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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Shivani ",
    "type": "CREDITOFFICER",
    "_id": "64d4829d87258203eab0d8d8",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "8240289378",
    "email": "racpcghatkopar.sanctions@sbi.co.in"
  },
  "fees": {
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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"
},
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER",
  "firstName": "Pradnya ",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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      "number": "IBBI/RV/07/2018/10366"
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  "workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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  "fatherName": "Baburao"
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72.91566498577595,
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      "remark": ""
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      "dateTime": "2024-07-05",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
    "value": "Maharashtra",
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  "key": "buildingNo",
  "value": "94",
  "label": true
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  "key": "district",
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  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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  "value": "B",
  "label": true
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Suvarnatula Co.Op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "oldSurveyNumber",
  "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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  "value": "184(Part)",
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  "key": "mouza",
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
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  "key": "suburb",
  "value": "Ghatkopar (East)",
  "label": false
}
},
"flatSpecifications": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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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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"finishing": {
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    "label": "Joint Ownership"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Under Construction Building ",
    "west": "Yashwant Seth Jadhav Marg ",
    "south": "Internal Road ",
    "east": "NSCCI - Bombay YMCA - Ghatkopar Branch"
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  "asPerDocumentAgreement": {
    "north": "Building No. 92 & 93",
    "west": "40" - 0" Road ",
    "south": "40" - 0" Road ",
    "east": "40" - 0" Road "
  },
  "unitBoundaries": {
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      "south": "",
      "east": ""
    }
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  "asPerDocument": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room + Dining Area + Kitchen + 2 Toilets + Passage (i.e. 1 BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MHADA / 1 / 1138 / 2023 dated 25.01.2023 issued by MHADA.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "23000.00",
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"igrRate": {
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  "rate": "138860",
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  "squareMeterGuideLineRate": "145803.00",
  "squareFeetGuideLineRate": "13546.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "138860.00",
  "squareMeterGuideLineRate": "145803.00",
  "squareFeetGuideLineRate": "13546.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "26,000/- (Expected rental income per month after completion\n\nof construction works)\n",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Open / Covered Car Parking Space ",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
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},
"buildingSpecification": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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 "
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"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "498.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
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  },
  "routeMapImg": "cases/66867eb0bec4e37f7ac62dbd/
routeMap_1720244036241_Image.png",
  "routeLat": "19.088694",
  "routeLng": "72.915667",
  "stationName": "Ghatkopar ",
  "routeDistance": "1.2 Km. "
},
"finalLatLng": {
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"coordinates": [
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"type": "Point"
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  {
    "id": "b9ox8",
    "name": "b9ox8",
    "image": "cases/66867eb0bec4e37f7ac62dbd/
routeMap_1720243728813_Image.png"
  }
]
},
"valuation": {
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    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "superfineFinishQty": "0",
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  "number": "2307103",
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    "status": true
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "18",
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    "isHideFloor": false,
    "status": true
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"flooringTillingKitchenPlatform": {
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "23117.00"
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"isEditable": false
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"value": "LEAD"
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"SME/TCC/38/IBBI/3",
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"SME/TCC/2021-22/86/3"
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"ownerPhoneNo": "7039873282",
"appAddress": "Flat no. 703, 7th Floor, Wing, Pantnagar Suvarnatula, CHS, Sai
Adityaraj, Building no. 94, GHatkopar East ",
"remark": "",
"documents": [
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  },
  "inputs": {
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    "from": {
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      "label": "Developers"
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    "Developers": "M/s. Adityaraj Builders & Developers ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Ms. Susmita Shridhar Gudulkar & Mr. Shridhar Shankar Gudulkar",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "12694 / 2024"
  },
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mita_Gudulkar.pdf"
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      "label": "Maharashtra Housing And Area Development Authority"
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    "number": {
      "value": "No",
      "label": "No"
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    "No": "MHADA / 1 / 1138 / 2023"
  },
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  "fileName": "document_1720241780725_Plan.pdf"
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    "label": "Amended Commencement Certificate"
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH / EE / (BP) / GM / MHADA - 1 / 1138 / 2023 / FCC / 1 / New"
  },
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
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      "label": "No"
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  },
  "No": "P51800047324"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 04 2024 16:21:28 GMT+0530 (India Standard Time)"
  }
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"owners": [
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    "phone": "7039873282",
    "ownershipShare": ""
  }
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"email": "",
"id": "222093"
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"siteInspection": [],
"composition": [],
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"externalReport": [],
"documentPerArea": [
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    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "453",
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  "docFinalBuiltUp": "498.3",
  "docFinalBuiltUpSquareMeter": "46.29900000000001",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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  "expectedRate": "17699.12",
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  {
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  },
  {
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    "orientation": "portrait"
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  {
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  "orientation": "portrait"
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  "orientation": "landscape"
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Suvarnatula Co.Op. Hsg. Soc. Ltd., Pant Nagar, Village - Ghatkopar, Ghatkopar (East),
Taluka - Kurla , District - Mumbai Suburban , PIN - 400 075, State - Maharashtra,
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