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{
  "typeOfReport": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "632ee4c4e2561b46f656d584"
    },
    "firstName": "Shekhar",
    "type": "CREDITOFFICER",
    "_id": "679229ca936736429e697939",
    "email": "SBI.64066@SBI.CO.IN",
    "lastName": "Sarode",
    "mobileNo": "",
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  "fees": {
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  "shortName": "NSK",
  "email": "nashik@vastukala.org",
  "address": "4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra - Nandur Naka Link
Road, Adgaon, Nashik - 422003",
  "city": "Nashik"
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  "remark": "Temp",
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  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RACPC Adgaon, Nashik Branch,Nshik, Maharashtra State –
Maharashtra, Country – India."
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    "firstName": "Rishidatt",
    "email": "rishiyadav44444@gamil.com",
    "lastName": "Yadav",
    "mobileNo": "9404341081",
    "shortName": "RV",
    "workWithDocumentMaker": "",
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  "siteEngineer": {
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  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
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        "label": "Wealth Tax"
      }
    ],
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    "role": "VALUER",
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
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    "label": false
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  "label": false
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  "label": false
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  "value": "",
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  "doors": {
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    "label": "Internal Visit not allowed"
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  "windows": {
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  },
  "fittings": {
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  "finishing": {
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  "populationGroupList": {
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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  "east": "C.T.S. No. 3298 Part"
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  "west": "Raj Road",
  "south": "C.T.S. No. 2559 Part",
  "east": "C.T.S. No. 3298 Part"
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    "east": "Internal Site Visit not allowed",
    "south": "Internal Site Visit not allowed",
    "west": "Internal Site Visit not allowed"
  },
  "asPerDocument": {
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    "east": "Building Marginal Space",
    "south": "Staircase & Flat No. 16",
    "west": "Flat No. 19"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
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},
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"approvePlanVerified": "Approved Building Plan Were Not Provided and Not Verified",
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could not be taken. We have taken the area as per Deed of Apartment & Pervious
Valuation Report",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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"compositeRate": {
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have taken the area as per Deed of Apartment & Pervious Valuation Report",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "3650",
  "depreciatedBuildingRate": "1550"
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"igrRate": {
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  "landRate": "19800",
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  "squareMeterGuideLineRate": "36300.00",
  "squareFeetGuideLineRate": "3372.00"
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"igrFinalRate": {
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  "depreciationPercentage": "85",
  "rate": "3142.00",
  "squareFeetGuideLineRate": "3142.00",
  "squareMeterGuideLineRate": "33825.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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"monthlyRent": "NA",
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"taxPaidHolderName": "",
"taxAmount": "",
"electricityServiceConnectionNo": "",
"meterCardHolderName": "",
"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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  },
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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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"asthetikLook": {
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  "fullDate": "1/1/2010"
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"planningArea": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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  "value": "Standard",
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"maintenanceOfTheBuilding": {
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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": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "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": "4",
"flatFloorNo": "4",
"noOfLifts": "1",
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    "routeLng": "73.790889",
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    "routeDistance": "8.6",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "4ze1dl",
      "name": "4ze1dl",
      "image": "cases/67cc029f021414d63cdf2194/
routeMap_1741425730355_Image.png"
    }
  ]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
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"finalValue": "2631650.00",
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  "attachConfig": {
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  "Seller": "Shri. Anil Kashinath Kale & Others",
  "to": {
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    "label": "buyer"
  },
  "buyer": "Sau. Sangita Satish Budhkar & Shri. Satish Ramchandra Budhkar"
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    "floorsCompleted": "",
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    "isHideFloor": false,
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  "status": false
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"compositionImages": []
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  "lessTotalValue": 0,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
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"finalValuationArea": "721.00",
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"paymentIds": [],
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"ownerName": "Sau. Sangita Satish Budhkar & Shri. Satish Ramchandra Budhkar",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 20, 4th Floor, Dwarka Damodar Heights
Apartment, Behind Billu Pulav Special, Doodh Bazar, Naikwadi Pura, Village - Nashik,
Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 001, State - Maharashtra,
Country - India",
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      "value": "60ae1269aa6d152c1801b389"
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      "Seller": "Shri. Anil Kashinath Kale & Others",
      "to": {
        "value": "buyer",
        "label": "buyer"
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      "buyer": "Sau. Sangita Satish Budhkar & Shri. Satish Ramchandra Budhkar"
    },
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    "label": "Nashik Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  }
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"No": "Nashik/ A2/ 5478/ 3748"
},
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BHUDHKAR37554929652HE_AGREEMENT.pdf",
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BHUDHKAR37554929652HE_AGREEMENT.pdf",
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    "value": "60ae1248aa6d152c1801b2ee"
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  "attachConfig": {
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    "toPage": 0
  },
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    "remark": "issued by D.R. Harkal & Associates",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
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"displayStatus": false,
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REPORT.pdf",
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BUDHKAR37554929652HE_VAL_REPORT.pdf",
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    "description": "Create Lead",
    "datetime": "Sat Mar 08 2025 08:41:03 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Sau. Sangita Satish Budhkar & Shri. Satish Ramchandra Budhkar",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "374600"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "value": "60ae1269aa6d152c1801b389"
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      "label": "Square Feet"
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    "squareMeterArea": "66.98",
    "totalAreaDocument": "721",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
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    "builtUpArea": {
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      "squareMeterArea": "59.46",
      "expectedRate": "3593.75",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "71.35",
      "expectedRate": "2994.79",
      "percentage": "20"
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    "expectedPrice": "2300000",
    "expectedRate": "4312.53",
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    "squareMeterArea": "143.81",
    "expectedRate": "3552.97",
    "percentage": "20"
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "5500000",
  "expectedRate": "5116.28",
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    "orientation": "landscape"
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