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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "label": "Direct"
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  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
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  "creditOfficer": {
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      "_id": "632ee4c4e2561b46f656d584"
    },
    "firstName": "testadgaon",
    "type": "CREDITOFFICER",
    "_id": "635f7a01e363ef22db2f2417",
    "lastName": "adgaon",
    "mobileNo": "",
    "email": "adgaon@vastukala.org",
    "workMobileNo": "0000000000"
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  "fees": {
    "type": "fixed",
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"expectedFees": null,
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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"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "me@me.sbi",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RACPC Adgaon, Nashik Branch,Nshik, Maharashtra State –
Maharashtra, Country – India."
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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  "pickupPerson": {
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    "role": "FRONTDESK",
    "firstName": "Rushikesh",
    "email": "rushipingle2201@gmail.com",
    "lastName": "Pingle",
    "mobileNo": "8788210361",
    "shortName": "RUP",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Sachin",
    "email": "sachinraundal9021@gmail.com",
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    "mobileNo": "9021337843",
    "designation": "Site Engg",
    "shortName": "Sachin",
    "workWithDocumentMaker": "62724142afd7d55eddede405",
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  "rateVerifier": {
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    "role": "FRONTDESK",
    "firstName": "Rishidatt",
    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "designation": "",
    "shortName": "RV",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"designation": "Back Office Team Leader",
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"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
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"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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  "longitude": "73.785471"
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      "dateTime": "2024-12-25",
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  "underConstruction": false
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    "label": true
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    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Nashik",
    "label": true
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    "value": "1",
    "label": false
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    "value": "",
    "label": true
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  "value": "Nashik",
  "label": false
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  "key": "plotNo",
  "value": "8",
  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 422 003",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flooring": {
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  "label": "Internal Visit not allowed"
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"fittings": {
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},
"finishing": {
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  "label": "Internal Visit not allowed"
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"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Nashik Municipal Corporation "
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
}
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"asPerActualAgreement": {
  "north": "Open Plot",
  "west": "Open Plot",
  "south": "Building",
  "east": "By 30.00 Mtr. Wide D.P. Road"
},
"asPerDocumentAgreement": {
  "north": "By Plot No. 9",
  "west": "By Land S.No. 13",
  "south": "By Plot No. 7",
  "east": "By 30.00 Mtr. Wide D.P. Road"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Internal Site Visit not allowed",
    "south": "Internal Site Visit not allowed",
    "west": "Internal Site Visit not allowed"
  },
  "asPerDocument": {
    "north": "Apartment No. 103",
    "east": "Lift, Passage & Apartment No. 101",
    "south": "Side Margin of Building",
    "west": "Side Margin of Building"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Accompanying Commencement Certificate No.
Nashik/ C1/ 867 dated.04.02.2010 issued by Nashik Municipal Corporation, Nashik",
"approvePlanVerified": "Yes",
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"empanelledOfApprovePlan": "Yes - At the time of visit physical measurement of the
property could not be taken. We have taken the area as per Agreement For Sale.",
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"compoundWall": ""
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"apfDetails": {
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"compositions": []
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"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "5010",
"depreciatedBuildingRate": "1610"
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"igrRate": {
"propertyName": "Flat",
"rate": "35300",
"landRate": "12500",
"igrImage": "cases/676bde2aa6bc3e30b6d75d51/igr_1735123766253_Image.png",
"squareMeterGuideLineRate": "35300.00",
"squareFeetGuideLineRate": "3279.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "87",
"rate": "3004.00",
"squareFeetGuideLineRate": "3004.00",
"squareMeterGuideLineRate": "32336.00"
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"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Internal_visit_not_allowed",
"label": "Internal visit not allowed"
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"monthlyRent": "7000",
"assessmentNo": "Details Not Provided",
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"taxAmount": "Details Not Provided",
"electricityServiceConnectionNo": "Details Not Provided",
"meterCardHolderName": "Details Not Provided",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As Per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  }
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2011",
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"planningArea": {
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  "label": "Residential"
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"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": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "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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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1735125036987_Image.png",
    "routeLat": "20.021683",
    "routeLng": "73.785471",
    "stationName": "Nashik Road",
    "routeDistance": "12.5",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "jn97cn",
      "name": "jn97cn",
      "image": "cases/676bde2aa6bc3e30b6d75d51/
routeMap_1735124975131_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3346680.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "3346680.00",
"purchaseValueDocument": {
  "documentType": {
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    "label": "Agreement for sale"
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  "isHardCopy": false,
  "displayStatus": false,
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  "Developers": "M/s. S.R. Construction",
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  "buyer": "Shri. Pradeep Govind Ghumare & Sau. Sheetal Pradeep Ghumare",
  "number": {
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  },
  "No": "3343/ 2010"
}
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"outward": {
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    "isHideFloor": false,
    "status": false
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"floorsCompleted": "",
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  "isHideFloor": false,
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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"parkingImages": [],
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"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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  "builtUpRateRange": {
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    "max": "5203.00"
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},
}
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    "ratePerUnit": "0.00",
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    "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"status": true,
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"paymentStatus": "NA",
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"ownerName": "Shri. Pradeep Govind Ghumare & Sau. Sheetal Pradeep Ghumare",
"ownerPhoneNo": "8788210361",
"fullAddress": "Residential Flat No. 102, 1st Floor, Shree Balaji Heights Apartment,
Near Sai Samarth Multispeciality Hospital, Janta Raja Chowk, Plot No. 8,
Makhmalabad, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code -
422 003, State - Maharashtra, Country - India",
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  "from": {
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    "label": "Developers"
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  "Developers": "M/s. S.R. Construction",
  "to": {
    "value": "buyer",
    "label": "buyer"
  },
  "buyer": "Shri. Pradeep Govind Ghumare & Sau. Sheetal Pradeep Ghumare",
  "number": {
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    "label": "No"
  },
  "No": "3343/ 2010"
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    "nameOfApprovingAuthority": {
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      "label": "Nashik Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
    "number": {
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      "label": "No"
    }
  },
  "No": "Nashik/ C-1/ 867"
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  }
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    "name": "Shri. Pradeep Govind Ghumare & Sau. Sheetal Pradeep Ghumare",
    "phone": "8788210361",
    "ownershipShare": "",
    "email": "",
    "id": "455616"
  }
],
"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
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      "label": "Square Feet"
    },
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    "squareMeterArea": "62.06",
    "totalAreaDocument": "668",
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    "docFinalBuiltUp": "801.60",
    "docFinalBuiltUpSquareMeter": "74.47",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
    "id": "126991"
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"expectedRate": "4721.71",
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"squareMeterArea": "96.81",
"expectedRate": "3934.74",
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"expectedPrice": "4100000",
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  "expectedRate": "6242.80",
  "builtUpExpectedRate": "4500000",
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