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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "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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    "quotedAmount": "2500"
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"organization": {
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  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "63fda060ce84bf289baace4c",
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"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
"lastName": "Pingle",
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"shortName": "RUP",
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"profilePhoto": "users/63f9ed37ce84bf289ba991ac/
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"siteEngineer": {
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"firstName": "Swapnnil",
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"designation": "",
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "remark": ""
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  "visitedDate": [
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      "dateTime": "2025-02-24",
      "remark": "MANUAL_IN_TASK"
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  ]
},
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "Nashik",
  "label": true
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  "key": "city",
  "value": "Nashik",
  "label": false
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  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Sai Krushna Heights",
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  "key": "selectArea",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Behind Hotel City Spice Family Garden Restaurant, Wadje Mala",
  "label": false
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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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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "217/2A/2B/217 1(P)/295/1/2 2",
  "label": true
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  "value": "",
  "label": true
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  "name": "CTS No.",
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  "key": "blockNo",
  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
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  "key": "policeStation",
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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"
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  "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"
  },
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    "label": "Cement Plastering"
  }
}
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"general": {
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"label": "Proposed Purchaser - Joint Ownership"
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  "label": "Urban"
},
"townplanApprovedByList": {
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  "label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
  "north": "Farm",
  "west": "Open Plot",
  "south": "Colony Road",
  "east": "Road"
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"asPerDocumentAgreement": {
  "north": "Part of Survey No. 295",
  "west": "Adj. Open Space",
  "south": "Adj. Colony Road",
  "east": "Adj. Colony Road"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space & Colony Road",
    "south": "Flat No. 104",
    "west": "Flat No. 102, Lift & Duct"
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  "asPerDocument": {
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    "east": "Marginal Space & Colony Road",
    "south": "Flat No. 104",
    "west": "Flat No. 102, Lift & Duct"
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"whichTheLocalityIsServed": {
  "buses": {
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Commencement Certificate No. C2/397/2023 Dated 17.01.2023 issued by Executive
Engineer Town Planning Nashik Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "31000",
  "landRate": "8000",
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  "squareMeterGuideLineRate": "31000.00",
  "squareFeetGuideLineRate": "2880.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Staff Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "NA",
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  "taxAmount": "NA",
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  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing 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"
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},
"waterTank": {
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  "label": "Municipal Water Supply"
},
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  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"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": {
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"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": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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routeMap_1741763101732_Image.png",
    "routeLat": "20.040007",
    "routeLng": "73.808590",
    "stationName": "Railway Station",
    "routeDistance": "13.4 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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      0
    ],
    "type": "Point"
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    "name": "qr5jsf",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "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": "4342800.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "95",
  "bookValue": "0",
  "finalValue": "4342800.00",
  "purchaseValueDocument": {
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"documentType": {
  "label": "Notarized Agreement for Sale",
  "value": "60ae12adaa6d152c1801b4bf"
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"attachConfig": {
  "fromPage": 0,
  "toPage": 0
},
"attachInReport": false,
"isHardCopy": false,
"displayStatus": false,
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"documentDate": "13/02/2025",
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},
"Developers": "M/s. Sai Ashirvad Developers",
"to": {
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  "label": "purchaser"
},
"purchaser": "Shri. Vijay Dayaram Jadhav, Shri. Dayaram Gopal Jadhav & Sua.
Sarita Dayaram Jadhav"
},
"outward": {
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    "status": true
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  "status": false
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  "status": false
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  "status": true
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      "orientation": "landscape"
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  "selfieWithSiteVisitImages": [
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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"max": "6640.00"
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"builtUpRateRange": {
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  "max": "5534.00"
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"saleableRateRange": {
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  "max": "4612.00"
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    "status": true,
    "isEditable": false
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"status": true,
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "status": true,
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  "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,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isSiteMeasurementAllowed": false,
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"status": true,
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"_id": "67cfd3b2021414d63ce069f2",
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"ownerPhoneNo": "8888739291",
"fullAddress": "Residential Flat No. 103, 1st Floor, Sai Krushna Heights, Behind Hotel
City Spice Family Garden Restaurant, Wadje Mala, Plot No. 43+44, kala nagar lane 3,
Mhada colony lane 1, Dindori Road, Vaiduwadi , Village - Mhasrul, Taluka - Nashik,
District - Nashik, Nashik, 422004, State - Maharashtra, India",
"remark": "",
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  {
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      "label": "Notarized Agreement for Sale",
      "value": "60ae12adaa6d152c1801b4bf"
    },
    "attachConfig": {
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      "toPage": 0
    },
    "attachInReport": false,
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      "amount": "3300000",
      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Sai Ashirvad Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Vijay Dayaram Jadhav, Shri. Dayaram Gopal Jadhav & Sau.
