

VALUATION REPORT OF IMMOVEABLE PROPERTY



Details of the property under consideration:

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

Commercial Office No. 303 & 304, A Wing, Marathon Futurex, 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






Valuation Done for:




STCI FINANCE LIMITED

A/B 1-802, A Wing, 8th Floor, Marathon Innova, Marathon Nextgen Compound,
Off. Ganpatrao Kadam Marg, Lower Parel (West), Mumbai – 400 013,
State – Maharashtra, Country – India



Our Pan India Presence at :

| | | | |
|---|--|---|--|
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|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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 mumbai@vastukala.org

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 | <u>Contact Person:</u> 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 |



Our Pan India Presence at :



Vastukala Consultants (I) Pvt. Ltd.

1 B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
STCI FINANCE LIMITED**

A/B 1-802, A Wing, 8th Floor, Marathon Innova,
Marathon Nextgen Compound, off. Ganpatrao Kadam Marg,
Lower Parel (West), Mumbai – 400 013, State – Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF COMMERCIAL OFFICE)

| I | General | |
|-----|---|---|
| 1. | Purpose for which the valuation is made | : As per request from STCI Finance Limited, Lower Parel (West) to assess fair market value of the property for lending purpose. |
| 2. | a) Date of inspection | : 20.10.2023 |
| | b) Date on which the valuation is made | : 09.11.2023 |
| 3. | List of documents produced for perusal | |
| | 1. Copy of Approved Plan No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai Approved Upto: 3 Basement Floors + Ground Floor + 1st to 38th Upper Floors | |
| | 2. Copy of Commencement Certificate No. EB/9927/GS/A/FCC/6/Amend dated 19.01.2022 issued by Municipal Corporation of Greater Mumbai This CC is endorsed for the work upto 38th Floor + OHT + Staircase as per approved plan dated 06.12.2021 | |
| | 3. Copy of Part Occupancy Certificate No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai. Approved for 36th Floor to 38 (part) upper floor of building C | |
| | 4. Copy of Developer Agreement dated 22.09.2004 between Mafatal Industries Ltd. (The Owners) and M/s. Marathon Realty Ltd. (The Developers) through vide Reg. No. BBE/2/7533/2004 dated 23.09.2004 | |
| | 5. Copy of Property Card | |
| | 6. Copy of Self Declaration Letter issued by M/s. Marathon Nextgen Realty Ltd. | |
| 4a. | Property Under Consideration | : Commercial Office No. 303 & 304, Marathon Futurex , 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. |
| 4b. | Name of the clients / developers and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : M/s. Marathon Nextgen Realty Ltd. Address: Office No. 702, 7th Floor, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai, Pin Code – 400 080, State – Maharashtra, Country – India Contact Person: Mr. Rahul Maurya (Accountant) Mb. No. 9664704465 |
| 5. | Brief description of the property (Including Leasehold / freehold etc.): | |

| | | |
|--|---|---|
| About Galaxy Marathon Futurex Project: | | |
| Marathon Futurex is a well-structured and strategically planned project that is preferably placed in a very good location - Lower Parel, Mumbai. The units in this project come at a reasonable price. Marathon Futurex makes sure to provide all the contemporary requirements of all the residents. This skillfully crafted project has ready-to-move units. The project offers an array of property choices such as a commercial office space to suit every individual's need. This project was launched in January 2019 and is now ready to move. Moreover, the certificate of occupancy was granted to this project. A well-known builder Marathon Realty Pvt. Ltd., has constructed Marathon Futurex with sophistication and perfection. | | |
| TYPE OF THE BUILDING: | | |
| Wing | Number of Floors | |
| A, B & C | 3 Basement Floors + Ground Floor + 1 st to 38 th Upper Floors | |
| LEVEL OF COMPLETEION: | | |
| Present stage of Construction | | Percentage of work completion |
| The units are sold as bare shell units. Internal walls and final finishing will be done while giving the possession to the client (Occupancy Received dated 2011 to 2023) | | 95% |
| 6. | Location of property | : |
| a) | Plot No. / Survey No. | : |
| b) | Door No. | : |
| c) | C. T.S. No. / Village | : |
| d) | Ward / Taluka | : |
| e) | Mandal / District | : |
| 7. | Postal address of the property / Property Under Consideration | : |
| 8. | City / Town | : |
| | Residential area | : |
| | Commercial area | : |
| | Industrial area | : |
| 9. | Classification of the area | : |
| i) | High / Middle / Poor | : |
| ii) | Urban / Semi Urban / Rural | : |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : |
| 12. | In Case it is Agricultural land, any conversion to house site plots is contemplated | : |
| 13. | Boundaries of the property | As per Documents |
| | North | Property of CB Gorwala |
| | South | Partly by the property Municipal land and partly by Bombay Development Chawls |
| | East | De Lisle Road (Now Know as N. M. Joshi Road) |
| | West | Railway Lines of Western Railway |
| | | As per Site |
| | | BDD Chawl & Western Railway Track |
| | | Mafatlal Mills |
| | | N. M. Joshi Road |
| | | Western Railway Track |

