

VALUATION REPORT OF IMMOVABLE PROPERTY OF "Marathon Futurex"

Commercial Office No. 303 & 304, A Wing, IT / BFSI Commercial project on C. S. No. 166,
Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai, Pin Code - 400 013,
State - Maharashtra, Country - India

Latitude Longitude - 18°59'40.7"N 72°49'52.6"E

NAME OF CLIENT / DEVELOPER: M/s. Marathon Nextgen Realty Ltd.

Pursuant to instructions from SCTI finance, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **20th October 2023** for approval of loan.

1. Location Details:

The property is situated at "Marathon Futurex", Commercial Office No. 303 & 304, A Wing, IT / BFSI Commercial project on C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai, Pin Code - 400 013, State - Maharashtra, Country - India. It is about 350 M. walking distance from Lower Parel Railway Station. Surface transport to the property is by buses, autos, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality.

2. Developer Details:

Name of Client / Developer	M/s. Marathon Nextgen Realty Ltd.
Register office address	Office No. 702, 7 th Floor, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai, Pin Code - 400 080, State - Maharashtra, Country - India
Contact Numbers	Contact Person: Mr. Rahul Maurya (Accountant) Mb. No. 9664704465
E - mail ID and Website	rahul.mourya@marathonrealty.com

3. Boundaries of the Property:

Direction	Particulars
On or towards North	BDD Chawl & Western Railway Track
On or towards South	Mafatlal Mills
On or towards East	N. M. Joshi Road
On or towards West	Western Railway Track



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Received
Date

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