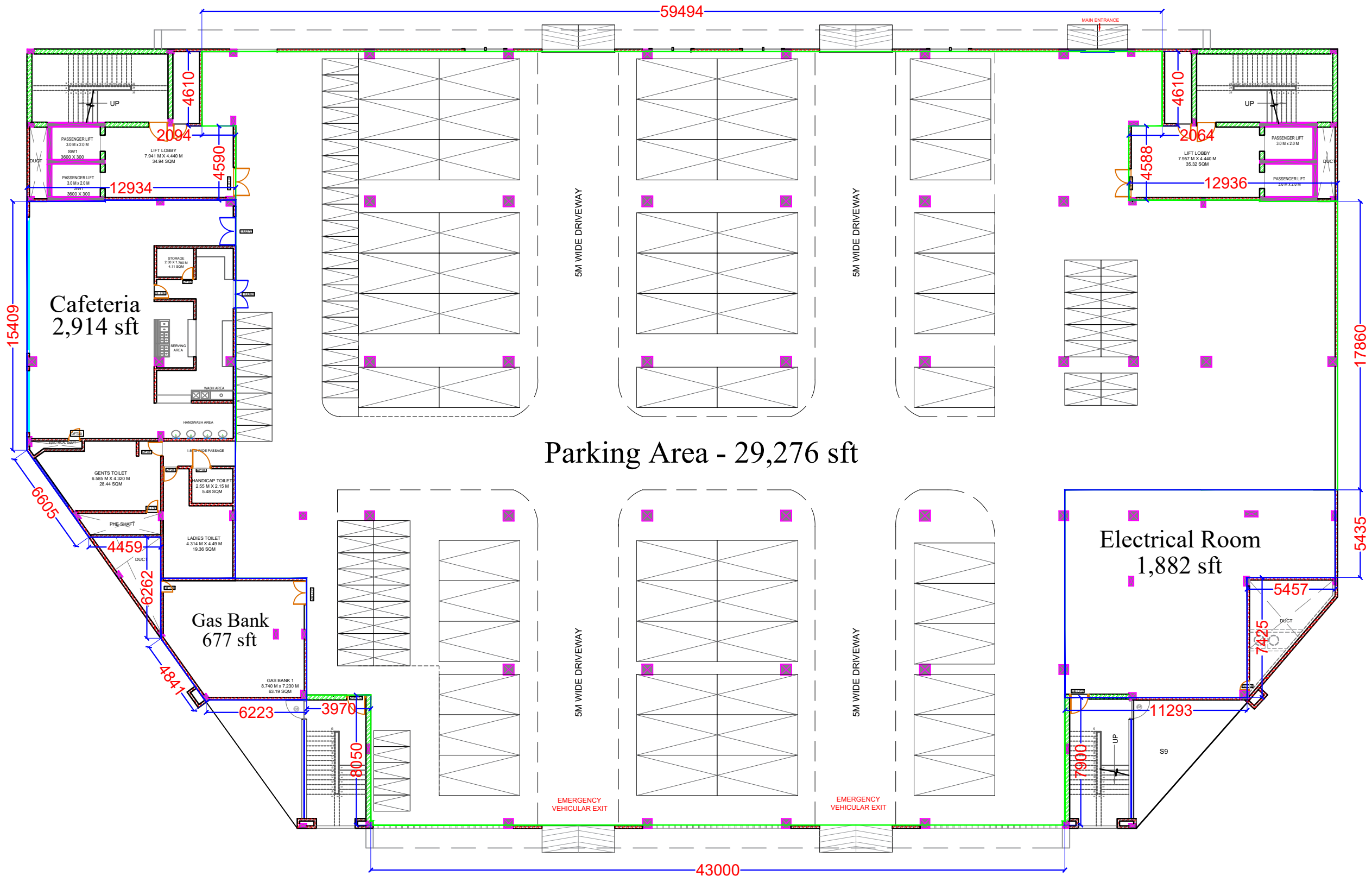


Area Statement

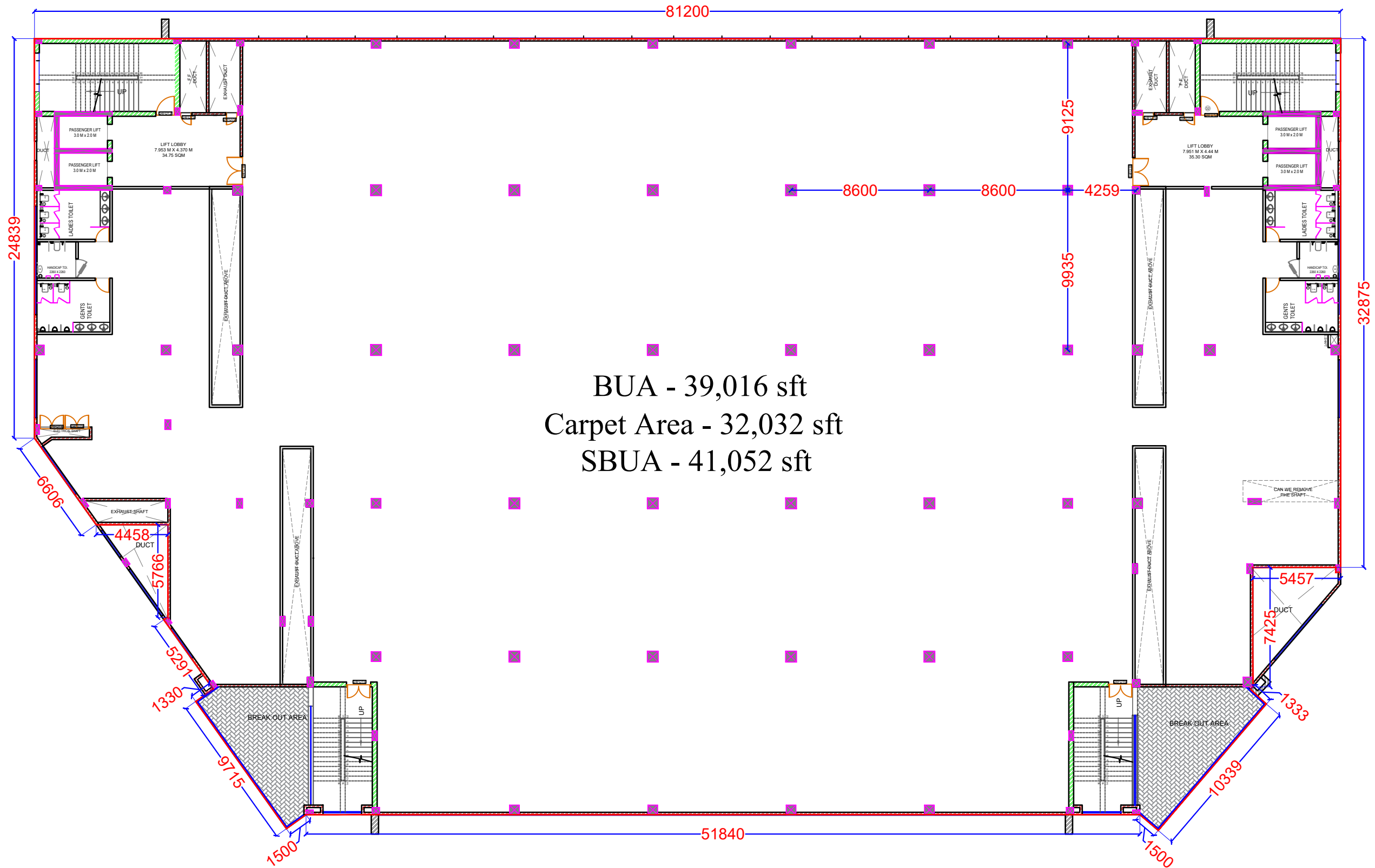
Area Statement								
Company:		Dr. NRK Bio-Tech Pvt. Ltd.						
Project:		Nextopolis						
Date:		21-07-2023						
Prepared by:		Waseem						(Area in sft)
LAB SPACE AREAS					A	B	C	D = B + C
S No.	Bldg. No.	Floor	Load bearing capacity (kN/m2)	Floor to Floor height in meters	Lab Space - Carpet Area	Lab Space Built-up-area	Common Area of Bldg. on Terrace & Parking Floors	Super Built-up Area (SBUA)
1	Research Building	Stilt floor	NA	3.80			3,743	
2	Research Building	First floor	5	4.90	32,032	39,016		41,052
3	Research Building	Second floor	5	4.90	32,032	39,016		41,052
4	Research Building	Third floor	5	4.90	32,032	39,016		41,052
5	Research Building	Terrace floor	7.5	3.00			2,365	
6	Research Building	Total			96,096	1,17,048	6,108	1,23,156
SUPPORT SPACES								
7	Chemical Stores	Ground	NA	4.50		852		941
8	Chemical Stores	First floor	NA	4.50		852		941
9	Chemical Stores	Second floor	NA	4.50		852		941
8	Chemical Stores	Terrace floor	Na	3.00			267	
9	Chemical Stores	Total				2,556	267	2,823
10	Solvent Stores		NA	4.80		852		852
11	Cafeteria	Stilt floor	NA	3.80				2,914
12	Electrical Room	Stilt floor	NA	3.80				1,882
13	Gas Bank	Stilt floor	NA	3.80				677
14	Total - Support Spaces							9,148
15	Total Leasable Area							1,32,304