| | | |
|---|---|--|
| 14.1 | Dimensions of the site | : N. A. as the land is irregular in shape |
| 14.2 | Latitude, Longitude & Co-ordinates of property | : 18°59'40.7"N 72°49'52.6"E |
| 14.3 | Extent of the site | : Unit wise area - As per table attached to the report |
| 15. | Extent of the site considered for Valuation (least of 14A& 14B) | : As per table attached to the report |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : Vacant and in bare shell condition |
| II CHARACTERISTICS OF THE SITE | | |
| 1. | Classification of locality | : Higher Middle class |
| 2. | Development of surrounding areas | : Good |
| 3. | Possibility of frequent flooding/ sub-merging | : No |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | : All available near by |
| 5. | Level of land with topographical conditions | : Plain |
| 6. | Shape of land | : Irregular |
| 7. | Type of use to which it can be put | : For Commercial purpose |
| 8. | Any usage restriction | : Commercial |
| 9. | Is plot in town planning approved layout? | : Yes, MCGM Approved Layout |
| 10. | Corner plot or intermittent plot? | : Intermittent |
| 11. | Road facilities | : Yes |
| 12. | Type of road available at present | : B.T. Road |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : 30.00 M. wide Road |
| 14. | Is it a Land – Locked land? | : No |
| 15. | Water potentiality | : Municipal Water supply |
| 16. | Underground sewerage system | : Connected to Municipal sewer |
| 17. | Is Power supply is available in the site | : Yes |
| 18. | Advantages of the site | : Located in developed area near to both suburban railway stations i.e., Lower Parel on Western Railway Line and Curry road on Central Railway line. |
| 19. | Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc., (Distance from sea-cost / tidal level must be incorporated) | : No |
| Part – A | | |
| 1 | Size of plot | : Land Area – 17,033.00 Sq. M. (As per Plan) |
| | North & South | : - |
| | East & West | : - |
| 2 | Area of Units considered for valuation | : As per table attached to the report. |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : As per table attached to the report. Details of recent online listings are attached with the report. |
| 4 | Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed) | : Commercial Unit - ₹ 3,52,900.00 per Sq. M i.e., ₹ 32,785.00 per Sq. Ft. on Built-up Area |
| Part – B (Valuation of Building) | | |
| 1 | Technical details of the building | : |
| | a) Type of Building (Residential / Commercial / Industrial) | : Commercial |
| | b) Type of construction (Load bearing / RCC / | : R.C.C. Framed structure |

| | | |
|-----|--|--|
| | Steel Framed) | |
| c) | Year of construction | : 2011 to 2023 (As per Occupancy Certificate) |
| d) | Number of floors and height of each floor including basement, if any | : 3 Basement Floor + Ground Floor + 1st to 38th Upper Floor |
| e) | Plinth area floor-wise | : As per table attached to the report |
| f) | Condition of the building | : |
| i) | Exterior – Excellent, Good, Normal, Poor | : Excellent |
| ii) | Interior – Excellent, Good, Normal, Poor | : Excellent |
| g) | Date of issue and validity of layout of approved map | : 1. Copy of Approved Plan No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai |
| h) | Approved map / plan issuing authority | : Approved Upto: Wing C: 3 Basement Floor + Ground Floor + 1st to 38th Upper Floor 2. Copy of Commencement Certificate No. EB/9927/GS/A/FCC/6/Amend dated 19.01.2022 issued by Municipal Corporation of Greater Mumbai This CC is endorsed for the work upto 38th Floor + OHT + Staircase as per approved plan dated 06.12.2021 3. Copy of Part Occupancy Certificate No. EB/9927/GS/A/OCC/8/New dated 01.06.2023 issued by Municipal Corporation of Greater Mumbai. Approved for 36th Floor to 38 (part) upper floor of building C |
| i) | Whether genuineness or authenticity of approved map / plan is verified | : Yes |
| j) | Any other comments by our empanelled valuers on authentic of approved plan | : No. |

Specifications of construction (floor-wise) in respect of

| Sr. No. | Description | |
|-----------|---|--|
| 1. | Foundation | : R.C.C. Footing |
| 2. | Basement | : Yes |
| 3. | Superstructure | : As per IS Code requirements |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber | : Glass Door at main entrance of office premises |
| 5. | RCC Works | : Yes |
| 6. | Plastering | : Yes |
| 7. | Flooring, Skirting, dado | : Units are in Bare shell Condition |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : Glass Cladding for building exteriors |
| 9. | Roofing including weather proof course | : Provided |
| 10. | Drainage | : Connected to municipal line |
| 2. | Compound Wall | : |
| | Height | : RCC Framed Structure with plastered B.B. |
| | Length | : Masonry wall |
| | Type of construction | : |
| 3. | Electrical installation | : Concealed |
| | Type of wiring | : |

| | | | |
|-----------|--|---|---|
| | Class of fittings (superior / ordinary / poor) | : | |
| | Number of light points | : | Basic points provided as per requirement. |
| | Fan points | : | Interior electrical works to be done by unit owner. |
| | Spare plug points | : | |
| | Any other item | : | - |
| 4. | Plumbing installation | | |
| | a) No. of water closets and their type | : | Concealed |
| | b) No. of wash basins | : | |
| | c) No. of urinals | : | |
| | d) No. of bath tubs | : | |
| | e) Water meters, taps etc. | : | |
| | f) Any other fixtures | : | |

| | | | |
|------------------------|--------------------------------------|---|---|
| Part – C (Extra Items) | | : | Amount in ₹ |
| 1. | Portico | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2. | Ornamental front door | : | |
| 3. | Sit out / Verandah with steel grills | : | |
| 4. | Overhead water tank | : | |
| 5. | Extra steel / collapsible gates | : | |
| | Total | | |

| | | | |
|----------------------|---------------------------------|---|---|
| Part – D (Amenities) | | : | Amount in ₹ |
| 1. | Wardrobes | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2. | Glazed tiles | : | |
| 3. | Extra sinks and bath tub | : | |
| 4. | Marble / ceramic tiles flooring | : | |
| 5. | Interior decorations | : | |
| 6. | Architectural elevation works | : | |
| 7. | Paneling works | : | |
| 8. | Aluminum works | : | |
| 9. | Aluminum hand rails | : | |
| 10. | False ceiling | : | |
| | Total | | |

| | | | |
|--------------------------|----------------------------|---|---|
| Part – E (Miscellaneous) | | : | Amount in ₹ |
| 1. | Separate toilet room | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2. | Separate lumber room | : | |
| 3. | Separate water tank / sump | : | |
| 4. | Trees, gardening | : | |
| | Total | | |

| | | | |
|---------------------|------------------------------|---|---|
| Part – F (Services) | | : | Amount in ₹ |
| 1. | Water supply arrangements | : | Included in the Rate per Sq. Ft. on Carpet Area |
| 2. | Drainage arrangements | : | |
| 3. | Compound wall | : | |
| 4. | C.B. deposits, fittings etc. | : | |
| 5. | Pavement | : | |
| | Total | | - |

