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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Abhinay",
    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d30",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9120283508",
    "email": "3sbi.14677@sbi.co.in"
  },
  "fees": {
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"organization": {
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  "name": "Mumbai",
  "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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000167",
  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Baor",
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  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
},
"rateVerifier": null,
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  "role": "MAKER",
  "firstName": "Pradnya ",
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  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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"firstName": "Manoj",
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"lastName": "Chalikwar",
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"fatherName": "Baburao"
}
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  "label": "BANK"
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  "longitude": "73.09051482930793"
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  "schedule": [
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"visitedDate": [
  {
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    "dateTime": "2024-07-05",
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    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
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    "label": true
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    "key": "country",
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    "label": false
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    "key": "village",
    "value": "Kamothe",
    "label": true
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  "key": "city",
  "value": "Navi Mumbai ",
  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "B",
  "label": true
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"projectName": {
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  "value": "",
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  "label": true
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  "key": "hisNo",
  "value": "",
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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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 "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "Sole Ownership"
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    "label": "Urban"
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  "townplanApprovedByList": {

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"value": "CIDCO",
"label": "CIDCO"
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"whetherCoveredUnderAnyState": {
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"north": "Under Construction Building ",
"west": "Wing - A",
"south": "Shiv Parvati Building ",
"east": "Internal Road "
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"asPerDocumentAgreement": {
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"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
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"south": "",
"east": ""
},
"asPerDocument": {
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"west": "",
"south": "",
"east": ""
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"isDisplay": false,
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"whichTheLocalityIsServed": {
"buses": {
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"taxies": {
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"auto": {
"title": "Auto"
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"privateCars": {
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that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "25.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "637.5",
  "depreciatedCostOfConstruction": "10162.50",
  "depreciatedBuildingRate": "1862.5"
},
"igrRate": {
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  "rate": "79800",
  "landRate": "29600",
  "igrImage": "cases/66850ad602a43d10c09e3b2b/igr_1720176004731_Image.png",
  "squareMeterGuideLineRate": "79800.00",
  "squareFeetGuideLineRate": "7414.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "83",
  "rate": "6621.00",
  "squareMeterGuideLineRate": "71266.00",
  "squareFeetGuideLineRate": "6621.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
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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 CIDCO norms ",
"tenantName": "Mr. Rahul Bajaj<br />occupied since last one& half year. ",
"maintenanceOfFlat": "Normal "
},
"marketability": {
"marketabilityList": {
"value": "Good",
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},
"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
},
"partitions": {
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
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"label": "Municipal Water Supply"
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},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
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"label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2007",
  "fullDate": "1/1/2007"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
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"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "650.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/66850ad602a43d10c09e3b2b/
routeMap_1720250635804_Image.png",
    "routeLat": "19.020694",
    "routeLng": "73.090083",
    "stationName": "Mansarovar ",
    "routeDistance": "1.5 Km. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "k4itc6",
      "name": "k4itc6",
      "image": "cases/66850ad602a43d10c09e3b2b/
routeMap_1720250444306_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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"depreciationPercentage": "",
"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"wardrobesRate": "0",
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"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5508346.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "5508346.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Jul 06 2024 14:12:04 GMT+0530 (India Standard Time)",
  "number": "2307100",
  "dayCount": "3",
  "monthCount": "104",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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"window": {
  "label": "Window",
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externalimg_1720173953764_WhatsApp_Image_20240705_at_152002.jpeg",
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "name":
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/66850ad602a43d10c09e3b2b/
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    "orientation": "portrait"
  },
  {
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    "path": "cases/66850ad602a43d10c09e3b2b/
