

Agate Realtors And Developers

203-204, Orbit Plaza, 2nd floor, New Prabhadevi Marg, Prabhadevi,
Mumbai – 400025 Ph no. 91-22- 49153599 Fax No.49153513

Declaration for the real estate project – TBC Marol Phase I

Name of the Promoter Organisation: - Agate Realtors And Developers

Name of the Project:- TBC Marol Phase I (Sale Building No. 2 wing A and wing B)

We hear by declare the following technical and other calculation;

A. Plot Area Calculation;

Area	Total Plot Area	RG	Remarks
TBC Marol Phase I	3252.18 SQM	85.42 SQM	Highlighted in Sheet 1/21 and mentioned in the Block Plan
TBC Marol Phase II	3287.70 SQM	734.50 SQM	
Sports Complex (Including amenity area of 275.53 SQM)	6045.19 SQM	-	As per Proforma “A: (Sr. No. 2 + Amenity Area mentioned in description of Sr No. 6 {i.e. 5,769.66 +275.53}
Rehab Building	3585.54 SQM	-	Highlighted in Sheet 1/21 and mentioned in the Block Plan
DP Road	1442.28 SQM	-	As per Proforma “A: (Sr. No. 4)
Amenity Area as per DCR 14B	91.71 SQM	-	As per Proforma “A: (Sr. No. 8 (b)
		-	
Total Plot Area	17704.60 SQM	819.92 SQM	As per Proforma “A:

B. Builtup Area (BUA) Calculation;

Particular	As per Approved IOA	Fungible (Availed)	Total Proposed BUA	Remarks
				Detailed BUA area Statement as per Below Table
BUA Sale Phase I	23,514.90	-	23,514.90	
BUA Sale Phase II	13,990.06	1,807.57	15,797.63	
BUA Rehab Building	895.65	-	895.65	As per Sheet 1 Sale Buit Up Area Table
Total BUA	38,400.61	1,807.57	40,208.18	As per Sheet 1 Sale Buit Up Area Table

BUILT-UP AREA STATEMENT OF SALE BUILDING NO. 2 WING A AND B (TBC MAROL PHASE I)					
FLOOR	SALE COMM. BUA	SALE RESI. BUA	TOTAL BUILT-UP AREA	EXCESS REFUGE AREA	TOTAL SALE BUA
	1	2	3=1+2	4	6=3+4 +5
BASEMENT 4	---	---	0	0	0
BASEMENT 3	---	---	0	0	0
BASEMENT 2	---	---	0	0	0
BASEMENT 1	---	---	0	0	0
GROUND	490.24	0	490.24	0	490.24
1ST FLOOR	---	441.56	441.56	0	441.56
2ND FLOOR	---	1319.62	1319.62	0	1319.62
3RD FLOOR	---	1202.51	1202.51	0	1202.51
4TH FLOOR	---	1202.51	1202.51	0	1202.51
5TH FLOOR	---	1202.51	1202.51	0	1202.51
6TH FLOOR	---	1202.51	1202.51	0	1202.51
7TH(R) FLOOR	---	988.285	988.29	23.36	1011.67
8TH FLOOR	---	1202.51	1202.51	0	1202.51
9TH FLOOR	---	1202.51	1202.51	0	1202.51
10TH FLOOR	---	1202.51	1202.51	0	1202.51
11TH FLOOR	---	1202.51	1202.51	0	1202.51
12TH FLOOR	---	1202.51	1202.51	0	1202.51
13TH FLOOR	---	1202.51	1202.51	0	1202.51
14TH(R) FLOOR	---	988.285	988.29	23.36	1011.65
15TH FLOOR	---	1202.51	1202.51	0	1202.51
16TH FLOOR	---	1202.51	1202.51	0	1202.51
17TH FLOOR	---	1202.51	1202.51	0	1202.51
18TH FLOOR	---	1202.51	1202.51	0	1202.51
19TH FLOOR	---	1202.51	1202.51	0	1202.51
20TH FLOOR	---	1202.51	1202.51	0	1202.51
TOTAL	490.24	22977.92	23468.16	46.74	23514.90

C. Parking Unit Calculation w.r.t. Sanctioned Plans

Particular	Sale Phase I	Sale Phase II	Total
Ground Basement	48	30	78
1 st Basement	78	78	156
2 nd Basement	78	78	156
3 rd Basement	80	80	160
4 th Basement	86	86	172
Total Car Parking	370	352	722

