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{
  "typeOfReport": {
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    "RVDSValues": false,
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    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "4205 ",
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  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
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  "role": "PICKUPPERSON",
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  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordinatiion",
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  "email": "manoj@vastukala.org",
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"fatherName": "Baburao"
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      "remark": ""
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      "dateTime": "2024-02-03",
      "remark": "MANUAL_IN_TASK"
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  "value": "",
  "label": true
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  "key": "landmark",
  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Bhandup (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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  "flooring": {
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  "fittings": {
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  "finishing": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "label": "No"
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  "north": "MTNL Telephone Exchange",
  "west": "Subhash Nagar Road",
  "south": "Bhandup Village Road",
  "east": "Nahur Railway Station"
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358A/1/A/8, 358A/1/A/1 & 358A/2",
  "west": "CEAT Tyre road",
  "south": "Some Portion of CEAT Tyre road and some part of Railway Property/
facilities",
  "east": "Railway facilities (including Railway tracks)"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "south": "",
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"title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential
flat is Living/Dining+ 1 Bedroom + Kitchen + 2 Toilets (i.e. 1 BHK with 2 Toilets)",
"dateOfIssusApprovePlan": "Approved Building Plan No. P-9962/2022/(358/11)/S
Ward / Bhandup-W/ 337 / 1 /New Dated 10.03.2023 issued by Municipal Corporation of
Greter Mumbai (Downloaded from RERA).",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No"
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"depreciatedCostOfConstruction": "24500.00",
"depreciatedBuildingRate": "3000"
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"squareFeetGuideLineRate": "13214.00"
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"igrFinalRate": {
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"squareFeetGuideLineRate": "13214.00"
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"propertyOccupiedByList": {
"value": "Building_Under_Construction",
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"monthlyRent": "20,000/- Expected rental income per month",
"assessmentNo": "Information not available",
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"taxAmount": "Information not available",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. 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"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed yes",
  "constructionWorkStatus": {
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    "label": "Plain Looking"
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"dateOfConstruction": {
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  "year": "2027",
  "fullDate": "1/1/2027"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Proposed_Ground",
  "label": "Proposed Ground"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "1",
"noOfFloors": "34",
"flatFloorNo": "4",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "441.10",
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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      "value": "Railway_Station",
      "label": "Railway Station"
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    "routeMapImg": "cases/65bcbf3b6635d840ef5a3497/
routeMap_1707111344060_Image.png",
    "routeLat": "19.152062",
    "routeLng": "72.943840",
    "stationName": "Bhandup",
    "routeDistance": "2.4"
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "rnrcgf",
      "name": "rnrcgf",
      "image": "cases/65bcbf3b6635d840ef5a3497/
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    }
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalInteriorDecorationsRate": "0",
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"totalElectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Plinth",
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"percentage": "5",
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"fullBuildingRcc": {
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"percentage": "8.78048780487805",
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"isHideFloor": false,
"status": true
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"label": "External Plastering",
"floorsCompleted": "9",
"percentage": "0.77",
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"status": true
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"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
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"status": true
},
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  "status": true
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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      "orientation": "landscape"
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},
],
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "20625"
  }
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    "quantity": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
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"isEditable": true
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  "isEditable": true
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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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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Mr. Sachin Satyawar Mahadik",
"ownerPhoneNo": "9657979021",
"appAddress": "Flat no 404,4floor,Ashford Regal Phase I,A-wing Project, Mulund -
Goregaon Link Road, Nahur West Industrial Area, Bhandup West",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "24/01/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "WMI Real Estate Developers LLP (Promoter 1), Ground Holding
Buildcon Private Limited (formerly know as Ground Holding Buildcom Private Limited)
(Promoter 2)",
      "to": {
        "value": "The_Allottees",
        "label": "The Allottees"
      }
    }
  }
]
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    },
