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{
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    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230b73",
    "firstName": "Susmita Nath",
    "email": "0_default_bo3864@pnb.co.in",
    "mobileNo": "0_DEFAULT_022-27651957_AND_022-27652890",
    "workMobileNo": "0_DEFAULT_91-9820953320"
  },
  "fees": {
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    "propertyValue": "10000000",
    "discussWithPerson": "Susmita Nath",
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"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "Punjab National Bank",
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  "initial": "PNB",
  "remark": "Temp",
  "status": true
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  "name": "APMC Vashi Branch",
  "email": "bo3864@pnb.co.in",
  "mobileNo": "022-27651957 ",
  "alternateMobileNo": "27652890",
  "address": "Central Facility Building No. 2, Sector - 19, Vashi, Navi Mumbai - 400
705, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "PUNJAB NATIONAL BANK - APMC VASHI ",
  "fax": null,
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"_id": "6410199a140f140ffc59b58c",
"role": "PICKUPPERSON",
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"lastName": "Vetkoli",
"mobileNo": "9076237689",
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"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
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"rateVerifier": {
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"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
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            "label": "Wealth Tax"
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          "_id": "6084131a13f01f158c6ea1f4",
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      "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
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    "key": "country",
    "value": "India",
    "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": "PIN Code - 400 706",
  "label": false
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  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R. C. C. Slab"
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"label": "MS Rolling Shutter"
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Middle Class"
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  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road",
    "south": "Sai Vihar Apartment",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "west": "6 Mtrs. Wide Road / 6 Mtrs. Wide Road",
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"south": "6 Mtrs. Wide Road / Plot No. 307",
"east": "Plot No. 328 / Plot Nos. 335 & 327"
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "+ Toilet.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
},
"compositeRate": {
  "remark": "As per measurement actual Carpet area is 196.00 Sq. Ft. and as per
Agreement Built up area is 315.00 Sq. Ft. For the purpose of valuation we have
considered least area i.e. 196.00 Sq. Ft. Carpet",
  "depreciationPercentage": "37.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "30062.5",
  "depreciatedBuildingRate": "1562.5"
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "70800",
  "landRate": "18300",
  "igrImage": "cases/65950f542fcdd54ce8d9a4dd/igr_1704519477723_Image.png",
  "squareMeterGuideLineRate": "70800.00",
  "squareFeetGuideLineRate": "6578.00"
},
"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "75",
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"rate": "5358.00",
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "12,500.00",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As Per NMMC norms",
  "tenantName": "Mr. Santosh Varma / Rented Since – 1 Year",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonery"
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"value": "MunicipalWaterSupply",
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"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
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"year": "1999",
"fullDate": "1/1/1999"
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"planningArea": {
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"typeOfStructure": {
"value": "R.C.C.",
"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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"structuralSafety": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "35",
"ageOfBuilding": "25",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "215.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65950f542fcdd54ce8d9a4dd/
routeMap_1704520615678_Image.png",
    "routeLat": "19.042393",
    "routeLng": "73.011527",
    "stationName": "Nerul",
    "routeDistance": "1.5 Km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
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    {
      "id": "fmcm2",
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    "name": "fmcm2",
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  }
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5892348.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "890580.00",
  "finalValue": "5892348.00",
  "purchaseValueDocument": {
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      "value": "60ae1254aa6d152c1801b326"
    }
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  "isHardCopy": false,
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"id": "778990",
"path": "cases/65950f542fcdd54ce8d9a4dd/
document_1704267551701_Dnyaneshwar_chikane_pnb_v19_Doc.pdf",
"fileName":
"document_1704267551701_Dnyaneshwar_chikane_pnb_v19_Doc.pdf",
"documentDate": "03/03/2011",
"amount": "8,40,000.00",
"from": {
  "value": "Transferor",
  "label": "Transferor"
},
"Transferor": "Smt. Ratna Shankar Naik",
"to": {
  "value": "transferee",
  "label": "transferee"
},
"transferee": "Mr. Dnyaneshwar Narayan Chikane",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "1142/2011"
},
"outward": {
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  "status": false
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  }
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  "builtUpRateRange": {
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    "max": "26042"
  }
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    "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "quantity": "0.00",
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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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"createCase": "false",
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
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  "REF:ZO: SAMD:1138"
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"status": true,
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"invoices": [],
"paymentId": [],
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"ownerName": "Mr. Dnyaneshwar Narayan Chikane",
"ownerPhoneNo": "9819673718",
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"appAddress": "Shop no. 08, Gr. Flr., Godavari CHSL, Sarsole, Nerul, Navi mumbai",
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "03/03/2011",
      "amount": "8,40,000.00",
      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Smt. Ratna Shankar Naik",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Dnyaneshwar Narayan Chikane",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "1142/2011"
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    "displayStatus": true,
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  },
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      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "14/05/1999",
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        "label": "Navi Mumbai Municipal Corporation."
      },
      "number": {
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"createdAt": "Sat Jan 06 2024 10:47:25 GMT+0530 (India Standard Time)"
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{
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    "label": "Previous Valuation Report"
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  "inputs": {
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    "remark": " issued by Basavraj Masanagi & Co.",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "24394 / 2018 - 2019 / 325 / OBC - RAG-Turbhe"
  },
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  "uploadedBy": "627222afafd7d55eddeddd82",
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    "phone": "9819673718",
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    "email": "",
    "id": "764685"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "name": "Shop",
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    "width1": "14",
    "width2": "0",
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    "extraAreas": []
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],
"otherComposition": [],
"externalReport": [],
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      "value": "60ae1254aa6d152c1801b326"
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      "label": "Square Feet"
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"docBultupPercentage": "",
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"images": [],
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  "areaType": "Carpet",
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  "expectedPrice": "3500000",
  "expectedRate": "25925.93",
  "builtUpExpectedRate": "21604.94",
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  "id": "699882"
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  "expectedPrice": "2500000",
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  "expectedRate": "32000.00",
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Ltd., Darshan Darbar Marg, Nerul, Plot No. G.E.S 307 & 308, Village - Sarsole, Taluka -
Thane, District - Thane, Navi Mumbai, PIN Code - 400 706, State - Maharashtra, India",
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} Name	Length	Width	Total
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Other Composition :			