D. Inventory Details – TBC Marol Phase I

Sr. No.	Wing	Floor	Flat Series	Flat No.	Carpet Area (in sq.mts.)	Type of Unit
1	A	Ground	1	Shop 1	41.64	Shop
2	A	Ground	2	Shop 2	37.94	Shop
3	A	Ground	3	Shop 3	40.03	Shop
4	A	Ground	4	Shop 4	38.70	Shop
5	A	Ground	5	Shop 5	49.71	Shop
6	A	1st floor	5	105	74.92	2 BHK (M)
7	A	1st floor	4	104	129.65	3 BHK (M)
8	A	2nd Floor	1	201	82.50	2 BHK (M)
9	A	2nd Floor	2	202	98.29	2 BHK (L)
10	A	2nd Floor	3	203	94.67	2.50 BHK
11	A	2nd Floor	4	204	144.02	3 BHK (L)
12	A	2nd Floor	5	205	82.50	2 BHK (M)
13	A	3rd Floor	1	301	72.23	2 BHK (S)
14	A	3rd Floor	2	302	86.56	2 BHK (L)
15	A	3rd Floor	3	303	90.41	2.50 BHK
16	A	3rd Floor	4	304	126.27	3 BHK (M)
17	A	3rd Floor	5	305	72.23	2 BHK (S)
18	A	4th Floor	1	401	72.23	2 BHK (S)
19	A	4th Floor	2	402	86.56	2 BHK (L)
20	A	4th Floor	3	403	90.41	2.50 BHK
21	A	4th Floor	4	404	126.27	3 BHK (M)
22	A	4th Floor	5	405	72.23	2 BHK (S)
23	A	5th Floor	1	501	72.23	2 BHK (S)
24	A	5th Floor	2	502	86.56	2 BHK (L)
25	A	5th Floor	3	503	90.41	2.50 BHK
26	A	5th Floor	4	504	126.27	3 BHK (M)
27	A	5th Floor	5	505	72.23	2 BHK (S)
28	A	6th Floor	1	601	72.23	2 BHK (S)
29	A	6th Floor	2	602	86.56	2 BHK (L)
30	A	6th Floor	3	603	90.41	2.50 BHK
31	A	6th Floor	4	604	126.27	3 BHK (M)
32	A	6th Floor	5	605	72.23	2 BHK (S)
33	A	7th Floor	2	702	45.06	1 BHK
34	A	7th Floor	3	703	94.67	2.50 BHK
35	A	7th Floor	4	704	144.02	3 BHK (L)
36	A	7th Floor	5	705	82.50	2 BHK (M)
37	A	8th Floor	1	801	72.23	2 BHK (S)
38	A	8th Floor	2	802	86.56	2 BHK (L)
39	A	8th Floor	3	803	90.41	2.50 BHK
40	A	8th Floor	4	804	126.27	3 BHK (M)
41	A	8th Floor	5	805	72.23	2 BHK (S)
42	A	9th Floor	1	901	72.23	2 BHK (S)
43	A	9th Floor	2	902	86.56	2 BHK (L)
44	A	9th Floor	3	903	90.41	2.50 BHK
45	A	9th Floor	4	904	126.27	3 BHK (M)
46	A	9th Floor	5	905	72.23	2 BHK (S)