Government Value of Property:

| Sr. No. | Office No. | Floor | Wing | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | RR Rate per Sq. M. on Built Up Area in ₹ | RR Rate per Sq. Ft. on Built Up Area in ₹ | Government Value in ₹ |
|--------------|------------|-----------|------|------------------------|--------------------------|--|---|------------------------|
| 1 | 303 | 3rd Floor | A | 4,730.00 | 5,676.00 | 3,52,900.00 | 32,785.00 | 18,60,88,852.00 |
| 2 | 304 | 3rd Floor | A | 10,299.00 | 12,359.00 | 3,52,900.00 | 32,785.00 | 40,51,85,853.00 |
| TOTAL | | | | 15,029.00 | 18,035.00 | | | 59,12,74,705.00 |

Fair Market Value of Property:

| Sr. No. | Office No. | Floor | Wing | Saleable Area in Sq. Ft. | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. Ft. on Carpet Area in ₹ | Value in ₹ |
|--------------|------------|-----------|------|--------------------------|------------------------|--------------------------|--------------------------------------|------------------------|
| 1 | 303 | 3rd Floor | A | 7,277.00 | 4,730.00 | 5,676.00 | 42,000.00 | 19,86,60,000.00 |
| 2 | 304 | 3rd Floor | A | 15,845.00 | 10,299.00 | 12,359.00 | 42,000.00 | 43,25,58,000.00 |
| TOTAL | | | | 23,122.00 | 15,029.00 | 18,035.00 | | 63,12,18,000.00 |

Summary of the Project:

| Particulars | Value in ₹ | Value in ₹ Cr. |
|--|-----------------|----------------|
| Fair Market Value of the Property | 63,12,18,000.00 | 63.12 |
| Realizable Value of the Property | 56,80,96,200.00 | 56.81 |
| Distress Value of the Property | 50,49,74,400.00 | 50.50 |
| Government value of the Property | 59,12,74,705.00 | 59.13 |
| Insurable Value (Total Built Up Area X Rate) = (23,122.00 X 2,500.00) | 5,78,05,000.00 | 5.78 |

VALUATION METHODOLOGY:

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat & Commercial Shop where there are typically many comparable available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 44,000.00 per Sq. Ft. on Carpet area for commercial property Considering the rate with attached report, current market conditions, demand and supply position, office size, location, upswing in real estate prices, sustained demand for Commercial Unit, all-round development of commercial and residential application in the locality etc.

