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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "leadFrom": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "r. Mohanty",
    "type": "CREDITOFFICER",
    "_id": "646dc536b05e530fb6c47b3d",
    "lastName": " Sir",
    "mobileNo": "",
    "workMobileNo": "8411020137",
    "email": "rlf.nasik@bankofbaroda.com"
  },
  "fees": {
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"organization": {
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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  "initial": "BOB",
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  "branchCode": "",
  "mobileNo": "02225140903",
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  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"role": "SITEENGINEER",
"firstName": "Pankaj",
"email": "pankajpachore510@gmail.com",
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"mobileNo": "7709956078",
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  "email": "waghswapnil309@gmail.com",
  "lastName": "Wagh",
  "mobileNo": "8237116625",
  "designation": "",
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  "lastName": "Pingle",
  "mobileNo": "8788210361",
  "designation": "",
  "shortName": "RUP",
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],
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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  "label": "2 BHK"
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  "value": "Nashik",
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"label": true
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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    "label": "Proposed R.C.C. Slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "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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"value": "UpperClass",
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"townplanApprovedByList": {
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"label": "Nashik Municipal Corporation "
},
"whetherCoveredUnderAnyState": {
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"west": "12.00 Mt. Wide Colony Road",
"south": "Property belongs to Plot No. 16",
"east": "Property of Survey No. 277 & Property belongs to Plot No. 16"
},
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"north": "12.00 Mt. Wide Colony Road",
"west": "12.00 Mt. Wide Colony Road",
"south": "Property belongs to Plot No. 16",
"east": "Property of Survey No. 277 & Property belongs to Plot No. 16"
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"unitBoundaries": {
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"west": "Lift & Staircase"
},
"asPerDocument": {
"north": "Flat No. 2 on 1st Floor",
"east": "12 Mt. Road",
"south": "9 Mt. Road",
"west": "Lift & Staircase"
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"whichTheLocalityIsServed": {
"buses": {
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    "auto": {
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    "privateCars": {
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    }
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  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Plan Document No. C1 / 822 / 2022
dated 20.01.2022 issued by Nashik Municipal Corporation",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "5000.00",
  "depreciatedBuildingRate": "2000"
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"igrRate": {
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  "rate": "39000",
  "landRate": "16300",
  "igrImage": "cases/67d27a38da474c62c8e4b588/igr_1742190718125_Image.png",
  "squareMeterGuideLineRate": "39000.00",
  "squareFeetGuideLineRate": "3623.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "39000.00",
  "squareMeterGuideLineRate": "39000.00",
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"squareFeetGuideLineRate": "3623.00"
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per Nashik Municipal Corporation norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building under construction"
},
"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
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    "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
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  "label": "Proposed, Yes"
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"carParking": "Proposed Along with One Car Parking space admeasuring area of
10.00 Sq. M. on Ground Floor",
"constructionWorkStatus": {
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  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Building Under Construction"
},
"materialUsedList": {
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  "label": "Building Under Construction"
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
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"label": "Building Under Construction"
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"protAgainstNatDis": {
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"label": "Designed as per I.S. codes"
},
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"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
},
"maintenancelssues": {
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"label": "Building Under Construction"
},
"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1195.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1742191463480_Image.png",
    "routeLat": "20.009762",
    "routeLng": "73.821719",
    "stationName": "Nashik Road",
    "routeDistance": "9.7 KM",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  ],
  "type": "Point"
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  "finallatLng": false
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    "name": "3xcn8",
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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}
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  "status": false
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  "isHideFloor": false,
  "status": true
},
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "40.00",
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  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "1195.70",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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  ]
}
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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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  "orientation": "landscape"
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  "orientation": "landscape"
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  "path": "cases/67d27a38da474c62c8e4b588/