47	A	10th Floor	1	1001	72.23	2 BHK (S)
48	A	10th Floor	2	1002	86.56	2 BHK (L)
49	A	10th Floor	3	1003	90.41	2.50 BHK
50	A	10th Floor	4	1004	126.27	3 BHK (M)
51	A	10th Floor	5	1005	72.23	2 BHK (S)
52	A	11th Floor	1	1101	72.23	2 BHK (S)
53	A	11th Floor	2	1102	86.56	2 BHK (L)
54	A	11th Floor	3	1103	90.41	2.50 BHK
55	A	11th Floor	4	1104	126.27	3 BHK (M)
56	A	11th Floor	5	1105	72.23	2 BHK (S)
57	A	12th Floor	1	1201	72.23	2 BHK (S)
58	A	12th Floor	2	1202	86.56	2 BHK (L)
59	A	12th Floor	3	1203	90.41	2.50 BHK
60	A	12th Floor	4	1204	126.27	3 BHK (M)
61	A	12th Floor	5	1205	72.23	2 BHK (S)
62	A	13th Floor	1	1301	72.23	2 BHK (S)
63	A	13th Floor	2	1302	86.56	2 BHK (L)
64	A	13th Floor	3	1303	90.41	2.50 BHK
65	A	13th Floor	4	1304	126.27	3 BHK (M)
66	A	13th Floor	5	1305	72.23	2 BHK (S)
67	A	14th Floor	2	1402	45.06	1 BHK
68	A	14th Floor	3	1403	94.67	2.50 BHK
69	A	14th Floor	4	1404	144.02	3 BHK (L)
70	A	14th Floor	5	1405	82.50	2 BHK (M)
71	A	15th Floor	1	1501	72.23	2 BHK (S)
72	A	15th Floor	2	1502	86.56	2 BHK (L)
73	A	15th Floor	3	1503	90.41	2.50 BHK
74	A	15th Floor	4	1504	126.27	3 BHK (M)
75	A	15th Floor	5	1505	72.23	2 BHK (S)
76	A	16th Floor	1	1601	72.23	2 BHK (S)
77	A	16th Floor	2	1602	86.56	2 BHK (L)
78	A	16th Floor	3	1603	90.41	2.50 BHK
79	A	16th Floor	4	1604	126.27	3 BHK (M)
80	A	16th Floor	5	1605	72.23	2 BHK (S)
81	A	17th Floor	1	1701	72.23	2 BHK (S)
82	A	17th Floor	2	1702	86.56	2 BHK (L)
83	A	17th Floor	3	1703	90.41	2.50 BHK
84	A	17th Floor	4	1704	126.27	3 BHK (M)
85	A	17th Floor	5	1705	72.23	2 BHK (S)
86	A	18th Floor	1	1801	72.23	2 BHK (S)
87	A	18th Floor	2	1802	86.56	2 BHK (L)
88	A	18th Floor	3	1803	90.41	2.50 BHK
89	A	18th Floor	4	1804	126.27	3 BHK (M)
90	A	18th Floor	5	1805	72.23	2 BHK (S)
91	A	19th Floor	1	1901	72.23	2 BHK (S)
92	A	19th Floor	2	1902	86.56	2 BHK (L)
93	A	19th Floor	3	1903	90.41	2.50 BHK
94	A	19th Floor	4	1904	126.27	3 BHK (M)
95	A	19th Floor	5	1905	72.23	2 BHK (S)
96	A	20th Floor	1	2001	72.23	2 BHK (S)
97	A	20th Floor	2	2002	86.56	2 BHK (L)
98	A	20th Floor	3	2003	90.41	2.50 BHK

99	A	20th Floor	4	2004	126.27	3 BHK (M)
100	A	20th Floor	5	2005	72.23	2 BHK (S)
101	B	Ground	6	Shop 6	49.71	Shop
102	B	Ground	7	Shop 7	38.70	Shop
103	B	Ground	8	Shop 8	40.03	Shop
104	B	Ground	9	Shop 9	40.24	Shop
105	B	Ground	0	Shop 10	26.64	Shop
106	B	Ground	1	Shop 11	56.13	Shop
107	B	1st floor	3	103	121.75	3 BHK (M)
108	B	1st floor	4	104	129.65	3 BHK (M)
109	B	2nd Floor	1	201	143.98	3 BHK (L)
110	B	2nd Floor	2	202	136.46	3 BHK (L)
111	B	2nd Floor	3	203	129.25	3 BHK (M)
112	B	2nd Floor	4	204	144.02	3 BHK (L)
113	B	2nd Floor	5	205	90.21	2 BHK (L)
114	B	2nd Floor	6	206	90.82	2 BHK (L)
115	B	3rd Floor	1	301	136.15	3 BHK (L)
116	B	3rd Floor	2	302	124.06	3 BHK (M)
117	B	3rd Floor	3	303	119.18	3 BHK (S)
118	B	3rd Floor	4	304	126.27	3 BHK (M)
119	B	3rd Floor	5	305	84.89	2 BHK (L)
120	B	3rd Floor	6	306	85.77	2 BHK (L)
121	B	4th Floor	1	401	136.15	3 BHK (L)
122	B	4th Floor	2	402	124.06	3 BHK (M)
123	B	4th Floor	3	403	119.18	3 BHK (S)
124	B	4th Floor	4	404	126.27	3 BHK (M)
125	B	4th Floor	5	405	84.89	2 BHK (L)
126	B	4th Floor	6	406	85.77	2 BHK (L)
127	B	5th Floor	1	501	136.15	3 BHK (L)
128	B	5th Floor	2	502	124.06	3 BHK (M)
129	B	5th Floor	3	503	119.18	3 BHK (S)
130	B	5th Floor	4	504	126.27	3 BHK (M)
131	B	5th Floor	5	505	84.89	2 BHK (L)
132	B	5th Floor	6	506	85.77	2 BHK (L)
133	B	6th Floor	1	601	136.15	3 BHK (L)
134	B	6th Floor	2	602	124.06	3 BHK (M)
135	B	6th Floor	3	603	119.18	3 BHK (S)
136	B	6th Floor	4	604	126.27	3 BHK (M)
137	B	6th Floor	5	605	84.89	2 BHK (L)
138	B	6th Floor	6	606	85.77	2 BHK (L)
139	B	7th Floor	1	701	223.91	4.5 BHK
140	B	7th Floor	4	704	144.02	3 BHK (L)
141	B	7th Floor	5	705	90.21	2 BHK (L)
142	B	7th Floor	6	706	90.82	2 BHK (L)
143	B	8th Floor	1	801	136.15	3 BHK (L)
144	B	8th Floor	2	802	124.06	3 BHK (M)
145	B	8th Floor	3	803	119.18	3 BHK (S)
146	B	8th Floor	4	804	126.27	3 BHK (M)
147	B	8th Floor	5	805	84.89	2 BHK (L)
148	B	8th Floor	6	806	85.77	2 BHK (L)
149	B	9th Floor	1	901	136.15	3 BHK (L)
150	B	9th Floor	2	902	124.06	3 BHK (M)