externallmg_1720173967568_WhatsApp_Image_20240705_at_152013_1.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
    "_id": "6687c58fa403df7f574ec504",
    "name":
"externallmg_1720173967588_WhatsApp_Image_20240705_at_152015.jpeg",
    "path": "cases/66850ad602a43d10c09e3b2b/
externallmg_1720173967588_WhatsApp_Image_20240705_at_152015.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "path": "cases/66850ad602a43d10c09e3b2b/
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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"max": "12741.00"
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"builtUpRateRange": {
  "min": "7495.00",
  "max": "10617.00"
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"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "isEditable": true
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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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",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "542.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3",
  "SME/TCC/2021-22/86/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66850ad602a43d10c09e3b2b",
"ownerName": "Mr. Puran Singh Negi ",
"ownerPhoneNo": "8169130669",
"appAddress": "flat no. 203 2th floor B wing Basant Bahar plot no. 05 sector no 11 kamothe",
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"remark": "ssl Abhishek Singh 7766952375",
"documents": [
  {
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      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "15/11/2010",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. (Capt.) Vinay Gulu Malani ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Puran Singh Negi ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "4326 / 2010"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "385034",
    "path": "cases/66850ad602a43d10c09e3b2b/document_1719995063665_17199949
38383_Puran_Singh_Negi__sbi_Racpc_Belapur.pdf",
    "fileName": "document_1719995063665_1719994938383_Puran_Singh_Negi__sbi
_Racpc_Belapur.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "26/10/2007",
      "nameOfApprovingAuthority": {
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        "label": "CIDCO"
      },
      "number": {
        "value": "No",
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    "label": "No"
  },
  "No": "CIDCO / BP / ATPO / 1633"
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"displayStatus": false,
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document_1720176958356_Agreement.pdf",
"id": "787414",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jul 05 2024 16:26:00 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "11/07/2003",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CIDCO / EE / BP / ATPO / 148"
},
"isHardCopy": false,
"displayStatus": false,
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document_1720177017060_Agreement.pdf",
"id": "423878",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jul 05 2024 16:26:57 GMT+0530 (India Standard Time)"
}
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"caseNumber": "009694",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "id": "783579",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Wed Jul 03 2024 13:54:54 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Puran Singh Negi ",
"phone": "8169130669",
"ownershipShare": "",
"email": "",
"id": "687904"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "424453",
"name": "Living Room",
"length": "10.17",
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"length2": "2",
"width": "14.25",
"width1": "14",
"width2": "3",
"totalArea": "144.87",
"images": [],
"extraAreas": [],
"finalArea": "144.87"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "7",
"name": "Bedroom",
"length": "9.58",
"length1": "9",
"length2": "7",
"width": "9.42",
"width1": "9",
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"width2": "5",
"totalArea": "90.24",
"images": [],
"finalArea": "90.24",
"extraAreas": []
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    "label": "Square Feet"
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  "id": "2",
  "name": "Bedroom",
  "length": "9.58",
  "length1": "9",
  "length2": "7",
  "width": "10.50",
  "width1": "10",
  "width2": "6",
  "totalArea": "100.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.62"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "2.83",
  "width1": "2",
  "width2": "10",
  "totalArea": "23.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.85"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
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  "name": "Kitchen",
  "length": "7.83",
  "length1": "7",
  "length2": "10",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "54.18",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.18"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "21.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "22.52",
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"images": [],
"extraAreas": [],
"finalArea": "22.52"
}
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"otherComposition": [
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    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
  "totalArea": "79.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "79.75",
  "percentageBeforeTotal": "79.75",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Enclosed Balcony Area",
    "value": "Enclosed_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "1",
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"width2": "6",
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"images": [],
"extraAreas": [],
"finalArea": "24.37",
"percentageBeforeTotal": "24.37",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "50.35",
  "totalAreaDocument": "542",
  "docBuiltpUpPercentage": "20",
  "docFinalBuiltpUp": "650.40",
  "docFinalBuiltpUpSquareMeter": "60.42",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "147347"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "450.00",
    "squareMeterArea": "41.81",
    "expectedRate": "11555.56",
    "percentage": ""
  }
}
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},
"builtUpArea": {
  "area": "540.00",
  "squareMeterArea": "50.17",
  "expectedRate": "9629.63",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
"_id": "6687cdbea403df7f574ecf93",
"property": "Flat",
"area": "450",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "5200000",
"expectedRate": "11555.56",
"builtUpExpectedRate": "9629.63",
"image": "cases/66850ad602a43d10c09e3b2b/
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Hsg. Soc. Ltd. , Plot No. 5, Sector - 11, Village - Kamothe, Taluka - Panvel , District -
Raigad , Navi Mumbai , PIN - 410 209, State - Maharashtra, Country - India",
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Name	Length	Width	Total
Composition :			
Living Room	10'2"	14'3"	144.87
Bedroom	9'7"	9'5"	90.24
Bedroom	9'7"	10'6"	100.62
Passage	8'5"	2'10"	23.85
Kitchen	7'10"	6'11"	54.18
Toilet	3'8"	5'11"	21.69
Toilet	5'9"	3'11"	22.52
Other Composition :			
Terrace Area	9'8"	8'3"	79.75
Enclosed Balcony Area	9'9"	2'6"	24.37