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{
  "typeOfReport": {
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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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  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
},
"client": {
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  "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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  "value": "Residential"
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"zone": {
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"role": "FRONTDESK",
"firstName": "Rushikesh",
"email": "rushipingle2201@gmail.com",
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"email": "waghswapnil309@gmail.com",
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"email": "rishiyadav44444@gamil.com",
"lastName": "Yadav",
"mobileNo": "9404341081",
"designation": "",
"shortName": "RV",
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"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
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"designation": "Back Office Coordination",
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{
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],
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "label": "BANK"
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  "visitedDate": [
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      "dateTime": "2025-02-05",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
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  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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  "flooring": {
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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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  "populationGroupList": {
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    "label": "Urban"
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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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    "west": "By 9.00. Meter Road",
    "south": "By Survey No. 513/ 1/ A",
    "east": "By Plot No. 02 of Survey No. 513/ 1/ B, F.P. No. 40 (Part), TPS-II of NASHIK
Shiwar Balance area 2520 Sq.mtrs. out of 6000 Sq.mtrs."
  },
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    "west": "By 9.00. Meter Road",
    "south": "By Survey No. 513/ 1/ A",
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Shiwar Balance area 2520 Sq.mtrs. out of 6000 Sq.mtrs."
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      "east": "Marginal Space/ Wall Compound",
      "south": "Marginal Space/ Wall Compound",
      "west": "Duct/ Flat No. B-402"
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"west": "Duct/ Flat No. B-402"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying Commencement Certificate No. A4/ BP/ 174/ 2022Dated.29.09.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
},
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "squareMeterGuideLineRate": "46425.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building is Under Construction",
  "taxPaidHolderName": "Building is Under Construction",
  "taxAmount": "Building is Under Construction",
  "electricityServiceConnectionNo": "Building is Under Construction",
  "meterCardHolderName": "Building is Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "NA",
  "floorSpaceIndex": "AS Per NMC Norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is Under Construction"
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"marketability": {
  "marketabilityList": {
    "value": "Excellent",
    "label": "Excellent"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
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    "label": "Proposed RCC SLab"
  }
}
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"partitions": {
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  "label": "Proposed 6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "Proposed_Municipal_Water_Supply",
  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Proposed - Yes",
"constructionWorkStatus": {
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  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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  "month": "1",
  "year": "2028",
  "fullDate": "1/1/2028"
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  "label": "Residential"
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  "label": "Proposed R.C.C Framed Structure"
},
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "label": "Building is under construction "
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"label": "Building Under Construction"
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  "label": "Proposed Standard"
},
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  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
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  "label": "Yes"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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  "routeMapDetail": {
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    "routeLat": "19.989145",
    "routeLng": "73.789210",
    "stationName": "Nashik Road",
    "routeDistance": "8.1",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
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    "name": "i42bk",
    "image": "cases/67a477eea92c39df2abe7154/
routeMap_1738834962976_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "number": "2310419",
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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    "percentage": "36",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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"externallmg_1738832290232_WhatsApp_Image_20250205_at_13142_PM.jpeg",
      "path": "cases/67a477eea92c39df2abe7154/
externallmg_1738832290232_WhatsApp_Image_20250205_at_13142_PM.jpeg",
      "orientation": "landscape"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "orientation": "landscape"
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/67a477eea92c39df2abe7154/
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    "orientation": "landscape"
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    "_id": "67a479ada2b18adef0ce3f19",
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    "name": "Living Room",
    "path": "cases/67a477eea92c39df2abe7154/
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    "orientation": "landscape"
  }
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"indicatorRange": {
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    "max": "8462.00"
  },
  "builtUpRateRange": {
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    "max": "7052.00"
  },
  "saleableRateRange": {
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    "max": "5877.00"
  }
