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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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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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    "expectedFees": null,
    "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"
},
"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"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "63fda060ce84bf289baace4c",
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"role": "FRONTDESK",
"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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"_id": "63f9f4adce84bf289ba9956e",
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
"lastName": "Wagh",
"mobileNo": "8237116625",
"designation": "",
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"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
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{
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"label": "Registered Valuer"
}
],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
{
"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
}
],
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"title": {
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  "_id": "60af80072ffdf65bcd658652",
  "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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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
"clientType": {
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  "label": "BANK"
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2025-03-11",
      "remark": "MANUAL_IN_TASK"
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  "label": "2 BHK"
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  "underConstruction": false
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  "key": "country",
  "value": "India",
  "label": false
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  "value": "Wadala",
  "label": true
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  "value": "Nashik",
  "label": true
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  "key": "city",
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"label": false
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  "label": true
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  "key": "plotNo",
  "value": "7",
  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "84/1B/1",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "6",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"SRO": {
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "422009",
  "label": false
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"suburb": {
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  "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"
  },
}
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```
"windows": {
  "value": "Wooden_frame_openable_widow_with_M._S._Grill",
  "label": "Wooden frame openable widow with M. S. Grill"
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"fittings": {
  "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
  "value": "Cement_Plastering_+_POP_Finish",
  "label": "Cement Plastering + POP Finish"
}
},
"general": {
  "ownership": {
    "value": "Proposed_Purchaser_-_Joint_Ownership",
    "label": "Proposed Purchaser - Joint Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Nashik_Municipal_Corporation_",
    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Road",
    "west": "Building",
    "south": "Building",
    "east": "Open Plot & Road"
  },
  "asPerDocumentAgreement": {
    "north": "Colony Road",
    "west": "Plot No. 6",
    "south": "Plot No. 12",
    "east": "Plot No. 8"
  }
}
```

```

},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space",
    "east": "Lobby ",
    "south": "Flat No. 5",
    "west": "Marginal Space"
  },
  "asPerDocument": {
    "north": "6 M. Colony Road",
    "east": "Plot No. 8",
    "south": "Flat No. 5",
    "west": "Side Margin & Plot No. 6"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.Nashik / A4 / 24215 / 2019 Dated 08.08.2019 issued by Nashik Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "NA",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Approved Building Plan the Composition of Flat is Hall, Kitchen, 1

```

Bedroom, Balcony, Bath, WC & Passage but as per actual site inspection we observe internal Changes Done On Site. Passage Area is Converted into Bedroom. So As per site inspection the Composition of Flat is Hall, Kitchen, 2 Bedroom, Balcony, Bath, WC & Passage (.i.e. 2BHK)",

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"depreciationPercentage": "9",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "4320",
"depreciatedBuildingRate": "1820"
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"igrRate": {
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  "rate": "36500",
  "landRate": "12300",
  "igrImage": "cases/67d00132021414d63ce09f17/igr_1741685787876_Image.png",
  "squareMeterGuideLineRate": "29200.00",
  "squareFeetGuideLineRate": "2713.00"
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"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "94",
  "rate": "2619.00",
  "squareFeetGuideLineRate": "2619.00",
  "squareMeterGuideLineRate": "28186.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Proposed Purchaser"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
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  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As per NMC Norms",
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"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed Area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "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": "2019",
    "fullDate": "1/1/2019"
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  "planningArea": {
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    "label": "Residential"
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},
"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"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"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
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},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "6",
"totalLifeBuilding": "60",
"estimatedAge": "54",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
"area": "823.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Notarized Agreement for Sale"
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"routeMap": {
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"routeLat": "19.970959",
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"routeLng": "73.787939",
"stationName": "Nashik Road",
"routeDistance": "6.1 KM",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "05zu9",
    "name": "05zu9",
    "image": "cases/67d00132021414d63ce09f17/
routeMap_1741688980182_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishQty": "0",
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"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
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  "Owner": "Sau. Renuka Vishnu Shinde",
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"to": {
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},
"bookValue": "0"