We estimate ₹ 42,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs

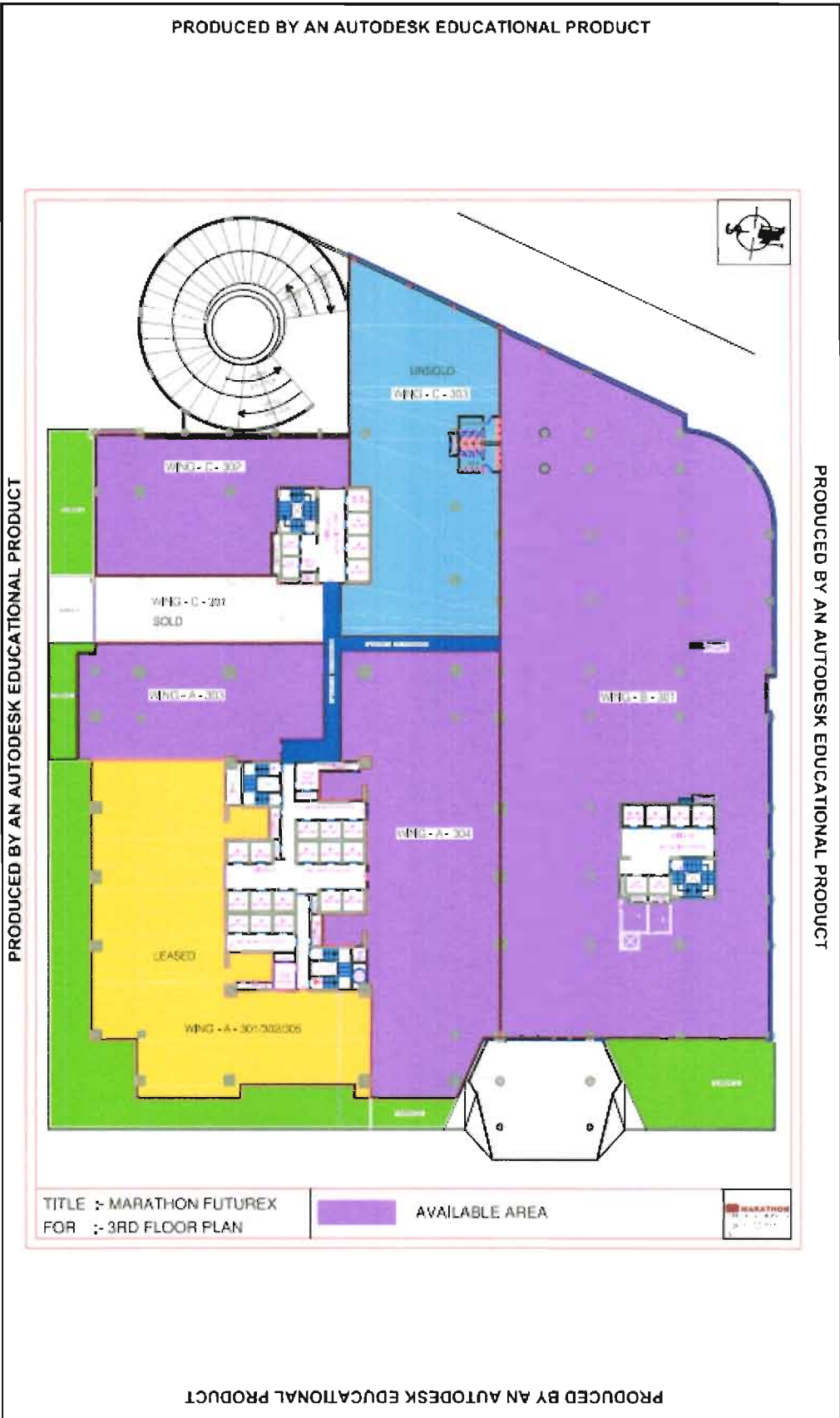


Actual Site Photographs



Think.Innovate.Create

Layout Plan



Self-Declaration Letter



Regd. Address : Marathon Futurex, Mafatal Mills Compound, N. M. Joshi Marg, Lower Parel (W), Mumbai - 400 013.

To,

Vastukala Consultants (I) Pvt. Ltd
121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093

Subject: Unit Details for Valuation of Units under Marathon Nextgen Realty Limited

Dear Sir,

Below are the Unit details:

| Sr. | Unit No. | Floor | Rera Carpet Area in Sq. ft. | Sold / Unsold / Flat |
|--------------|----------|-------|-----------------------------|----------------------|
| 1 | A-303 | 3 | 4730 | Unsold |
| 2 | A-304 | 3 | 10290 | Unsold |
| Total | | | 15020 | |

Thanking You,

For Marathon Nextgen Realty Limited,

Authorised Signatory



MARATHON NEXTGEN REALTY LTD.

702, Marathon Max, Mulund-Goregaon Link Road,
Mulund (W), Mumbai 400080

T : 022 6724 8484/88

E : marathon@marathonrealty.com

CIN: L65990MH1978PLC020080

WEB: www.marathon.in
www.marathonnextgen.com



Think Innovate Create

Vastukala Consultants (I) Pvt. Ltd.

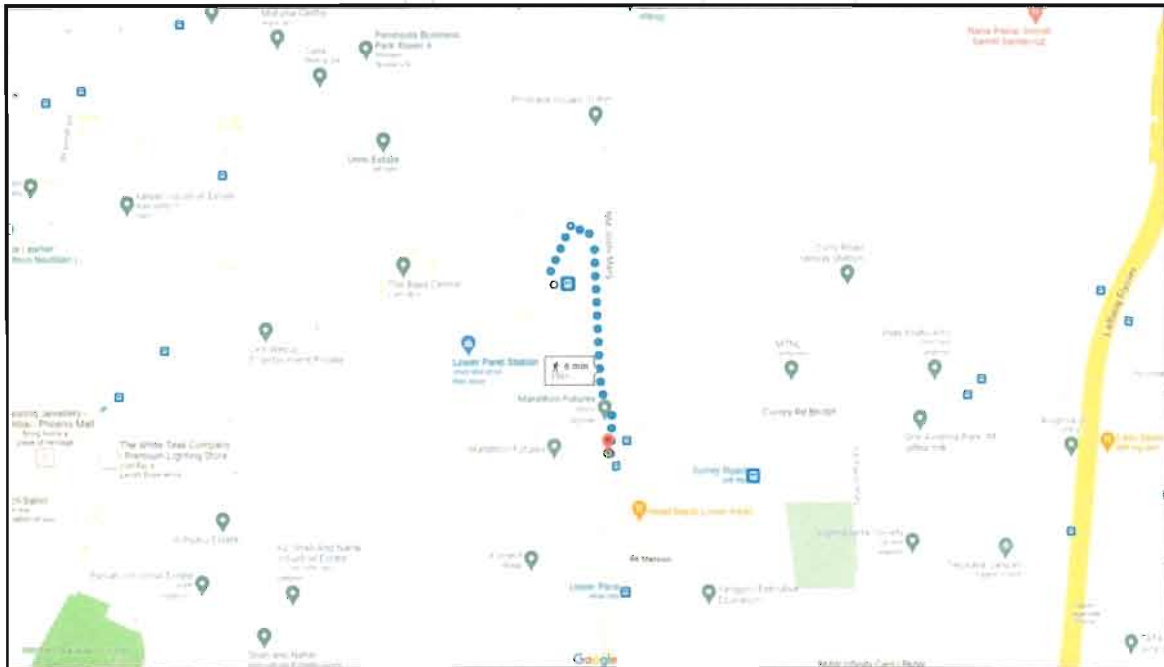
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www.vastukala.org