    "The_Allottees": "Mr. Sachin Satyawan Mahadik son of Mr. Satyawan Babaji
Mahadik & Mrs. Seema Sachin Mahadik daughter of Mr. Ganesh Dhanawade",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "1840-2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "353582",
  "path": "cases/65bcbf3b6635d840ef5a3497/
document_1706868357999_1706868492462_Sachin_MahadikSBI_PBB_Fort.pdf",
  "fileName":
"document_1706868357999_1706868492462_Sachin_MahadikSBI_PBB_Fort.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "27/10/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800047421"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707113791744_P51800047421.pdf",
  "path": "cases/65bcbf3b6635d840ef5a3497/
document_1707113791744_P51800047421.pdf",
  "id": "370955",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Mon Feb 05 2024 11:46:33 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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"label": "Commencement Certificate"
},
"inputs": {
  "documentDate": "12/06/2023",
  "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation Of Greater Mumbai"
  },
  "remark": "(Downloaded from RERA)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P-9962/2022/(358/11)/S Ward / Bhandup-W/CC/1/Amend"
},
"isHardCopy": false,
"displayStatus": false,
"id": "392694",
"path": "cases/65bcbf3b6635d840ef5a3497/document_1707114752015_2_Commencement_Certificates___NA_Order_for_plotted_development.pdf",
"fileName": "document_1707114752015_2_Commencement_Certificates___NA_Order_for_plotted_development.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "10/03/2023",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation Of Greater Mumbai"
    },
    "remark": "(Downloaded from RERA)",
    "number": {
      "value": "No",
      "label": "No"
    },
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  "isHardCopy": false,
  "displayStatus": true,
  "id": "944460",
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"fileName":
"document_1707115407864_15_Copy_of_Layout_Approval_in_case_of_layout.pdf"
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"caseNumber": "006710",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
  "id": "404334",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Fri Feb 02 2024 15:38:59 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Sachin Satyawan Mahadik",
  "phone": "9657979021",
  "ownershipShare": "",
  "email": "",
  "id": "487587"
},
{
  "name": "Mrs. Seema Sachin Mahadik",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "431006"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
},
"selectAreaTypeDocument": "Carpet",
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"squareMeterArea": "37.25",
"totalAreaDocument": "401",
"docBultupPercentage": "10",
"docFinalBultUp": "441.10",
"docFinalBultUpSquareMeter": "40.98",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "587232"
}
],
"images": [],
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  "area": "450",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "9500000",
  "expectedRate": "21111.11",
  "bultUpExpectedRate": "17592.59",
  "image": "cases/65bcbf3b6635d840ef5a3497/
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  "squareMeter": "41.81",
  "id": "477985"
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{
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  "_id": "65c06afc6635d840ef5ca313",
  "property": "Residential Flat",
  "area": "400",
  "bultUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "9900000",
  "expectedRate": "24750.00",
  "bultUpExpectedRate": "20625.00",
  "image": "cases/65bcbf3b6635d840ef5a3497/
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"squareMeter": "37.16",
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  "area": "401",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "9900000",
  "expectedRate": "24688.28",
  "builtUpExpectedRate": "20573.57",
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indicator_1707108915877_Image.png",
  "squareMeter": "37.25",
  "id": "224244"
}
],
"externalImages": [
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    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "65bf966b6635d840ef5c72a8",
    "name": "externalImg_r_1707054685681_1707054813347_image_0.jpg",
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    "status": false,
    "_id": "65bf966b6635d840ef5c72a9",
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    "path": "cases/65bcbf3b6635d840ef5a3497/
externallmg_r_1707054689217_1707054813347_image_3.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65bcbf3b6635d840ef5a3497/
externallmg_r_1707054690546_1707054813347_image_4.jpg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65bcbf3b6635d840ef5a3497/
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65bcbf3b6635d840ef5a3497/
externallmg_r_1707054695103_1707054822311_image_0.jpg",
    "orientation": "portrait"
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  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "65bf96466635d840ef5c7297",
    "name": "externallmg_r_1707054661801_1707054797880_image_1.png",
    "path": "cases/65bcbf3b6635d840ef5a3497/
externallmg_r_1707054661801_1707054797880_image_1.png",
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"orientation": "portrait"
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{
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  "path": "cases/65bcbf3b6635d840ef5a3497/
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  "orientation": "portrait"
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    "filename": "1707109112161_Calculation_Sheet_NEW.xlsx",
    "path": "cases/65bcbf3b6635d840ef5a3497/
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    "size": "4208312",
    "createdAt": "Mon Feb 05 2024 10:28:32 GMT+0530 (India Standard Time)",
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  },
  {
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Avinash_Anant_Bamane__Mrs_Supriya_Avinash_Bamane.pdf",
    "filename": "1707109112236_Reference_Report__Avinash_Anant_Bamane__Mrs_
Supriya_Avinash_Bamane.pdf",
    "path": "cases/65bcbf3b6635d840ef5a3497/processingDocuments/1707109112236
_Reference_Report__Avinash_Anant_Bamane__Mrs_Supriya_Avinash_Bamane.pdf",
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  },
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development.pdf",
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ted_development.pdf",
    "path": "cases/65bcbf3b6635d840ef5a3497/processingDocuments/1707116071803
_2_Commencement_Certificates__NA_Order_for_plotted_development.pdf",
    "size": "174114",
    "createdAt": "Mon Feb 05 2024 12:24:32 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f91b6f344e052188ffd1fc"
  },
  {
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    "originalname": "4 Commencement Certificates _ NA Order for plotted
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