Nagar -Untwadi Road",
  "label": false
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  "status": false,
  "name": "Wing",
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"key": "wing",
"value": "",
"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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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "policeStation",
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"value": "",
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"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": {
    "value":
"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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    "label": "Cement Plastering + POP Finish"
  }
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  "label": "Joint Ownership"
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},
"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": {
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  "west": "12 M. Colony Road",
  "south": "12 M. Colony Road",
  "east": "Plot No. 8 & 9"
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"asPerDocumentAgreement": {
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  "west": "12 M. Colony Road",
  "south": "12 M. Colony Road",
  "east": "Plot No. 8 & 9"
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"unitBoundaries": {
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    "east": "Flat No. 4B ",
    "south": "Flat No. 3B ",
    "west": "12 M. Road"
  },
  "asPerDocument": {
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    "east": "Flat No. 4B & 7.5 M. Road ",
    "south": "Flat No. 3B & 9 M. Road & Plot No. 31,111",
    "west": "12 M. Road"
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"whichTheLocalityIsServed": {
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9580",
  "depreciatedBuildingRate": "1580"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "59000",
  "landRate": "45000",
  "igrImage": "cases/67c82fa0f81f1392903ac353/igr_1741173026060_Image.png",
  "squareMeterGuideLineRate": "61950.00",
  "squareFeetGuideLineRate": "5755.00"
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"igrFinalRate": {
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"floorRatePercentage": "5",
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    "label": "Posh"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "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": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Excellent",
    "label": "Excellent"
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  "anyFavouringForExtraPotentialValue": "Located in developed arra",
  "negativeFactorsOfAffectMarketValue": "NA"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2011",
  "fullDate": "1/1/2011"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1581.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67c82fa0f81f1392903ac353/
routeMap_1741174636067_Image.png",
    "routeLat": "19.990216",
    "routeLng": "73.757253",
    "stationName": "Nashik Road",
    "routeDistance": "12.8 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
},
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  "finallatLng": false
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    "id": "22sv5c",
    "name": "22sv5c",
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routeMap_1741174584137_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "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",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
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"bookValue": "0",
"finalValue": "12626440.00",
"purchaseValueDocument": {
  "documentType": {
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  "Seller": "Shei. Keshav Devdatt Limaye",
  "to": {
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  },
  "buyer": "Shri. Pankaj Shamrao Deore & Sau. Vrushali Pankaj Deore",
  "number": {
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    "label": "Document No"
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  "status": false
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  "status": true
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "9714.00"
  },
  "saleableRateRange": {
    "min": "6603.00",
    "max": "8095.00"
  }
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"detailsOfValuation": {
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  "status": true,
  "isEditable": false
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9970060251",
"fullAddress": "Residential Flat No. 5A, 5th Floor, Oxford Blue Apartment, Opp.
Thakkars Dome, Mahatma Nagar -Untwadi Road, Plot No. 5+6+7, Lavate Nagar, Parijat
Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422008, State -
Maharashtra, India",
"remark": "",
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    },
    "attachConfig": {
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        "label": "Seller"
      },
      "Seller": "Shei. Keshav Devdatt Limaye",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Pankaj Shamrao Deore & Sau. Vrushali Pankaj Deore",
      "number": {
        "value": "Document_No",
        "label": "Document No"
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    "id": "564575",
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    },
    "attachConfig": {
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      "number": {
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      "No": "Javak Number / NRV / Nashik West / 7046 / 207"
    },
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  "label": "Retail"
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"caseHistory": [
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    "title": "Create Lead",
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  }
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],
"owners": [
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    "name": "Shri. Pankaj Shamrao Deore & Sau. Vrushali Pankaj Deore",
    "phone": "9970060251",
    "ownershipShare": "",
    "email": "",
    "id": "914930"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    },
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      "label": "Square Feet"
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    "squareMeterArea": "122.45",
    "totalAreaDocument": "1318",
    "docBUILTUPPercentage": "20",
    "docFinalBUILTUP": "1581.60",
    "docFinalBUILTUPSquareMeter": "146.94",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
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"images": [],
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      "squareMeterArea": "107.49",
      "expectedRate": "9507.35",
      "percentage": ""
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  },
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  "squareMeterArea": "128.99",
  "expectedRate": "7922.79",
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  "squareMeterArea": "154.78",
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "11000000",
"expectedRate": "9507.35",
"builtUpExpectedRate": "7922.79",
"image": "cases/67c82fa0f81f1392903ac353/indicator_1741172957734_Image.png",
"squareMeter": "107.49",
"id": "873774"
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    "squareMeterArea": "151.43",
    "expectedRate": "11656.44",
    "percentage": ""
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  "builtUpArea": {
    "area": "1956.00",
    "squareMeterArea": "181.72",
    "expectedRate": "9713.70",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "2347.20",
    "squareMeterArea": "218.06",
    "expectedRate": "8094.75",
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    "percentage": "20"
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "19000000",
  "expectedRate": "11656.44",
  "builtUpExpectedRate": "9713.70",
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  "id": "723060"
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