Area Statement

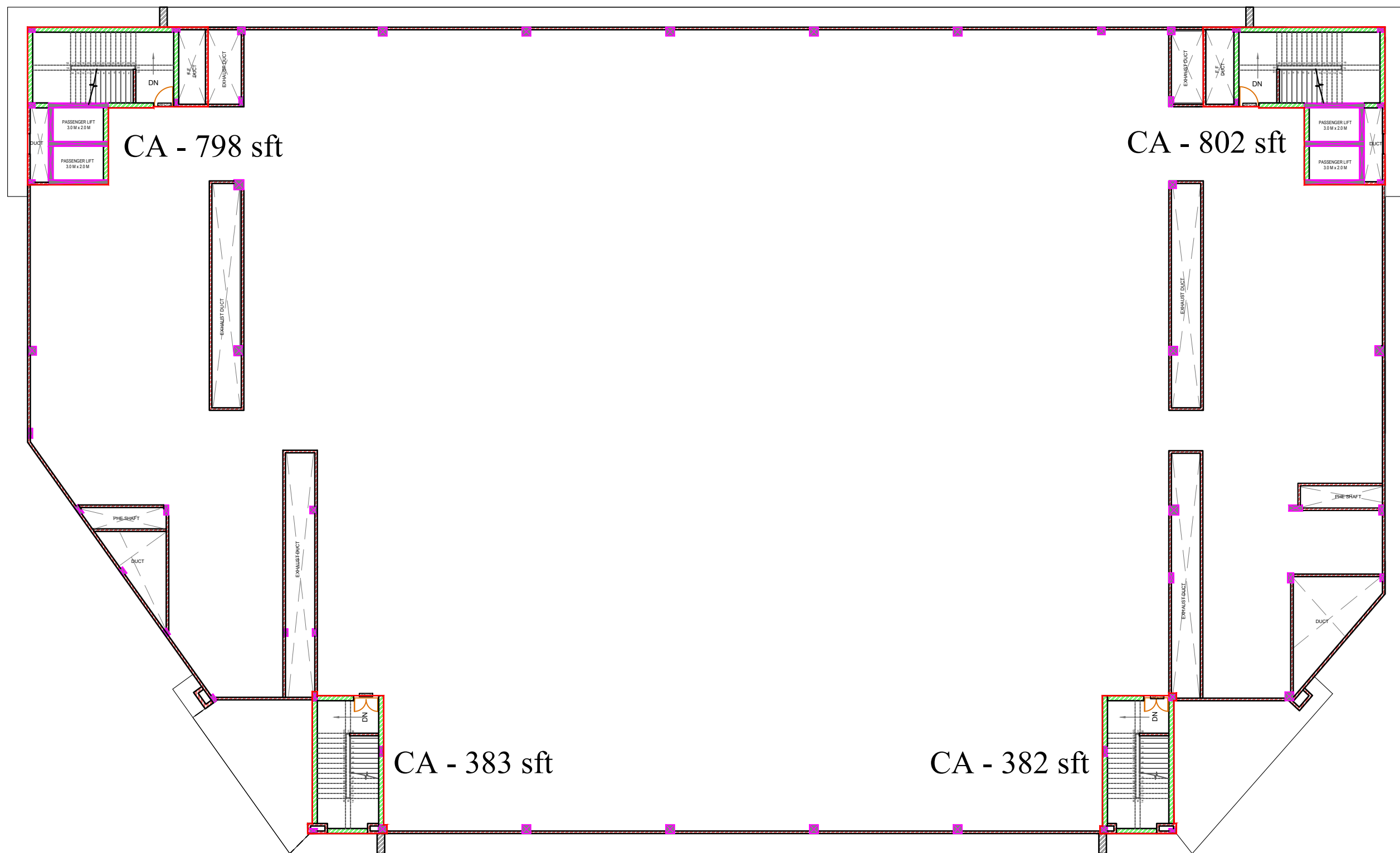
S No.	Bldg. No.	Floor	Load bearing capacity (kN/m2)	Floor to Floor height in meters	Lab Space - Carpet Area	Lab Space Built-up-area	Common Area of Bldg. on Terrace & Parking Floors	Super Built-up Area (SBUA)
PARKING								
16	Research Building	Stilt floor	NA	3.80				29,276
17	Total Constructed Area							1,61,580
Notes:								
1	Terrace & stilt floor heights are approximate.							
2	Lab space carpet area: Lab space area minus wall thicknesses, columns, ducts, etc.							
3	Built up area (BUA) / Floor plate area: All area within external walls + wall thickness. Excludes elevation features.							
4	Common area on terrace floor: Head rooms.							
5	Common area on each floor: Staircase, lift well, lobby, wall thickness, columns, common ducts, etc.							
6	Common area in parking floors: Staircase, lift well, lobby, etc.							
7	Super Built-up area (SBUA): Built-up area + proportionate common areas.							
8	Support spaces - To be leased separately.							



