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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Sagar",
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    "_id": "64d2280087258203eaae5058",
    "lastName": "Sir",
    "mobileNo": "",
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    "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"
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  "type": "BANK",
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  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "RO Nashik\t",
  "branchCode": "",
  "mobileNo": "02225140903",
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  "email": "rlf.nashik@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "BSNL Building, Data Mandir Road, Nashik Road, Nashik 422101\n"
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  "value": "Residential"
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"zone": {
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  "zoneName": "Nashik Zone"
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"firstName": "Rushikesh",
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"lastName": "Pingle",
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"shortName": "RUP",
"workWithDocumentMaker": "",
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"siteEngineer": {
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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",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
}
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  "label": "BANK"
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  ],
"visitedDate": [
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  "underConstruction": false
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    "label": true
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    "key": "country",
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    "label": false
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  "value": "Nashik",
  "label": true
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  "value": "Nashik",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"value": "Nashik",
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  "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": "newSurveyNumber",
  "value": "104/ 2/ 2/ 3/ 7/ 8",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "3352(P)",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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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"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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"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"
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    "label": "Upper Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "east": "9 Mtr. Road & Plot No. 2"
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      "south": "By Side Margin",
      "west": "By Flat No. A-302"
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    "asPerDocument": {
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    "auto": {
      "title": "Auto"
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    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying  
Commencement Certificate No. A4/BP/632/2022 Dated 15.03.2022 issued by Executive  
Engineer Town Planning Nashik Municipal Corporation, Nashik",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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"igrRate": {
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"rate": "35700",
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"igrImage": "cases/67d511c8a2d472688a62baa3/igr_1730971858720_Image.png",
"squareMeterGuideLineRate": "35700.00",
"squareFeetGuideLineRate": "3317.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "35700.00",
  "squareMeterGuideLineRate": "35700.00",
  "squareFeetGuideLineRate": "3317.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "monthlyRent": "N.A",
  "assessmentNo": "NA",
  "taxPaidHolderName": "NA",
  "taxAmount": "NA",
  "electricityServiceConnectionNo": "NA",
  "meterCardHolderName": "NA",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "As Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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"roof": {
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  "label": "R. C. C. Slab"
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  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Covered Parking No. 13 ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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},
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  "label": "Good"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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"value": "0",
"label": "No"
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"groundStilt": {
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"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "59",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMapDetail": {
"routeMapImg": "cases/67d511c8a2d472688a62baa3/
routeMap_1730973233547_Image.png",
"routeLat": "19.962025",
"routeLng": "73.781672",
"stationName": "Nashik Road",
"routeDistance": "8.8 KM",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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"finalLatLng": {
"coordinates": [
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routeMap_1730973185285_Image.png"
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  ]
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"valuation": {
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
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"floorsCompleted": "",
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  "status": false
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      "orientation": "landscape"
    }
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      "orientation": "landscape"
    }
  ],
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      "orientation": "landscape"
    }
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  {
    "status": false,
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "_id": "67d515e4a2d472688a62c1a0",
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    "orientation": "landscape"
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externallmg_1742018020325_WhatsApp_Image_20250313_at_124443_PM.jpeg",
    "orientation": "portrait"
  }