Sarita Dayaram Jadhav"
    },
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document_1741673606688_Vijay_jadhav_notry.pdf",
    "fileName": "document_1741673606688_Vijay_jadhav_notry.pdf"
  },
  {
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  },
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    "toPage": 0
  },
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/BP/C2/397/2023"
},
"isHardCopy": false,
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"path": "cases/67cfd3b2021414d63ce069f2/
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"fileName": "document_1741674591163_208358.pdf"
},
{
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    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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document_1741762194962_Adobe_Scan_11_Mar_2025.pdf",
  "id": "806104",
  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Wed Mar 12 2025 06:49:58 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "014834",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
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    "id": "567651",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 11 2025 06:09:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Sai Ashirvad Developers ",
    "phone": "8888739291",
    "ownershipShare": "",
    "email": "",
    "id": "413965"
  }
],
"proposePurchasers": [
  {
    "name": "Shri. Vijay Dayaram Jadhav, Shri. Dayaram Gopal Jadhav & Sau. Sarita
Dayaram Jadhav\t",
    "phone": "8888739291",
    "email": "",
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    "panNo": "",
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  }
]
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],
"siteInspection": [],
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      "value": "60ae12adaa6d152c1801b4bf"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "totalAreaDocument": "658",
    "squareMeterArea": "61.13",
    "docFinalBuiltUp": "789.6",
    "docFinalBuiltUpSquareMeter": "73.35600000000001",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "20",
    "docFinalSaleable": "947.52",
    "docFinalSaleableSquareMeter": "88.02720000000001"
  }
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      "squareMeterArea": "122.63",
      "expectedRate": "5303.03",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "147.16",
      "expectedRate": "4419.19",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "176.59",
      "expectedRate": "3682.66",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "7000000",
  "expectedRate": "5303.03",
  "builtUpExpectedRate": "4419.19",
  "image": "cases/67cfd3b2021414d63ce069f2/
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  "squareMeter": "122.63",
  "id": "207554"
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    "area": "888.00",
    "squareMeterArea": "82.50",
    "expectedRate": "5078.83",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1065.60",
    "squareMeterArea": "99.00",
    "expectedRate": "4232.36",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "118.80",
    "expectedRate": "3526.96",
    "percentage": "20"
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  "area": "888",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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"areaType": "Carpet",
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"expectedPrice": "4510000",
"expectedRate": "5078.83",
"builtUpExpectedRate": "4232.36",
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"id": "829240"
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"carpetArea": {
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"squareMeterArea": "58.06",
"expectedRate": "6640.00",
"percentage": ""
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"builtUpArea": {
"area": "750.00",
"squareMeterArea": "69.68",
"expectedRate": "5533.33",
"percentage": "20"
},
"saleableArea": {
"area": "900.00",
"squareMeterArea": "83.61",
"expectedRate": "4611.11",
"percentage": "20"
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"printlnReport": true,
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"saleablePercentage": "20",
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"areaType": "Saleable",
"floor": "",
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"expectedPrice": "4150000",
"expectedRate": "4611.111111111111",
"builtUpExpectedRate": "5533.33",
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    "status": false,
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    "path": "cases/67cfd3b2021414d63ce069f2/
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    "orientation": "landscape"
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    "path": "cases/67cfd3b2021414d63ce069f2/
externalImg_1741676348079_WhatsApp_Image_20250224_at_32405_PM.jpeg",
    "orientation": "landscape"
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Name	Length	Width	Total
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Other Composition :			