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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856bb59"
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    "firstName": "Namrata Ghone",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231331",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9769152981"
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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  "initial": "SBI",
  "remark": "Temp",
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  "type": "BRANCH",
  "name": "RACPC Nashik ",
  "email": "sbi.10518@sbi.co.in",
  "mobileNo": "02532501640",
  "alternateMobileNo": "",
  "address": "1st Floor,Patel Plaza ,N.D.Patel Road,Opp BSNL,Landmark Seawoods
Navratna Hotel Nashik-422001",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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    "firstName": "Sachin",
    "email": "sachinraundal9021@gmail.com",
    "lastName": "Raundal",
    "mobileNo": "9021337843",
    "shortName": "Sachin",
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    "firstName": "Rishidatt",
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    "lastName": "Yadav",
    "mobileNo": "9404341081",
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    "shortName": "RV",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "title": {
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    "number": "AM161706-3"
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"shortName": "MBC",
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"fatherName": "Baburao"
}
]
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  "value": "BANK"
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"geo": {
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  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near K.K Wagh Universal School, Tirumla Nagar, Pujya Sri Sri
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Internal Visit not allowed"
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  "windows": {
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"label": "Middle Class"
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
"value": "Nashik_Municipal_Corporation_",
"label": "Nashik Municipal Corporation "
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"whetherCoveredUnderAnyState": {
"value": "No",
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"asPerActualAgreement": {
"north": "7.50 Mtr. Colony Road",
"west": "Marginal Space & Plot No. 19",
"south": "Adj. Survey No. 16",
"east": "30.00 Mtr. D.P. Road"
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"asPerDocumentAgreement": {
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"south": "Open Plot",
"east": "Road"
},
"unitBoundaries": {
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"south": "Internal Site Visit not allowed",
"west": "Internal Site Visit not allowed"
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"asPerDocument": {
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    "south": "Marginal Space",
    "west": "Lift & Flat No. 17"
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"whichTheLocalityIsServed": {
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    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Accompanying
Occupancy Certificate Javak No. Nashik/ A2/ 2682 dated.09.06.2009 issued by Nashik
Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Yes - At the time of visit, Flat is Locked at the time of
Site Visit, Only External Visit Done on Site. At the time of visit physical measurement of
the property could not be taken. We have taken the area as per Agreement For Sale.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "22.5",
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  "depreciatedCostOfConstruction": "3350",
  "depreciatedBuildingRate": "1550"
},
"igrRate": {

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"propertyName": "Flat",
"rate": "36500",
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"igrImage": "cases/66c7112f0f117327db7435de/igr_1724479549697_Image.png",
"squareMeterGuideLineRate": "36500.00",
"squareFeetGuideLineRate": "3391.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "85",
  "rate": "3054.00",
  "squareMeterGuideLineRate": "32870.00",
  "squareFeetGuideLineRate": "3054.00"
},
"outgoingDetail": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Internal visit not allowed"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Na",
  "floorSpaceIndex": "As Per NMC Nomrs",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Covered Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
  },
  "planningArea": {
    "value": "Residential_cum_Commercial",
    "label": "Residential cum Commercial"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Normal"
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"materialUsedList": {
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"buildingSpecification": {
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"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "No"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1250.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1724481227496_Image.png",
    "routeLat": "19.971882",
    "routeLng": "73.801746",
    "stationName": "Nashik Road",
    "routeDistance": "6.7",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
},
"showLocation": {
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  "finallatlng": true
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    "id": "cz0njr",
    "name": "cz0njr",
    "image": "cases/66c7112f0f117327db7435de/
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "Seller": "Shri. Anant Narayan Dandekar & Sau. Madhuri Anant Dandekar",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri.
Ganesh Kisan Botwe ",
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  "No": "11052/ 2021"
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": true,
  "status": false
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  "isHideFloor": true,
  "status": false
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  "status": true
}
},
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      "orientation": "portrait"
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  "compositionImages": []
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  "builtUpRateRange": {
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    "max": "3241.00"
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  "status": true,
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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Shri. Ganesh Kisan Botwe ",
"ownerPhoneNo": "7875557300",
"appAddress": "FLAT NO.16, 4th FLOOR, PRABHU CAPITAL APPT.RAVI SHANKAR
MARG, OPP. NASHIK PUNE ROAD, NASHIK - 422006",
"remark": "",
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    },
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  "to": {
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    "label": "buyer"
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    },
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      "nameOfApprovingAuthority": {
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        "label": "Nashik Municipal Corporation"
      },
      "number": {
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        "label": "No"
      },
      "No": "Javak No/ NNRV/ 2682"
    },
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KA_RAJENDRA_AWASARKAR_1.pdf",
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KISAN_BOTWE_AND_PRIYANKA_RAJENDRA_AWASARKAR_1.pdf",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 22 2024 15:51:35 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Sau. Priyanka Ganesh Botwe (Alias) Priyanka Rajendra Awasarkar & Shri.
Ganesh Kisan Botwe ",
    "phone": "7875557300",
    "ownershipShare": "",
    "email": "",
    "id": "820030"
  }
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  "docSaleablePercentage": "20",
  "docFinalSaleable": "1440",
  "docFinalSaleableSquareMeter": "133.776"
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  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
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  "docFinalSaleable": "0",
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"squareMeterArea": "69.68",
"expectedRate": "4666.67",
"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "83.61",
  "expectedRate": "3888.89",
  "percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "100.34",
  "expectedRate": "3240.74",
  "percentage": "20"
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"expectedPrice": "3500000",
"expectedRate": "4666.67",
"builtUpExpectedRate": "3500000",
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"id": "408096"
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    "squareMeterArea": "69.91",
    "expectedRate": "4079.73",
    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "3399.78",
    "percentage": "20"
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    "path": "cases/66c7112f0f117327db7435de/
externalImg_1724478491536_WhatsApp_Image_20240823_at_125142.jpeg",
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},
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  "path": "cases/66c7112f0f117327db7435de/
externallmg_1724478491896_WhatsApp_Image_20240823_at_125143_2.jpeg",
  "orientation": "portrait"
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  "status": false,
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  "path": "cases/66c7112f0f117327db7435de/
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  "orientation": "landscape"
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  "path": "cases/66c7112f0f117327db7435de/
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},
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  "path": "cases/66c7112f0f117327db7435de/
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  "orientation": "portrait"
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Wagh Universal School, Tirumla Nagar, Pujya Sri Sri Ravishankar Marg, Plot No. 18,
Village - Wadala, Taluka - Nashik, District - Nashik, 422006, State - Maharashtra, India",
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