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{
  "typeOfReport": {
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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"
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  "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"
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  "remark": "Temp",
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"branch": {
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  "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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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"role": "FRONTDESK",
"firstName": "Rishidatt",
"email": "rishiyadav44444@gamil.com",
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"shortName": "RV",
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"siteEngineer": {
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"firstName": "Swapnnil",
"email": "waghswapnil309@gmail.com",
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"designation": "",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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"fatherName": "Baburao"
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      "dateTime": "2025-03-12",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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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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    "label": "Vitrified Tile Flooring"
  },
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  }
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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": "Plot No. 18"
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    "south": "9.00 Mtr. Colony Road",
    "east": "Plot No. 18"
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      "east": "Passage, Building Staircase, Lift & Flat No. 601 & 602",
      "south": "Side Marginal Space",
      "west": "Side Marginal Space"
    },
    "asPerDocument": {
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      "east": "Passage, Building Staircase, Lift & Flat No. 601 & 602",
      "south": "Side Marginal Space",
      "west": "Side Marginal Space"
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  }
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  "whichTheLocalityIsServed": {
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying Commencement Certificate No. B2/ BP/ 209/ 2024 dated.12.01.2024 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
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  "compositions": []
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  "salvageValue": "",
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  "landRate": "14500",
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  "squareFeetGuideLineRate": "3629.00"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A",
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  "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": "Good"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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    "label": "R. C. C. Slab"
  },
}
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  "label": "Municipal Water Supply"
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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Covered Car Parking",
"constructionWorkStatus": {
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  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
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  "label": "Residential cum Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "New Building"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
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"maintenancelssues": {
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  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "No"
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    "value": "ground",
    "label": "Ground"
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    "label": "As per RERA Certificate"
  },
  "isSiteVisitAllowed": true,
  "ageOfBuilding": "0",
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "7",
  "flatFloorNo": "6",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLat": "19.963611",
    "routeLng": "73.775028",
    "stationName": "Nashik Road",
    "routeDistance": "11.6",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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routeMap_1741775004538_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  },
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  "documentDate": "04/02/2025",
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  },
  "Seller": "M/s. Chaitanyaraj & Krishna Developers Jv",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Swapnil Balkrushna Kothawade & Sau. Madhuri Swapnil Kothawade ",
  "number": {
    "value": "No",
    "label": "No"
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  "No": "1402/ 2025"
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    "status": true
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  "rccPlinth": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "9",
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    "status": true
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  "floorsCompleted": "9",
  "percentage": "3.50",
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  "status": true
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  "label": "Door",
  "floorsCompleted": "9",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "9",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "9",
  "percentage": "10.00",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "9",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "9",
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"percentage": "1.50",
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  "percentage": "2.78",
  "isHideFloor": false,
  "status": true
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"liftInstallation": {
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  "floorsCompleted": "1",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "2.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
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  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
}
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"reportImages": {
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externallmg_1741773359011_WhatsApp_Image_20250312_at_10952_PM.jpeg",
    "orientation": "portrait"
  }
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"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
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    "orientation": "landscape"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67d159d08037ced5d2451fb6/
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    "path": "cases/67d159d08037ced5d2451fb6/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67d159d08037ced5d2451fb6/
externallmg_1741773359011_WhatsApp_Image_20250312_at_10952_PM.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/67d159d08037ced5d2451fb6/
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    "orientation": "portrait"
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    "name": "Living Room",
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externallmg_1741773359883_WhatsApp_Image_20250312_at_11002_PM.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67d15a318037ced5d24520f1",
    "name": "Living Room",
    "path": "cases/67d159d08037ced5d2451fb6/
externallmg_1741773358762_WhatsApp_Image_20250312_at_10950_PM.jpeg",
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    "_id": "67d15a318037ced5d2452102",
    "name": "Living Room",
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    "max": "7167.00"
  },
  "builtUpRateRange": {
    "min": "5053.00",
    "max": "5973.00"
  },
  "saleableRateRange": {
    "min": "4211.00",
    "max": "4977.00"
  }
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"title": "Kitchen arrangements",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "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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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "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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"isSiteMeasurementAllowed": true,
"finalValuationArea": "971.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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Kothawade ",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 603, 6th Floor, Krishna Emerald, Near Chhatrapati
Shivaji Maharaj Cricket Ground, Siemens Colony, Rane Nagar, Plot No. 16+17, off
Wadala - Pathardi Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422
009, State - Maharashtra, India",
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
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      "toPage": 0
    },
    "attachInReport": false,