151	B	9th Floor	3	903	119.18	3 BHK (S)
152	B	9th Floor	4	904	126.27	3 BHK (M)
153	B	9th Floor	5	905	84.89	2 BHK (L)
154	B	9th Floor	6	906	85.77	2 BHK (L)
155	B	10th Floor	1	1001	136.15	3 BHK (L)
156	B	10th Floor	2	1002	124.06	3 BHK (M)
157	B	10th Floor	3	1003	119.18	3 BHK (S)
158	B	10th Floor	4	1004	126.27	3 BHK (M)
159	B	10th Floor	5	1005	84.89	2 BHK (L)
160	B	10th Floor	6	1006	85.77	2 BHK (L)
161	B	11th Floor	1	1101	136.15	3 BHK (L)
162	B	11th Floor	2	1102	124.06	3 BHK (M)
163	B	11th Floor	3	1103	119.18	3 BHK (S)
164	B	11th Floor	4	1104	126.27	3 BHK (M)
165	B	11th Floor	5	1105	84.89	2 BHK (L)
166	B	11th Floor	6	1106	85.77	2 BHK (L)
167	B	12th Floor	1	1201	136.15	3 BHK (L)
168	B	12th Floor	2	1202	124.06	3 BHK (M)
169	B	12th Floor	3	1203	119.18	3 BHK (S)
170	B	12th Floor	4	1204	126.27	3 BHK (M)
171	B	12th Floor	5	1205	84.89	2 BHK (L)
172	B	12th Floor	6	1206	85.77	2 BHK (L)
173	B	13th Floor	1	1301	136.15	3 BHK (L)
174	B	13th Floor	2	1302	124.06	3 BHK (M)
175	B	13th Floor	3	1303	119.18	3 BHK (S)
176	B	13th Floor	4	1304	126.27	3 BHK (M)
177	B	13th Floor	5	1305	84.89	2 BHK (L)
178	B	13th Floor	6	1306	85.77	2 BHK (L)
179	B	14th Floor	1	1401	223.91	4.5 BHK
180	B	14th Floor	4	1404	144.02	3 BHK (L)
181	B	14th Floor	5	1405	90.21	2 BHK (L)
182	B	14th Floor	6	1406	90.82	2 BHK (L)
183	B	15th Floor	1	1501	136.15	3 BHK (L)
184	B	15th Floor	2	1502	124.06	3 BHK (M)
185	B	15th Floor	3	1503	119.18	3 BHK (S)
186	B	15th Floor	4	1504	126.27	3 BHK (M)
187	B	15th Floor	5	1505	84.89	2 BHK (L)
188	B	15th Floor	6	1506	85.77	2 BHK (L)
189	B	16th Floor	1	1601	136.15	3 BHK (L)
190	B	16th Floor	2	1602	124.06	3 BHK (M)
191	B	16th Floor	3	1603	119.18	3 BHK (S)
192	B	16th Floor	4	1604	126.27	3 BHK (M)
193	B	16th Floor	5	1605	84.89	2 BHK (L)
194	B	16th Floor	6	1606	85.77	2 BHK (L)
195	B	17th Floor	1	1701	136.15	3 BHK (L)
196	B	17th Floor	2	1702	124.06	3 BHK (M)
197	B	17th Floor	3	1703	119.18	3 BHK (S)
198	B	17th Floor	4	1704	126.27	3 BHK (M)
199	B	17th Floor	5	1705	84.89	2 BHK (L)
200	B	17th Floor	6	1706	85.77	2 BHK (L)
201	B	18th Floor	1	1801	136.15	3 BHK (L)
202	B	18th Floor	2	1802	124.06	3 BHK (M)