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    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "Kitchen",
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    "orientation": "landscape"
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    "name": "Bedroom",
    "path": "cases/67d511c8a2d472688a62baa3/
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    "orientation": "landscape"
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    "status": false,
    "_id": "67d515e4a2d472688a62c195",
    "name": "Bedroom",
    "path": "cases/67d511c8a2d472688a62baa3/
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    "orientation": "landscape"
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    "_id": "67d515e4a2d472688a62c197",
    "name": "Balcony",
    "path": "cases/67d511c8a2d472688a62baa3/
externallmg_1742018020286_WhatsApp_Image_20250313_at_124440_PM_1.jpeg",
    "orientation": "landscape"
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},
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  "min": "3756.00",
  "max": "4600.00"
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    "isEditable": false
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"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "status": true,
  "isEditable": false
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  "lessValueDetails": [],
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  "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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"createCase": "false",
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"isExternalReport": false,
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"_id": "67d511c8a2d472688a62baa3",
"ownerName": "M/s. Rohan Enterprises",
"ownerPhoneNo": "9403350502",
"fullAddress": "Residential Flat No. 303, 3rd Floor, Building No 2, Wing - B, Divine
Park, Behind Jankalyan Hospital, Pandav Nagari, Plot No. 1, off Wadala - Pathardi
Road, Village - Wadala , Taluka - Nashik, District - Nashik, Nashik, 422 006, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Occupancy Certificate"
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      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Nashik_Municipal_Corporation",
        "label": "Nashik Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "Javak No. NRV/ 32418/ 2024"
  },
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document_1730970654415_Sarang_wankhede.pdf",
  "id": "328163",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Thu Nov 07 2024 09:15:07 GMT+0000 (Coordinated Universal Time)"
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51600035209"
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"displayStatus": false,
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"id": "135751",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Thu Nov 07 2024 09:15:07 GMT+0000 (Coordinated Universal Time)"
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    "label": "Commencement Certificate"
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    "toPage": 0
  },
  "attachInReport": false,
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    }
  }
}
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    },
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      "value": "No",
      "label": "No"
    },
    "No": "LND/ BP/ A4/ 632/ 2022"
  },
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  "displayStatus": false,
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  "path": "cases/67d511c8a2d472688a62baa3/document_1730970905379_CC.pdf",
  "id": "413108",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Thu Nov 07 2024 09:15:07 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae12adaa6d152c1801b4bf"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
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    "amount": "2500000",
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      "label": "Developers"
    },
    "Developers": "M/s. Rohan Enterprises",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Jitendra Purushottam Kadam & Mrs. Jyotsna Jitendra Kadam"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1742017569579_Agreement_For_Sale_Mr_Jitendra_Kadam_Notary_Doc.pdf",
  "path": "cases/67d511c8a2d472688a62baa3/document_1742017569579_Agreement_For_Sale_Mr_Jitendra_Kadam_Notary_Doc.pdf",
  "id": "130819",
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"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Sat Mar 15 2025 05:46:26 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "documentDate": "15/03/2022",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "A4/BP/632/2022"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1742020389951_plan.pdf",
  "path": "cases/67d511c8a2d472688a62baa3/document_1742020389951_plan.pdf",
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  "uploadedBy": "63f9ed37ce84bf289ba991ac",
  "createdAt": "Sat Mar 15 2025 06:33:14 GMT+0000 (Coordinated Universal Time)"
}
],
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  "label": "Retail"
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"caseNumber": "014922",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
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    "id": "773038",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 09:15:07 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
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"owners": [
  {
    "name": "M/s. Rohan Enterprises",
    "phone": "9403350502",
    "ownershipShare": "",
    "email": "",
    "id": "843042"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Jitendra Purushottam Kadam & Mrs. Jyotsna Jitendra Kadam"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "12",
    "name": "Living Room",
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    "length2": "8",
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    "width1": "17",
    "width2": "5",
    "totalArea": "185.78",
    "images": [],
    "finalArea": "185.78",
    "extraAreas": []
  },
  {
    "measurementType": {
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      "label": "Square Feet"
    },
    "id": "12",
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    "length": "16.42",
    "length1": "16",
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"width": "9.67",
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"width2": "8",
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"images": [],
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"extraAreas": []