Route Map of the property


Site u/r



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

Note: The Blue line shows the route to site from nearest railway station (Lower Parel – 350 M.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Annual Statement of Rates
Language
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Selected District: मुंबई(मैत)
 Select Village: लोअर परेल टिक्लीवत
 Search By: Survey No Location

| Select | पत्रविधान | बूची नमोन | निवाची सरनिबर | बौधिस | दुबाने | बौचोरिफ | पुष्क (Rs./) |
|----------|---|-----------|---------------|--------|--------|---------|--------------|
| SurveyNo | 12/91A-पुभाग : मध्य रेल्वे वार्डन, पश्चिमेस पश्चिम रेल्वे वार्डन, दक्षिण पूर्वेस सानेमुकुली मार्ग, दक्षिणेस केअबराब खाटे मार्ग | 133890 | 302230 | 352900 | 423700 | 302230 | बौरम मीटर |
| SurveyNo | 12/91B -रस्ता : डॉ.ई.मोजेस रोड - सात रस्ता वेंकशन पासून बरळी नाम्नापरत | 134380 | 275800 | 335400 | 402500 | 280720 | बौरम मीटर |
| SurveyNo | 12/91C -रस्ता : केअबराब खाटे मार्ग - सात रस्ता वेंकशन पासून पश्चिम रेल्वे वार्डन परत. | 124160 | 242230 | 289900 | 348000 | 242230 | बौरम मीटर |
| SurveyNo | 12/91 E-पुभाग : उत्तरेस राधपतराव कदम मार्ग, दक्षिण पूर्वेस पश्चिम रेल्वे वार्डन, पश्चिमेस डॉ. इ. मोजेस रोड यामधीन निकारावकुली पुभाग | 119060 | 283440 | 325950 | 354290 | 283440 | बौरम मीटर |
| SurveyNo | 12/91FA-पुभाग: पुर्वेस मध्य रेल्वे वार्डन,उत्तरेस बालशेठ माधुकर मार्ग (बौरम रोड) पश्चिमेस ना.म.बोशी मार्ग,दक्षिणेस रेल्वे वाळ | 80500 | 0 | 0 | 0 | 0 | बौरम मीटर |

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

| | Location of Flat / Commercial Unit in the building | Rate |
|----|--|--|
| a) | On Ground to 4 Floors | No increase for all floors from ground to 4 floors |
| b) | 5 Floors to 10 Floors | Increase by 5% on units located between 5 to 10 floors |
| c) | 11 Floors to 20 Floors | Increase by 10% on units located between 11 to 20 floors |
| d) | 21 Floors to 30 Floors | Increase by 15% on units located between 21 to 30 floors |
| e) | 31 Floors and above | Increase by 20% on units located on 31 and above floors |

Table – D: Depreciation Percentage Table

| Completed Age of Building in Years | Value in percent after depreciation | |
|------------------------------------|--|--|
| | R.C.C. Structure / other Pukka Structure | Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure. |
| 0 to 2 Years | 100% | 100% |
| Above 2 & up to 5 Years | 95% | 95% |
| Above 5 Years | After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate | After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate |

Registered Sale Instances

| | | |
|---|--|---|
| 17799508 16-11-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | सूची क्र.2 | दुयम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 17799/2023 नोंदणी : Regn:63m |
| गावाचे नाव : लोअर परेल | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मौबदला | 255953410 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 257551000 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शियल / ऑफिस युनिट नं. 3614 ते 3618, माळा नं: 36 वा मजला, इमारतीचे नाव: बिल्डिंग नं.सी.मॅरिथॉन फ्युचरेक्स,ए.विंग, ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड : एन.एम.जोशी मार्ग,लोअर परेल,मुंबई-400013, इतर माहिती: कमर्शियल/ऑफिस युनिट क्षेत्र 570.87 चौ.मी.(म्हणजेच 6144.84 चौ.फूट)कारपेट,रेरा प्रमाणे आणि एकूण इतर क्षेत्र 11.63 चौ.मी.((सर्विस क्षेत्र 68.35 चौ.फूट व प्रपोझनेट इलेक्ट्रिक रुम क्षेत्र 56.81 चौ.फूट.(एकूण इतर क्षेत्र 125.16 चौ.फूट)),सोबत 4(चार)मॅकेनिकल-स्टॅकेबल कार पार्किंग.((C.T.S. Number : 166-part :)) | |
| (5) क्षेत्रफळ | 570.87 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून घेणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव.-मॅरिथॉन नेक्स्टजन रियल्टी लिमिटेड यांच्यावतीने ग्रुप कंपनी सेक्रेटरी आणि अधिकृत व्यक्ती श्री. के. एस. राघवन यांच्यावतीने कुलमुखत्यार म्हणून वित्त रावल वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स,ए.विंग, ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड नं: एन.एम.जोशी मार्ग,लोअर परेल, मुंबई-400013, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACP8032E 2): नाव.-मॅरिथॉन रियल्टी प्रायव्हेट लिमिटेड यांच्यावतीने ग्रुप कंपनी सेक्रेटरी आणि अधिकृत व्यक्ती श्री. के. एस. राघवन यांच्यावतीने कुलमुखत्यार म्हणून वित्त रावल वय:-39 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAACM3361R | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-अर्वना - करणानी वय:-57; पत्ता:-प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: पदम 2, ब्लॉक नं: -, रोड नं: 4 बी,पेड्डर रोड,मुंबई-400026, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AAPPK5844F 2): नाव:-वृन्दा - करणानी वय:-52; पत्ता:-प्लॉट नं: 6, माळा नं: -, इमारतीचे नाव: पदम 2, ब्लॉक नं: -, रोड नं: 4 बी,पेड्डर रोड,मुंबई-400026, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-ANVPK7877P | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 16/10/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 17/10/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 17799/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 15480000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |

