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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
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    "value": "Fair_Market_Value"
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    "type": "CREDITOFFICER",
    "_id": "648aa63dda662768e994f772",
    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "25000000",
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"discussWithPerson": "Saumita Chakraborty",
"expectedFees": 12500,
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  "shortName": "VCIPL/Mumbai",
  "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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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "lastName": "Parab",
    "mobileNo": "8291009567",
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  "rateVerifier": {
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
    "shortName": "RJ",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
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  "value": "",
  "label": false
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  "value": "C",
  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "east": "Internal Road"
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    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
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"extraDetailOfProperty": "As per previous valuation report it is a 3 BHK flat with 3
Bedrooms + Living Room + Kitchen + 3 Toilets + Flowerbed Area (i.e. 2 BHK flat
converted into 3 BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. BP/Mouje-Bopsai/
Taluka-Kalyan/SS Thane / 1829 Dated 14.09.2018 issued by Assistant Director, City
Formation, Thane (Downloaded from RERA Site)",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "6000.00",
  "depreciatedBuildingRate": "2500"
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"igrRate": {
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  "rate": "25900",
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  "squareFeetGuideLineRate": "2406.00"
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  "squareFeetGuideLineRate": "2406.00"
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
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  "monthlyRent": "9,000/- Expected rental income per month",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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  "negativeFactorsOfAffectMarketValue": "No"
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"value": "Plain_Looking",
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"protAgainstNatDis": {
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  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
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"label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As Per Previous valuation Report"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "753.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/6607f3abf50cbc6699c84b7a/
routeMap_1712140662367_Image.png",
    "routeLat": "19.272411",
    "routeLng": "73.262477",
    "stationName": "Titwala",
    "routeDistance": "9.5 km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
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    "latLng": true,

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    "name": "5s8o2y",
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routeMap_1712140435941_Image.png"
  }
]
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
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"dayCount": "8",
"monthCount": "19",
"generatedBy": "64cde526dc9f3034f3fefa49"
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    "status": true
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    "status": false
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"flooringTilingKitchenPlatform": {
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"percentage": "0.00",
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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},
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"reportImages": {
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    "orientation": "portrait"
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externallmg_1712122608722_1712122745218_image_7.jpeg",
    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": []
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  "builtUpRateRange": {
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    "max": "6325.00"
  }
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "estimatedValue": "0.00",
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  "status": true,
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}
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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",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
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"finalValuationArea": "685.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Santosh Shiv Narayan Jha",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 207, 2nd Floor, Building C, Aditya Apartment, Village - Bapsai",
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"remark": "NPA Account ",
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    "inputs": {
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      "remark": "in the name of Mr. Santosh Shiv Narayan Jha & Mrs. Saroj Santosh Jha"
    },
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    "displayStatus": true,
    "id": "590003",
    "path": "cases/6607f3abf50cbc6699c84b7a/
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  },
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "Mr. Navin Naranji Jain (proprietor of M/s. Aditya Developers)",
      "to": {
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        "label": "Allottee"
      },
      "Allottee": "Mr. Santosh Shiv Narayan Jha & Mrs. Saroj Santosh Jha",
      "number": {
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        "label": "Registration No"
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      "Registration_No": "12596/2022"
    },
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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": "P51700018589"
},
"isHardCopy": false,
"displayStatus": true,
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document_1712143975572_P51700018589.pdf",
"id": "777674",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Wed Apr 03 2024 17:02:55 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "BP/Mouje-Bopsai/Taluka-Kalyan/SS Thane / 1829"
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"isHardCopy": false,
"displayStatus": true,
"id": "807183",
"path": "cases/6607f3abf50cbc6699c84b7a/
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    "label": "Approved Building Plan"
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  "inputs": {
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      "label": "No"
    },
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  },
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  "fileName": "document_1712144859736_1_Building_Plan_Approval_IOD.pdf"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 30 2024 16:42:43 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Mr. Santosh Shiv Narayan Jha\t",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "353290"
  },
  {
    "name": "Mrs. Saroj Santosh Jha",
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"phone": "",
"email": "",
"ownershipShare": "",
"id": "696691"
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],
"proposePurchasers": [],
"siteInspection": [],
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"externalReport": [],
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  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
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    "label": "Square Feet"
  },
  "id": "869700",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "685",
  "squareMeterArea": "63.64",
  "docFinalBuiltUp": "753.5",
  "docFinalBuiltUpSquareMeter": "70.004",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
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  "area": "345",
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}
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"expectedPrice": "2400000",
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  "percentage": "",
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  "percentage": "30",
  "isManual": false
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  "area": "499",
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  "saleablePercentage": "30",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
  "expectedPrice": "3450000",
  "expectedRate": "6913.83",
  "builtUpExpectedRate": "6285.30",
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indicator_1712133142038_Image.png",
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"carpetArea": {
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  "area": "402",
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  "saleablePercentage": "30",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "2155000",
  "expectedRate": "5360.70",
  "builtUpExpectedRate": "4873.36",
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    "squareMeterArea": "37.35",
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      "squareMeterArea": "53.41",
      "expectedRate": "3748.74",
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
]
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{
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externallmg_1712122580951_1712122745218_image_3.jpeg",
  "orientation": "portrait"
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externallmg_1712122593483_1712122745218_image_4.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externallmg_1712122598792_1712122745218_image_5.jpeg",
  "path": "cases/6607f3abf50cbc6699c84b7a/
externallmg_1712122598792_1712122745218_image_5.jpeg",
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{
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    "orientation": "portrait"
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externallmg_1712122523718_1712122712771_image_1.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1712135388443_Calculation_Sheet_NEW.xlsx",
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processingDocuments/1712135388443_Calculation_Sheet_NEW.xlsx",
    "size": "3361888",
    "createdAt": "Wed Apr 03 2024 14:39:48 GMT+0530 (India Standard Time)",
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"leadRemarks": [],
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"__v": 0,
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Bhiwandi - Murbad Road, Village - Bapsai, Taluka - Kalyan, District - Thane, PIN - 421
401, State - Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fefa49",
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"contactPersonName": "Santosh Shiv Narayan Jha\t",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 685.00",
"flatRate": "6000",
"landOtherRate": "3500",
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    "value": "Independent_Building"
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"roadFacing": false,
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"siteVisitDate": "2024-04-03",
"builtupPercentage": "10",
"carpetTotal": "0",
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85.00 ",
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    "leasePremium": "",
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Composition :

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Other

Composition :

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