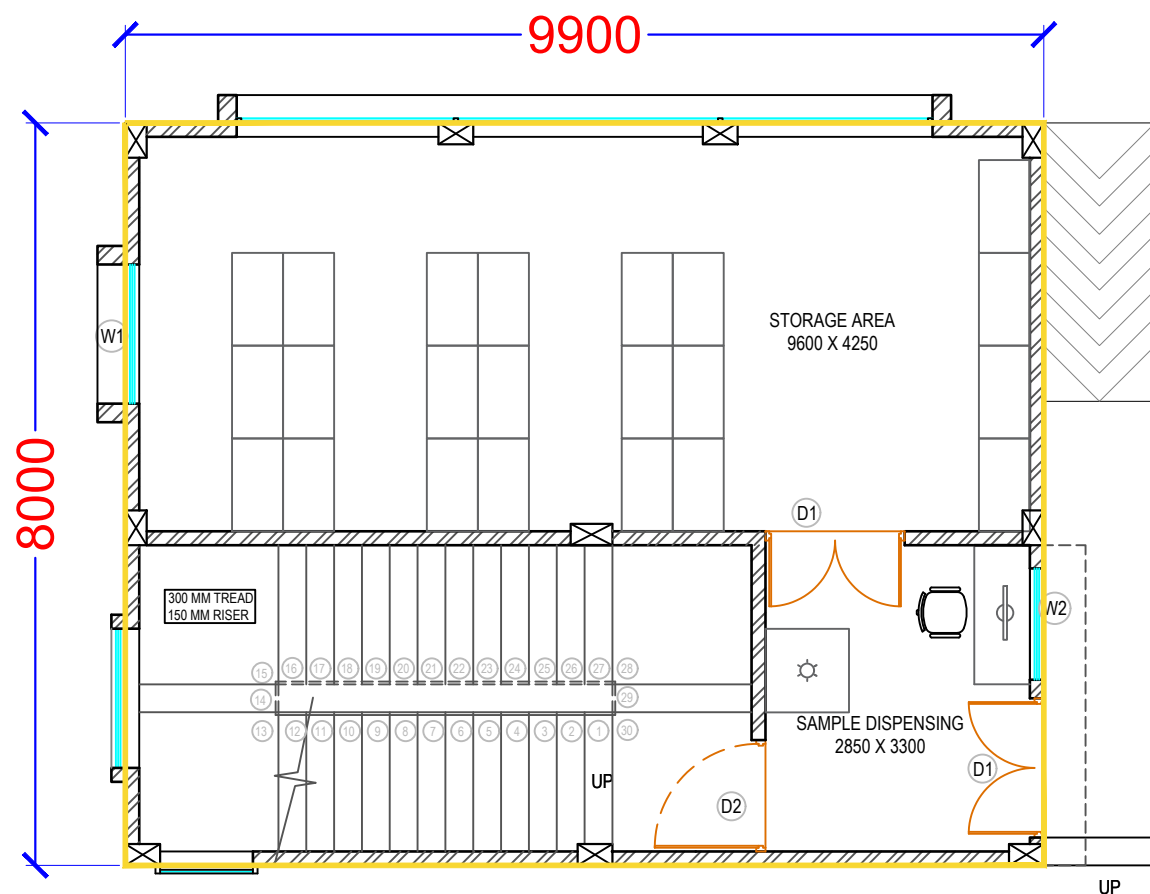
Description	Direction	Owners & Developers :	Date :	21/07/2023	Promoted by
Area Statement Plan - Stilt Floor		NRK Biotech Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Nextopolis	Scale :	N.T.S	