Registered Sale Instances

| 12102508 16-11-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | सूची क्र.2 | दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 12102/2023 नोंदणी : Regn:63m |
|---|--|------------|---|
| गावाचे नाव : लोअर परेल | | | |
| (1)विलेखाना प्रकार | करारनामा | | |
| (2)मोबदला | 252319923 | | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 264098000 | | |
| (4) भू-मापन.पोटहिस्सा व घरक्रमांक(असत्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शियल युनिट नं.3605/06/07/08/09, माळा नं: 36 वा मजला, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स.ए.विंग, ब्लॉक नं: मफतलाल मिल कंपाउड, रोड : एन.एम.जोशी मार्ग,लोअर परेल,मुंबई-400013, इतर माहिती: कमर्शियल युनिट क्षेत्र 577.88 चौ.मी.(म्हणजेच 6220.30 चौ.फूट)कारपेट,रेसा प्रमाणे आणि एकूण इतर क्षेत्र 13.07 चौ.मी.((सर्विस क्षेत्र 84.62 चौ.फूट व प्रपोशनेट इलेक्ट्रिक रुम क्षेत्र 56.08 चौ.फूट.(एकूण इतर क्षेत्र 140.70 चौ.फूट)),सोबत 5(पाच)कार पार्किंग.((C.T.S. Number : 166-part ;)) | | |
| (5) क्षेत्रफळ | 577.88 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून घेणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. | 1): नाव.-मॅरिथॉन नेव्स्टेजन् रियल्टी लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमूखत्यार म्हणून चित्तन रावल वय:-38 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स.ए.विंग, ब्लॉक नं: मफतलाल मिल कंपाउड, रोड नं: एन.एम.जोशी मार्ग,लोअर परेल, मुंबई-400013, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAAACP8032E 2): नाव.-मॅरिथॉन रियल्टी प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमूखत्यार म्हणून चित्तन रावल वय:-38 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAACM3361R | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता | 1): नाव.-शरदचंद्र पी शाह एजन्सी प्रायव्हेट लिमिटेड यांच्यावतीने डायरेक्टर धनराज एस. शाह वय:-56; पत्ता:-प्लॉट नं: 23 ए, माळा नं: 4 वा मजला, इमारतीचे नाव: हारुन हाऊस, ब्लॉक नं: फोर्ट, रोड नं: पॅरीन नरिमन स्ट्रीट,फोर्ट,मुंबई-400001,महाराष्ट्र, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAGCS5847N | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 13/07/2023 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 13/07/2023 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 12102/2023 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 15852000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |

Registered Sale Instances

| सूची क्र.2 | | दुयम निबंधक : सह दु.नि.मुंबई शहर 4 |
|--|---|------------------------------------|
| 15505508 | 16-11-2023 | दस्ता क्रमांक : 15505/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | नोंदणी : Regn.63m |
| गावाचे नाव : लोअर परेल | | |
| (1)विलेखाचा प्रकार | करारनामा | |
| (2)मोबदला | 36045015 | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 36577732.1 | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शियल युनिट नं. 3603, माळा नं: 36 वा मजला, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स,ए-विंग, ब्लॉक नं: मफतलाल मिल कंपाउड, रोड : एन.एम.जोशी मार्ग,लोअर परेल,मुंबई-400013, इतर माहिती: कमर्शियल युनिट क्षेत्र 75.06 चौ.मी.(म्हणजेच 808 चौ.फूट)कारपेट,रेसा प्रमाणे आणि एकूण इतर क्षेत्र 2.26 चौ.मी.((सर्विस क्षेत्र 13.19 चौ.फूट व प्रपोजनेट इलेक्ट्रिक रुम क्षेत्र 11.22 चौ.फूट,(एकूण इतर क्षेत्र 24.41 चौ.फूट)),सोबत 1(एक)कार पार्किंग,((C.T.S. Number : 166-part ;)) | |
| (5) क्षेत्रफळ | 75.06 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव-मॅरिथॉन नेक्स्टजन रियल्टी लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून समीर आर. शेटी वय:-50 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स,ए-विंग, ब्लॉक नं: मफतलाल मिल कंपाउड, रोड नं: एन.एम.जोशी मार्ग,लोअर परेल, मुंबई-400013, महाराष्ट्र, MUMBAL. पिन कोड:-400013 पॅन नं:- AAACP8032E 2): नाव-मॅरिथॉन रियल्टी प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून समीर आर. शेटी वय:-50 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गोरगांव लिंक रोड मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAL. पिन कोड:-400080 पॅन नं:- AAACM3361R | |
| (8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव-फॅन्सी रोन्क सलेचा वय:-33; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: एस्ट्ल मेन्शन, ब्लॉक नं: जेकब सर्कल, रोड नं: के के मार्ग,सात रस्ता,मुंबई-400011, महाराष्ट्र, मुम्बई. पिन कोड:-400011 पॅन नं:-AWVPK8640B | |
| (9) दस्ताऐवज करून दिव्याचा दिनांक | 07/09/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 08/09/2023 | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 15505/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 2202000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |