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      "amount": "4000000",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "M/s. Chaitanyaraj & Krishna Developers Jv",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Swapnil Balkrushna Kothawade & Sau. Madhuri Swapnil Kothawade
",
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"number": {
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  "label": "No"
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"No": "1402/ 2025"
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document_1741772608341_AGREEMENT_TO_SALE_KOTHAWADE.pdf",
"fileName":
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{
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    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "B2/ BP/ 209/ 2024"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName":
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  "path": "cases/67d159d08037ced5d2451fb6/
document_1741772660357_5199bedebbd4481cae3f28b901c28839.pdf",
  "id": "486346",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Wed Mar 12 2025 09:54:24 GMT+0000 (Coordinated Universal Time)"
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    "toPage": 0
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "LND/ BP/ B2/ 209/ 2024"
},
"document_1741772720686_AGREEMENT_TO_SALE_KOTHAWADE.pdf",
"path": "cases/67d159d08037ced5d2451fb6/
document_1741772720686_AGREEMENT_TO_SALE_KOTHAWADE.pdf",
"id": "407006",
"uploadedBy": "647ed1960ab64c23c9fcf71d",
"createdAt": "Wed Mar 12 2025 09:54:24 GMT+0000 (Coordinated Universal Time)"
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    "toPage": 0
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",

```

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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "PR1220002400067"
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"displayStatus": false,
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document_1741772789699_AGREEMENT_TO_SALE_KOTHAWADE.pdf",
  "id": "537088",
  "uploadedBy": "647ed1960ab64c23c9fcf71d",
  "createdAt": "Wed Mar 12 2025 09:54:24 GMT+0000 (Coordinated Universal Time)"
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  "label": "Retail"
},
"caseNumber": "014882",
"createdBy": "647ed1960ab64c23c9fcf71d",
"caseHistory": [
  {
    "id": "837758",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 12 2025 09:54:24 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Swapnil Balkrushna Kothawade & Sau. Madhuri Swapnil Kothawade",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "135510"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "18.08",
  "length1": "18",
  "length2": "1",
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  "width1": "13",
  "width2": "2",
  "totalArea": "238.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "238.10"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "10.08",
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  "width1": "12",
  "width2": "1",
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  "images": [],
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  "extraAreas": []
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  "id": "11",
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  "length": "10.08",
  "length1": "10",
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"width": "10.08",
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"width2": "1",
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"images": [],
"finalArea": "101.67",
"extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "length1": "10",
  "length2": "5",
  "width": "12.42",
  "width1": "12",
  "width2": "5",
  "totalArea": "129.34",
  "images": [],
  "finalArea": "129.34",
  "extraAreas": []
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "8.75",
  "width1": "8",
  "width2": "9",
  "totalArea": "93.33",
  "images": [],
  "finalArea": "93.33",
  "extraAreas": []
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  "measurementType": {
```

```
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length1": "7",
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  "width2": "4",
  "totalArea": "39.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.11"
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
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  "width2": "4",
  "totalArea": "39.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.11"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "5.33",
  "width1": "5",
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"width2": "4",
"totalArea": "39.11",
"images": [],
"extraAreas": [],
"finalArea": "39.11"
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Balcony",
  "length": "8.50",
  "length1": "8",
  "length2": "6",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
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  },
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  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "5.33",
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  "width2": "4",
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  }
}
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "90.21",
    "totalAreaDocument": "971",
    "docBultupPercentage": "10",
    "docFinalBultUp": "1068.10",
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    "docFinalSaleableSquareMeter": "0.00",
    "id": "302112"
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"images": [],
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  {
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      "squareMeterArea": "61.29",
      "expectedRate": "6063.18",
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"percentage": ""
},
"builtUpArea": {
  "area": "791.67",
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  "expectedRate": "5052.61",
  "percentage": "20"
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"saleableArea": {
  "area": "950.00",
  "squareMeterArea": "88.26",
  "expectedRate": "4210.53",
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"area": "950",
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"floor": "",
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"expectedPrice": "4000000",
"expectedRate": "4210.526315789473",
"builtUpExpectedRate": "5052.61",
"image": "cases/67d159d08037ced5d2451fb6/
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"id": "348962"
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    "squareMeterArea": "55.74",
    "expectedRate": "7166.67",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "66.89",
    "expectedRate": "5972.22",
    "percentage": "20"
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  "expectedRate": "7166.67",
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    "orientation": "portrait"
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    "path": "cases/67d159d08037ced5d2451fb6/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67d159d08037ced5d2451fb6/
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    "orientation": "portrait"
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    "filename": "1741773927205_Kothwade_Cal.xlsx",
    "path": "cases/67d159d08037ced5d2451fb6/
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    "createdAt": "Wed Mar 12 2025 10:05:27 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "647ed1960ab64c23c9fcf71d"
  },
  {
    "originalname": "BOB - Shri. Swapnil Balkrushna Kothawade & Sau. Madhuri
Swapnil Kothawade.pdf",
    "filename": "1741775452786_BOB__Shri_Swapnil_Balkrushna_Kothawade__Sau_
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    "path": "cases/67d159d08037ced5d2451fb6/processingDocuments/1741775452786
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"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "643a91f233d16f6b1237a4ee",
"contactPersonName": "Sau. Madhuri Swapnil Kothawade ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "8668787745",
"buildingServicesRate": "2000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 971.00",
"flatRate": "6300",
"landOtherRate": "4300",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + 2 Balcony + Passage",
"carpetTotal": "978.59",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"salablePercentage": "10",
"toBeAdded": "",
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    "leasePremium": "",
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    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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"reportGeneratedDate": "Wed Mar 12 2025 10:05:52 GMT+0000 (Coordinated
Universal Time)",
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"extendOfSiteRemark": "",
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"otherCompositionSaleableTotal": "0.00",
"siteMeasurementRemark": ""
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Name	Length	Width	Total
Composition :			
Living Room	18'1"	13'2"	238.10
Bedroom	10'1"	12'1"	121.84
Bedroom	10'1"	10'1"	101.67
Bedroom	10'5"	12'5"	129.34
Kitchen	10'8"	8'9"	93.33
Toilet	7'4"	5'4"	39.11
Toilet	7'4"	5'4"	39.11
Toilet	7'4"	5'4"	39.11
Balcony	8'6"	7'4"	62.33

Balcony	10'1"	5'4"	53.78
Passage	8'4"	8'7"	71.53
Other Composition :			