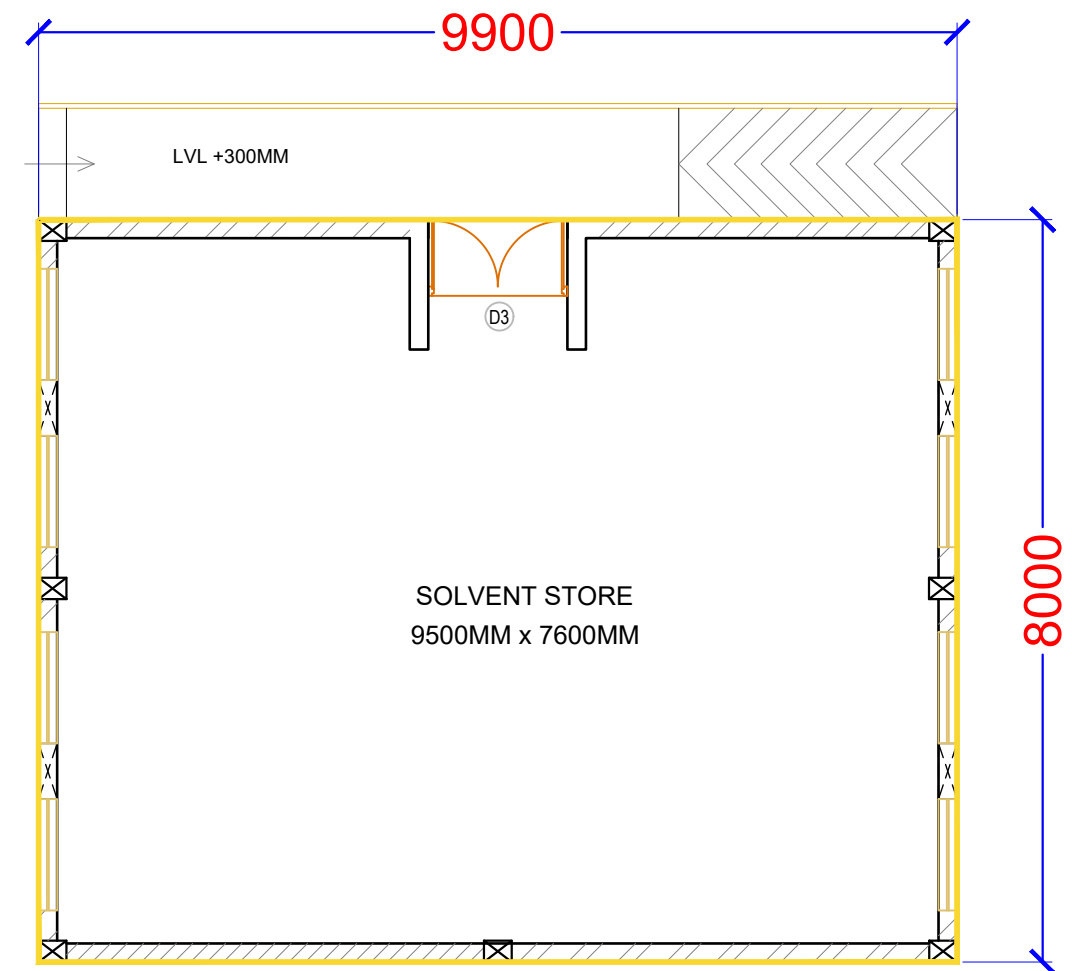
Description	Direction	Owners & Developers :	Date :	22/07/2023	Promoted by
Area Statement Plan - Typical Floor		NRK Biotech Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Nextopolis	Scale :	N.T.S	



Description	Direction	Owners & Developers :	Date :	20/07/2023	Promoted by
Area Statement Plan - Terrace Floor		NRK Biotech Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Nextopolis	Scale :	N.T.S	



Chemical Stores
BUA - 852 sft



Solvent Stores
BUA - 852 sft

Description	Direction	Owners & Developers :	Date :	20/07/2023	Promoted by
Area Statement Plan - Support Spaces	N 	NRK Biotech Pvt. Ltd.	Prepared By :	Kauser Razvi	Modi Properties Pvt Ltd Phone:+91-40-66335551
		Project Name & Phase :	Approved By :	Soham Modi	
		Nextopolis	Scale :	N.T.S	