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Registered Sale Instances

| 15506508 | | सूची क्र.2 | दुस्यम निबंधक : सह दु.नि.मुंबई शहर 4 |
|---|---|------------|--------------------------------------|
| 16-11-2023 | | | दस्त क्रमांक : 15506/2023 |
| Note:-Generated Through eSearch Module,For original report please contact concern SRO office. | | | नोंदणी : Regn:63m |
| गावाचे नाव : लोअर परेल | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 48727000 | | |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 49792002.02 | | |
| (4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शियल युनिट नं. 3604, माळा नं: 36 वा मजला, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स,ए-विंग, ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड : एन.एम.जोशी मार्ग,लोअर परेल,मुंबई-400013, इतर माहिती: कमर्शियल युनिट क्षेत्र 103.41 चौ.मी. (म्हणजेच 1113.11 चौ.फूट)कारपेट,रेरा प्रमाणे आणि एकूण इतर क्षेत्र 2.31 चौ.मी.(सर्विस क्षेत्र 13.67 चौ.फूट व प्रपोशनेट इलेक्ट्रिक रुम क्षेत्र 11.22 चौ.फूट. (एकूण इतर क्षेत्र 24.89 चौ.फूट)),सोबत 1(एक)कार पार्कींग.((C.T.S. Number : 166-part :)) | | |
| (5) क्षेत्रफळ | 103.41 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मॅरिथॉन नेवस्ट्रजन् रियल्टी लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमूखत्यार म्हणून समीर आर. शेटी वय:-50 पत्ता:-प्लॉट नं: . माळा नं: ., इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स,ए-विंग, ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड नं: एन.एम.जोशी मार्ग,लोअर परेल, मुंबई-400013, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:- AAACP8032E 2): नाव:-मॅरिथॉन रियल्टी प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमूखत्यार म्हणून समीर आर. शेटी वय:-50 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गौरगांव लिंक रोड मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- AAACM3361R | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मॅसर्स. फॉर्मिक्स इंटरनॅशनल लॉक प्रोपरायटर रोमक हिराबंद सलेबा वय:-31; पत्ता:-प्लॉट नं: ऑफीस नं.11, माळा नं: 1 ला मजला, इमारतीचे नाव: पंडित बिल्डिंग, ब्लॉक नं: कॅम्प बागेच्या समोर, रोड नं: पाव वला स्ट्रीट,गिरगाव,मुंबई-400004, . मुंबई. पिन कोड:-400004 पॅन नं:- CZKPS4523D | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 07/09/2023 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 08/09/2023 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 15506/2023 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 2994000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |

Registered Sale Instances

| 7566508 | | सूची क्र.2 | दुयम निबंधक : सह दु.नि.मुंबई शहर 4 |
|---|--|------------|------------------------------------|
| 16-11-2023 | | | दस्त क्रमांक : 7566/2023 |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | | नोंदणी : Regn:63m |
| गावाचे नाव : लोअर परेल | | | |
| (1)विलेखाचा प्रकार | करारनामा | | |
| (2)मोबदला | 63283715 | | |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 67866199 | | |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: कमर्शियल युनिट नं.3317, माळा नं: 33 वा मजला. इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स.ए.विंग. ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड : एन.एम.जोशी मार्ग,लोअर परेल,मुंबई-400013, इतर माहिती: कमर्शियल युनिट क्षेत्र 139.63 चौ.मी. (म्हणजेच 1502.97 चौ.फूट)कारपेट,रेरा प्रमाणे आणि एकूण इतर क्षेत्र 2.15 चौ.मी.((सर्विस क्षेत्र 13.66 चौ.फूट व प्रपोशनेट इलेक्ट्रिक रुम क्षेत्र 9.54 चौ.फूट. (एकूण इतर क्षेत्र 23.20 चौ.फूट)),सोबत 2(दोन)कार पार्कींग.((C.T.S. Number : 166-part :)) | | |
| (5) क्षेत्रफळ | 139.63 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करून घेणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मॅरिथॉन नेव्स्ट्रजन् रियल्टी लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून वित्त रावल वय:-38 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मॅरिथॉन फ्युचरेक्स.ए.विंग. ब्लॉक नं: मफतलाल मिल कंपाउंड, रोड नं: एन.एम.जोशी मार्ग,लोअर परेल, मुंबई-400013, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAACP8032E 2): नाव:-मॅरिथॉन रियल्टी प्रायव्हेट लिमिटेड यांच्यावतीने सिनियर मॅनेजर आणि अधिकृत व्यक्ती द्वारकानाथ के. राव यांच्यावतीने कुलमुखत्यार म्हणून वित्त रावल वय:-38 पत्ता:-प्लॉट नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: मॅरिथॉन मॅक्स, ब्लॉक नं: मुलुंड-पश्चिम, रोड नं: मुलुंड गॅरेगांव लिंक रोड मुलुंड-पश्चिम,मुंबई-400080, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-AAACM3361R | | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-जेसल किशोर शाह वय:-47; पत्ता:-प्लॉट नं: 4/36 बी, माळा नं: -, इमारतीचे नाव: गीता भवन, ब्लॉक नं: टाटा गार्डनच्या समोर, रोड नं: 93,भुलाभाई देसाई रोड,मुंबई-400026, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AADPS0516L 2): नाव:-नयना किशोर शाह वय:-73; पत्ता:-प्लॉट नं: 4/36 बी, माळा नं: -, इमारतीचे नाव: गीता भवन, ब्लॉक नं: टाटा गार्डनच्या समोर, रोड नं: 93,भुलाभाई देसाई रोड,मुंबई-400026, महाराष्ट्र, मुम्बई. पिन कोड:-400026 पॅन नं:-AAIPS0702R | | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 09/05/2023 | | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 11/05/2023 | | |
| (11)अनुक्रमांक,खंड व पृष्ठ | 7566/2023 | | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 4074000 | | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |

Price Indicators





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Lower Parel > 7900 Sq.ft

₹22.26 Cr ₹28177/sqft EMI - ₹10.04L | [How much loan can I get?](#) PREMIUM PROJECT

⋮

Office Space For Sale in Marathon Futurex, **Lower Parel, Mumbai**

+11 Photos

🏠 **Furnished**

| | | |
|---|---|--|
| <p>Commercial Complex Marathon Futurex</p> | <p>Super Area 7900 sqft ~ ₹28177/sqft</p> | <p>Carpet Area 4961 sqft ~ ₹44,870/sqft</p> |
| <p>Floor 13 (Out of 43 Floors)</p> | <p>Units On Floor 6</p> | <p>Pantry Personal Pantry</p> |
| <p>Washroom 2</p> | <p>Overlooking Garden/Park Facing Main Road Facing</p> | <p>Facing North</p> |