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "12.33",
  "width1": "12",
  "width2": "4",
  "totalArea": "119.22",
  "images": [],
  "finalArea": "119.22",
  "extraAreas": []
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
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  "width1": "12",
  "width2": "3",
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  "images": [],
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "12",
  "name": "Balcony",
  "length": "9.08",
  "length1": "9",
  "length2": "1",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "57.53",
  "images": [],
  "finalArea": "57.53",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "27.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.81"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "7.42",
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  "length2": "5",
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  "width1": "3",
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"width2": "9",
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"images": [],
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  "name": "Passage",
  "length": "6.33",
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  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
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  "images": [],
  "extraAreas": [],
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Notarized Agreement for Sale",
      "value": "60ae12adaa6d152c1801b4bf"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "938038",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "643",
    "squareMeterArea": "59.74",
    "docFinalBuiltUp": "707.3",
    "docFinalBuiltUpSquareMeter": "65.714",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "20",
    "docFinalSaleable": "848.76",
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"docFinalSaleableSquareMeter": "78.85679999999999"
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],
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    "area": "887.50",
    "squareMeterArea": "82.45",
    "expectedRate": "5408.45",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "98.94",
    "expectedRate": "4507.04",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1278.00",
    "squareMeterArea": "118.73",
    "expectedRate": "3755.87",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "672c88de2876c84ff1947bd0",
  "property": "FLat",
  "area": "1065",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "4800000",
  "expectedRate": "5408.45",
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  "image": "cases/67d511c8a2d472688a62baa3/
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  "squareMeter": "98.94",
  "id": "221222"
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{
  "carpetArea": {
    "area": "1060.00",
    "squareMeterArea": "98.48",
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    "expectedRate": "6622.64",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1272.00",
    "squareMeterArea": "118.17",
    "expectedRate": "5518.87",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "4599.06",
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  "areaType": "Carpet",
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  "builtUpExpectedRate": "5518.87",
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  {
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "path": "cases/67d511c8a2d472688a62baa3/
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  "orientation": "landscape"
},
{
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  "path": "cases/67d511c8a2d472688a62baa3/
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  "orientation": "landscape"
},
}
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  "path": "cases/67d511c8a2d472688a62baa3/
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  "orientation": "landscape"
}
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  "filename": "1742216381835_Valuation_report_Jitendra_Purushoftam_Kadam.pdf",
  "path": "cases/67d511c8a2d472688a62baa3/externalDocuments/1742216381835_V
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    "label": "Final PDF Report"
  },
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  "size": "344357",
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{
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  "filename": "1742021257080_BOB__Jitendra_kadam.pdf",
  "path": "cases/67d511c8a2d472688a62baa3/
processingDocuments/1742021257080_BOB__Jitendra_kadam.pdf",
  "size": "4888048",
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      "lastName": "Dagare"
    },
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    "status": true,
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  },
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      "firstName": "Rushikesh",
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profilePhoto_1690263811066_image.jpeg"
    },
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    "status": true,
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    "note": "Value (Task Reopen)",
    "taskId": "67d511dca2d472688a62baf3",
    "createdAt": "2025-03-21T13:22:15.189Z"
  }
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"createdAt": "2025-03-15T05:36:08.396Z",
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"contactPersonName": "Mr. Rohan Sir",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Jitendra Purushottam Kadam & Mrs. Jyotsna Jitendra
Kadam",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Builder",
"rerald": "",
"siteVisitContactNo": "9403350502",
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"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 643.00",
"flatRate": "5400",
"landOtherRate": "2000",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Balcony + 2 Toilet +
Passage",
"carpetTotal": "752.60",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "801.94",
"finalCarpetArea": "729.04",
"finalSalableArea": "882.14",
"salablePercentage": "10",
"toBeAdded": "",
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"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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"otherCompositionSaleableTotal": "0.00",
"refCaseId": "672c851b0d546d4e9915b6e2"
}

```

Name	Length	Width	Total
Composition :			
Living Room	10'8"	17'5"	185.78
Kitchen	16'5"	9'8"	158.69
Bedroom	9'8"	12'4"	119.22
Bedroom	9'8"	12'3"	118.42
Balcony	9'1"	6'4"	57.53
Toilet	7'5"	3'9"	27.81
Toilet	7'5"	3'9"	27.81
Passage	6'4"	5'4"	33.78
Other Composition :			