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  "typeOfReport": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "66b21086da840b1214c25582"
    },
    "firstName": "Madhur ",
    "type": "CREDITOFFICER",
    "_id": "66b210a84388d81213f2cd72",
    "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
    "lastName": "Kataria",
    "mobileNo": "",
    "workMobileNo": "7986499851"
  },
  "fees": {
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    "expectedFees": null,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "_id": "66b21086da840b1214c25582",
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  "email": "Mazgaon.MumbaiSouth@bankofindia.co.in",
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Tulsiwadi, Mazgaon mumbai 400010"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
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"type": "EMPLOYEE",
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"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
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"shortName": "Vaibhav",
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"firstName": "Vinita",
"email": "vinita.surve@vastukala.org",
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"designation": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "_id": "60af80072ffdf65bcd658651",
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  "value": "BANK"
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      "remark": "MANUAL_IN_TASK"
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  "value": "Carpet"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "value": "A, Dosti Maple",
  "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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  "value": "",
  "label": false
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"value": "Proposed_R.C.C._Slab",
"label": "Proposed R.C.C. Slab"
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"value": "Proposed_Vitrified_tiles_flooring"
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"value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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"windows": {
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"value": "Proposed_Powder_coated_aluminium_sliding_windows"
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"fittings": {
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"finishing": {
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"general": {
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"north": "Internal Road ",
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"south": "Wing - B",
"east": "Balkum Pipeline Road "
},
"asPerDocumentAgreement": {
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"west": "Details not available ",
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"south": "Building is under construction ",
"west": "Building is under construction "
},
"asPerDocument": {
"north": "Marginal Space",
"east": "Marginal Space",
"south": "Staircase & Flat No. 1104",
"west": "Flat No. 1102"
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"isDisplay": false,
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},
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"taxies": {
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"auto": {
"title": "Auto"
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"privateCars": {
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  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 3 Bedrooms + Living Room + Kitchen + Passage + 3 Toilets. (i.e. 3BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. S05 / 0006 / 08 / TMC / TD - DP / TPS / 4472 / 23 dated 26.09.2023 issued by TMC.",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "103600",
  "landRate": "33200",
  "igrImage": "cases/675144d0befd7f3db904c203/igr_1733466544127_Image.png",
  "squareMeterGuideLineRate": "113960.00",
  "squareFeetGuideLineRate": "10587.00"
},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "10587.00"
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
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  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "value": "Building_Under_Construction"
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    "value": "Proposed_Municipal_Water_Supply"
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  "pavementLaid": {
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"value": "Proposed,_Yes",
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"carParking": "Proposed Along with 1 Stack Parking Space bearing No. 1246 - 1247
for Parking 2 Car at Ground Level",
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"value": "InProgress"
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"value": "Plain_Looking",
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"year": "2028",
"fullDate": "1/1/2028"
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"label": "Proposed R.C.C. Foundation"
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"structuralSafety": {
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"protAgainstNatDis": {
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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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  "value": "Building_is_under_construction_"
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  "value": "Building_is_under_construction_"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
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  "value": "Building_Under_Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
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"ageOfBuilding": "0",
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"noOfFloors": "33",
"flatFloorNo": "11",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "1029.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733479711623_Image.png",
    "routeLat": "19.226861",
    "routeLng": "72.995333",
    "stationName": "Thane",
    "routeDistance": "8.2 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
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"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "khp3wa",
    "name": "khp3wa",
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    "percentage": "5",
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    "status": true
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    "status": false
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  "label": "Window",
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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  "status": true
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"compositionImages": []
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  "builtUpRateRange": {
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"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "status": true,
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}
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
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  "value": "LEAD"
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"ownerPhoneNo": "9820161320",
"appAddress": "Flat No 1103 11th Floor A Wing Dosti Maple Building Dosti West
County Phase 6 Balkum Thane - 400608",
"remark": "",
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      "label": "Agreement for sale"
    },
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      "to": {
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  "number": {
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    "label": "No"
  },
  "No": "21258 / 2024"
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_SHRIKANT_HETE.pdf"
},
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "S05 / 0006 / 08 / TMC / TD - DP / TPS / 4472 / 23"
},
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"displayStatus": false,
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"createdAt": "Fri Dec 06 2024 09:04:07 GMT+0000 (Coordinated Universal Time)"
},
{
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  },
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "S05 / 0006 / 08 / TMC / TD - DP / TPS / 4472 / 23"
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"isHardCopy": false,
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"createdAt": "Fri Dec 06 2024 09:08:58 GMT+0000 (Coordinated Universal Time)"
},
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700054424"
},
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"caseNumber": "012855",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
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" id": "889067",
" title": "Create Lead",
" description": "Create Lead",
" datetime": "Thu Dec 05 2024 06:14:40 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
" name": "Shital Shrikant Hete & Shrikant Suresh Hete ",
" phone": "9820161320",
" ownershipShare": "",
" email": "",
" id": "927217"
}
],
"proposePurchasers": [],
"siteInspection": [
{
" areaType": {
" label": "Carpet",
" value": "Carpet"
},
" providedBy": {
" label": "Owner",
" value": "Owner"
},
" _id": "67516e91c5a60c3e016dc18c",
" area": "1069",
" providedByName": "Shital Shrikant Hete & Shrikant Suresh Hete",
" providedByContactNo": "9820161320"
}
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"composition": [],
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"docMeasurementType": {
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  "label": "Square Feet"
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"id": "138197",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "936",
"squareMeterArea": "86.96",
"docFinalBuiltUp": "1029.6",
"docFinalBuiltUpSquareMeter": "95.65599999999999",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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      "expectedRate": "18201.28",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "95.45",
      "expectedRate": "16546.62",
      "percentage": "10"
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    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
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"saleablePercentage": "0",
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"expectedRate": "18201.28",
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"id": "456306"
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    "squareMeterArea": "51.28",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "56.41",
    "expectedRate": "15645.59",
    "percentage": "10"
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  "saleableArea": {
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  "expectedPrice": "9500000",
  "expectedRate": "17210.14",
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"squareMeter": "51.28",
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  "builtUpArea": {
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    "squareMeterArea": "100.56",
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    "percentage": "10"
  },
  "saleableArea": {
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  "floor": "",
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  "expectedRate": "17784.55",
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  "id": "181334"
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  "carpetArea": {
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    "squareMeterArea": "103.59",
    "expectedRate": "16792.83",
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  "squareMeterArea": "113.95",
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"id": "644488"
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{
  "carpetArea": {
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    "squareMeterArea": "48.50",
    "expectedRate": "18007.66",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "574.20",
    "squareMeterArea": "53.34",
    "expectedRate": "16370.60",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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    "percentage": ""
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  },
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
  },
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