✔ Personal Pantry/Cafeteria Available





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Commercial Property for Sale in Mumbai > Office Space for Rent in Mumbai > Office Space for Rent in Lower Parel East > 1100 Sq.ft

₹3.60 Cr ₹32727/sqft EMI - ₹1.62L | [Get pre-approved loan](#) PREMIUM PROJECT

⋮

Office Space For Sale in Marathon Futurex, **Lower Parel East, Mumbai**

+19 Photos

🏠 **Grade A+** 🏠 **Unfurnished** 🚗 **1 Car Parking**

| | | |
|---|---|---|
| <p>Commercial Complex Marathon Futurex</p> | <p>Super Area 1100 sqft ~ ₹32727/sqft</p> | <p>Carpet Area 800 sqft ~ ₹45,000/sqft</p> |
| <p>Floor 36 (Out of 38 Floors)</p> | <p>Units On Floor 15</p> | <p>Pantry Dry Pantry</p> |
| <p>Washroom 2</p> | <p>Overlooking Garden/Park Facing Main Road Facing</p> | <p>Facing North</p> |

✔ Dry Pantry/Cafeteria Available ✔ 1 Covered Parking(s) Available

Price Indicators

99acres Commercial Buy | Filter: Locality | Project | Society | Landmark

₹7 Cr | 11,118 per sq.ft. | Estimated EMR ₹ 1,59,201

REGISTERED | Registration No. P5180025476 | Website: mssg.com

Overview | Society | Dealer Details | Articles

Property (2) | **Society (101)**

Property Features:

- Super Builtup Area: 2200 sq.ft.
- Carpet Area: 1676.57 sq.ft.
- Ready to move in
- 1 floor (31st / 36 floors building)
- 1 parking spots (private parking in basement, private parking outside the building, public parking)
- Walls are brick walls and doors are in place
- 3 washrooms available (2 private, 1 shared)
- Flooring: Concrete flooring

99acres Commercial Buy | Filter: Locality | Project | Society | Landmark

₹8.1 Cr | 15,545 per sq.ft. | Estimated EMR ₹ 4,46,502

REGISTERED | Registration No. P5180025476 | Website: mssg.com

Overview | Society | Dealer Details | Articles

Property (0) | **Society (101)**

Property Features:

- Super Builtup Area: 1479 sq.ft.
- Carpet Area: 1070 sq.ft.
- Ready to move in
- 7 floor (31st / 38 floors building)
- 1 private parking spots in basement
- Walls are cemented walls and doors are in place
- Flooring: Ceramic flooring

Valuation Report Prepared For: STCI/M/s. Marathon Nextgen Realty Pvt. Ltd. (4497/2303467) Page 22 of 28
 As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specification is as follows

| Particulars | Value in ₹ | Value in ₹ Cr. |
|--|-----------------|----------------|
| Fair Market Value of the Property | 63,12,18,000.00 | 63.12 |
| Realizable Value of the Property | 56,80,96,200.00 | 56.81 |
| Distress Value of the Property | 50,49,74,400.00 | 50.50 |
| Government value of the Property | 59,12,74,705.00 | 59.13 |
| Insurable Value (Total Built Up Area X Rate) = (23,122.00 X 2,500.00) | 5,78,05,000.00 | 5.78 |

Place: Mumbai

Date: 09.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
 CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
 DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
 ou=Admin,
 2.5.4.20=9822b6c4fa315d323e0c139e26865913490c732334413
 33115279b17a18d5652, postalCode=400069, st=Maharashtra,
 serialNumber=11a29a2c9f6d8f6c3998d2a55a8b6e3c3e133131ba22
 a394e28f2e29a327b629dfc, cn=MANOJ BABURAO CHALIKWAR
 Date: 2023.11.09 16:08:19 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar
 Registered Valuer
 Chartered Engineer (India)
 Reg. IBBI/RV/07/2018/10366

The undersigned has inspected the property detailed in the Valuation Report dated _____
 on _____. We are satisfied that the fair and reasonable market value of the property is
 ₹ _____ (Rupees _____
 _____ only).

Date

Think.Innovate.Create

Signature
 (Name & Designation of the Inspecting Official/s)

Countersigned
 (BRANCH MANAGER)

| Enclosures | |
|---|----------|
| Declaration-cum-undertaking from the valuer (Annexure- I) | Attached |

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 20.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be having expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.



| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration is developed by M/s. Marathon Realty Pvt. Ltd. and unit consideration are 303 & 304 in A Wing |
| 2. | Purpose of valuation and appointing authority | As per request from STCI Finance Limited, Lower Parel (West) to assess fair market value of the property for lending purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer |
| 4. | Disclosure of Valuer interest or conflict, if any; | We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant |
| 5. | Date of appointment, valuation date and date of report; | Date of Appointment – 19.10.2023 Valuation Date – 09.11.2023 Date of Report – 09.11.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 20.10.2023 |
| 7. | Nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Comparable Sales Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation; | Current market conditions, demand and supply position, industrial land size, location, sustained demand for residential land, all round development of residential projects in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th November 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of Developer **M/s. Marathon Nextgen Realty Ltd.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is developed by **M/s. Marathon Nextgen Realty Ltd.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable

Valuation Report Prepared For: STCI/M/s. Marathon Nextgen Realty Pvt. Ltd. (4497/2303467) Page 26 of 28
title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the documents provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

Think.Innovate.Create

This exercise is to assess **Fair Market Valuation** of the property under reference as on **09th November 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366

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