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  "orientation": "landscape"
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  "orientation": "landscape"
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"compositionImages": []
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    "max": "6979.00"
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  "builtUpRateRange": {
    "min": "4400.00",
    "max": "5815.00"
  },
  "saleableRateRange": {
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    "max": "4846.00"
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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"title": "Others / Car Parking",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"status": true,
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"paymentStatus": "NA",
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"ownerName": "Shri. Yogesh Dattatray Chavan And Sau. Rupali Yogesh Chavan ",
"ownerPhoneNo": "9011010023",
"appAddress": "Flat No. 1 1st Floor Megh Malahar Kapaleshwar Nagar Nashik",
"remark": "",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
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      "toPage": 0
    },
    "attachInReport": true,
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Venus & Dusane Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Yogesh Dattatray Chavan And Sau. Rupali Yogesh Chavan",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "9900/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
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78661_T28782024825MRYOPGESH_DATTATRAY_CHAVHANVIKRI_KERARNAMASC
AN_COPY_0001.pdf",
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ESH_DATTATRAY_CHAVHANVIKRI_KERARNAMASCAN_COPY_0001.pdf"
},
{
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  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": true,
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "P51600066570"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1742024562405_rera.pdf",
  "path": "cases/67d27a38da474c62c8e4b588/document_1742024562405_rera.pdf",
  "id": "492332",
  "uploadedBy": "627221f4afd7d55eddeddb4",
  "createdAt": "Sat Mar 15 2025 07:42:43 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Commencement Certificate",
    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
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    "toPage": 0
  }
},
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"attachInReport": true,
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  "nameOfApprovingAuthority": {
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "LND / BP / C1 / 822 / 2022"
},
"isHardCopy": false,
"displayStatus": true,
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    "toPage": 0
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "C1 / 822 / 2022 dated 20.01.2022"
  },
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  "displayStatus": true,
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  "path": "cases/67d27a38da474c62c8e4b588/document_1742024633665_Plan.pdf",
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"createdBy": "643a91f233d16f6b1237a4ee",
"caseHistory": [
{
  "id": "454879",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Mar 13 2025 06:24:56 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Shri. Yogesh Dattatray Chavan And Sau. Rupali Yogesh Chavan ",
  "phone": "9011010023",
  "ownershipShare": "",
  "email": "",
  "id": "923335"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement for sale",
    "value": "60af48bf2ffdf65bcd6585fa"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "100.99",
  "totalAreaDocument": "1087",
  "docBuiltpPercentage": "10",
  "docFinalBuiltp": "1195.70",
  "docFinalBuiltpSquareMeter": "111.08",
  "docSaleablePercentage": ""
}
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"docFinalSaleable": "0.00",
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"expectedRate": "5280.00",
"percentage": ""
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"builtUpArea": {
"area": "750.00",
"squareMeterArea": "69.68",
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"percentage": "20"
},
"saleableArea": {
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"squareMeterArea": "83.61",
"expectedRate": "3666.67",
"percentage": "20"
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"area": "900",
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"saleablePercentage": "20",
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"areaType": "Saleable",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "3300000",
"expectedRate": "3666.6666666666665",
"builtUpExpectedRate": "4400.00",
"image": "cases/67d27a38da474c62c8e4b588/
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"squareMeter": "83.61",
"id": "967400"
},
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"carpetArea": {
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    "percentage": ""
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  "builtUpArea": {
    "area": "945.83",
    "squareMeterArea": "87.87",
    "expectedRate": "5815.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1135.00",
    "squareMeterArea": "105.45",
    "expectedRate": "4845.81",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67d7b8dd01f1c07601e36a83",
  "property": "Flat",
  "area": "1135",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Saleable",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "5500000",
  "expectedRate": "4845.814977973569",
  "builtUpExpectedRate": "5815.00",
  "image": "cases/67d27a38da474c62c8e4b588/
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  "squareMeter": "105.45",
  "id": "400257"
}
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externallmg_1742016069138_WhatsApp_Image_20250312_at_114207_AM_1.jpeg",
    "orientation": "landscape"
  }
]
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},
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externallmg_1742016069193_WhatsApp_Image_20250312_at_114207_AM.jpeg",
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  "path": "cases/67d27a38da474c62c8e4b588/
externallmg_1742016069268_WhatsApp_Image_20250312_at_114208_AM_1.jpeg",
  "orientation": "landscape"
},
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  "path": "cases/67d27a38da474c62c8e4b588/
externallmg_1742016069286_WhatsApp_Image_20250312_at_114208_AM.jpeg",
  "orientation": "landscape"
},
{
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  "path": "cases/67d27a38da474c62c8e4b588/
externallmg_1742016069325_WhatsApp_Image_20250312_at_114209_AM_1.jpeg",
  "orientation": "landscape"
},
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"externallmg_1742016069347_WhatsApp_Image_20250312_at_114209_AM_2.jpeg",
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