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    "status": false
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "status": false
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  "isHideFloor": true,
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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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  {
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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    "path": "cases/67d00132021414d63ce09f17/
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    "orientation": "landscape"
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    "status": false,
    "_id": "67d005217e0bb1d5cc33311d",
    "name": "Kitchen",
    "path": "cases/67d00132021414d63ce09f17/
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    "orientation": "landscape"
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  {
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    "_id": "67d005217e0bb1d5cc33311e",
    "name": "Bedroom",
    "path": "cases/67d00132021414d63ce09f17/
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    "orientation": "landscape"
  },
  {
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    "name": "Bedroom",
    "path": "cases/67d00132021414d63ce09f17/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "67d005217e0bb1d5cc333118",
    "name": "Balcony",
    "path": "cases/67d00132021414d63ce09f17/
externallmg_1741686048853_WhatsApp_Image_20250311_at_115214_AM.jpeg",
    "orientation": "landscape"
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    "max": "6200.00"
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  "max": "5167.00"
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  "min": "3334.00",
  "max": "4306.00"
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    "quantity": "0.00",
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    "status": true,
    "isEditable": false
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    "isEditable": true
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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": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "67d00132021414d63ce09f17",
"ownerName": "Sau. Renuka Vishnu Shinde",
"ownerPhoneNo": "9763611228",
"fullAddress": "Residential Flat No. 6, 3rd Floor, Shubhyog Apartment, Near
Chintamani Ganesh Mandir, Pushkar Society LIC Colony, Plot No. 7, Savarkar Chowk,
Wadala Pathardi Road, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik,
422009, State - Maharashtra, India",
"remark": "",
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      "value": "60ae12adaa6d152c1801b4bf"
    },
    "attachConfig": {
      "fromPage": 0,
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    "attachInReport": false,
    "inputs": {
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      "amount": "3200000",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "Sau. Renuka Vishnu Shinde",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Shailesh Shivaji Shelar & Sau. Pooja Shailesh Shelar"
    },
    "isHardCopy": false,
    "displayStatus": false,
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document_1741684847497_4780_20250307185619_001.pdf",
    "id": "738354",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Tue Mar 11 2025 09:24:01 GMT+0000 (Coordinated Universal Time)"
  },
  {
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"value": "60ae124baa6d152c1801b2fd"
},
"attachConfig": {
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  "nameOfApprovingAuthority": {
    "value": "Nashik_Municipal_Corporation",
    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  }
},
"No": "Javak number / NNV / Nashik East / A4 / 24215 / 2019 "
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1741684987003_Pooja_Shelar_Old_agreement.pdf",
"path": "cases/67d00132021414d63ce09f17/
document_1741684987003_Pooja_Shelar_Old_agreement.pdf",
"id": "949532",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Mar 11 2025 09:24:01 GMT+0000 (Coordinated Universal Time)"
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
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    "label": "No"
  },
  "No": "Nashik / A4 / 24215 / 2019 "
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"id": "424163",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Tue Mar 11 2025 09:24:01 GMT+0000 (Coordinated Universal Time)"
}
],
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  "label": "Retail"
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"caseNumber": "014844",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
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    "id": "632954",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 11 2025 09:24:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Sau. Renuka Vishnu Shinde",
    "phone": "9763611228",
    "ownershipShare": "",
    "email": "",
    "id": "876208"
  }
],
"proposePurchasers": [
  {
    "name": "Shri. Shailesh Shivaji Shelar & Sau. Pooja Shailesh Shelar",
    "phone": "9763611228",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
]
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"composition": [
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      "label": "Square Feet"
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    "name": "Living Room",
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    "width1": "14",
    "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "154.00"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Bedroom",
    "length": "11.00",
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    "length2": "00",
    "width": "11.00",
    "width1": "11",
    "width2": "00",
    "totalArea": "121.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "121.00"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Bedroom",
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"length": "10.00",
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "110.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.00"
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    "label": "Square Feet"
  },
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  "name": "WC",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "20.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
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  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Balcony",
  "length": "11.00",
  "length1": "11",
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"width1": "3",
"width2": "00",
"totalArea": "33.00",
"images": [],
"extraAreas": [],
"finalArea": "33.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "value": "60ae12adaa6d152c1801b4bf"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
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"finalCarpetConvertToBuiltUpPer": "0",
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"flatRate": "4500",
"landOtherRate": "2500",
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  "mall": false
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+ Balcony",
"carpetTotal": "580.00",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'00"	14'00"	154.00
Bedroom	11'00"	11'00"	121.00
Bedroom	10'00"	10'00"	100.00
Kitchen	11'00"	10'00"	110.00
WC	5'00"	4'00"	20.00
Toilet	6'00"	4'00"	24.00

Passage	6'00"	3'00"	18.00
Balcony	11'00"	3'00"	33.00
Other Composition :			