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "showcases": {
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"title": "Showcases",
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  "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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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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  "label": "Lead",
  "value": "LEAD"
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"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"ownerName": "Shri. Kirankumar Eknath Wankhede & Mrs. Vidhi Kirankumar
Wankhede ",
"ownerPhoneNo": "9002900936",
"fullAddress": "Residential Flat No. 401, 4th Floor, Wing - B, Lenkar' s Majestiq, Near
Hotel Panchami, Dr.Homi Bhabha Nagar, Plot No. 1, Final Plot No. 40 (Part) TPS-II,
Mumbai - Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN
Code - 422011, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Agreement of Sale"
    },
    "inputs": {
      "documentDate": "15/01/2025",
      "amount": "3800000",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Kbsl Properties",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Kirankumar Eknath Wankhede & Mrs. Vidhi Kirankumar Wankhede "
    },
    "isHardCopy": false,
    "displayStatus": true,
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document_1738831474282_20250116084707.pdf",
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},
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "30/09/2020",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ A1/ 58/ 2020"
},
"isHardCopy": false,
"displayStatus": false,
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document_1738831531579_wankhede.pdf",
"id": "532707",
"uploadedBy": "63f9ed37ce84bf289ba991ac",
"createdAt": "Thu Feb 06 2025 08:50:54 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "22/09/2022",
    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "A4/BP/174/2022"
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    "id": "990618",
    "uploadedBy": "63f9ed37ce84bf289ba991ac",
    "createdAt": "Thu Feb 06 2025 08:50:54 GMT+0000 (Coordinated Universal Time)"
  }
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"assignmentType": {
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  "label": "Retail"
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"caseNumber": "014166",
"createdBy": "63f9ed37ce84bf289ba991ac",
"caseHistory": [
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    "id": "805694",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 06 2025 08:50:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Kirankumar Eknath Wankhede & Mrs. Vidhi Kirankumar Wankhede ",
    "phone": "9002900936",
    "ownershipShare": "",
    "email": "",
    "id": "219670"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "length1": "16",
    "length2": "4",
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"width1": "11",
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    "label": "Square Feet"
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  "length": "11.50",
  "length1": "11",
  "length2": "6",
  "width": "10.50",
  "width1": "10",
  "width2": "6",
  "totalArea": "120.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "120.75"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "15.42",
  "length1": "15",
  "length2": "5",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "158.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "158.02"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "11.33",
  "length1": "11",
  "length2": "4",
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  "width1": "10",
  "width2": "1",
  "totalArea": "114.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "114.28"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "39.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.11"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
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"totalArea": "32.39",
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"extraAreas": [],
"finalArea": "32.39"
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    "label": "Square Feet"
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  "id": "6",
  "name": "Passage",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "33.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "16.33",
  "length1": "16",
  "length2": "4",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
  "totalArea": "61.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "61.25"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
```



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"id": "8",
"name": "Balcony",
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"width1": "4",
"width2": "4",
"totalArea": "66.81",
"images": [],
"extraAreas": [],
"finalArea": "66.81"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "8.33",
  "length1": "8",
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  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "44.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "44.44"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60ae12a4aa6d152c1801b494",
      "label": "Agreement of Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "77.30",
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"totalAreaDocument": "832",
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"docFinalBuiltpUp": "915.20",
"docFinalBuiltpUpSquareMeter": "85.02",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "814818"
}
],
"images": [],
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"area": "624.00",
"squareMeterArea": "57.97",
"expectedRate": "7211.54",
"percentage": ""
},
"builtUpArea": {
"area": "748.80",
"squareMeterArea": "69.57",
"expectedRate": "6009.62",
"percentage": "20"
},
"saleableArea": {
"area": "898.56",
"squareMeterArea": "83.48",
"expectedRate": "5008.01",
"percentage": "20"
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"property": "Flat",
"area": "624",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "4500000",
"expectedRate": "7211.54",
"builtUpExpectedRate": "6009.62",
"image": "cases/67a477eea92c39df2abe7154/
indicator_1738833253165_Image.png",
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"id": "912940"
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{
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    "squareMeterArea": "89.00",
    "expectedRate": "7828.81",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "106.80",
    "expectedRate": "6524.01",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "1379.52",
    "squareMeterArea": "128.16",
    "expectedRate": "5436.67",
    "percentage": "20"
  },
  "printlnReport": true,
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Kitchen	11'6"	10'6"	120.75
Bedroom	15'5"	10'3"	158.02
Bedroom	11'4"	10'1"	114.28
Toilet	7'4"	5'4"	39.11
Toilet	7'4"	4'5"	32.39
Passage	6'4"	5'4"	33.78
Balcony	16'4"	3'9"	61.25
Balcony	15'5"	4'4"	66.81
Passage	8'4"	5'4"	44.44
Other Composition :			