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# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: STCI/M/s. Marathon Realty Pvt. Ltd. (12239/2309534) Page 2 of 24

Vastu/STCI/Mumabi/11/2024/12239/2309534  
10/28-232-SSPPY  
Date - 09.11.2024

## VALUATION REPORT OF IMMOVABLE PROPERTY OF "Marathon Futurex"

Commercial Office No. 301, B Wing & 302, C Wing, Marathon Futurex, IT / BFSI Commercial project on  
C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai - 400 013, Maharashtra, India

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

**NAME OF CLIENT / DEVELOPER: M/s. Marathon Realty Pvt. 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 09<sup>th</sup> November 2024 for bank purpose.

### 1. Location Details:

The property is situated at Commercial Office No. 301, B Wing & 302, C Wing, Marathon Futurex, IT / BFSI Commercial project on C. S. No. 166, Lower Parel Division, N. M. Joshi Marg, Lower Parel, Mumbai - 400 013, Maharashtra, 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 Realty Pvt. Ltd.
Registered office address	Office No. 702, 7 <sup>th</sup> Floor, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai - 400 080, Maharashtra, India
Contact Numbers	Contact Person: Mrs. Sharavi Joshi Mb. No. 8097616974 Mr. Rohit Jadhav (Office Boy) Mb. No. 9594101959
E - mail ID and Website	sharvari.joshi@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



(Vijay)

Revised  
by Vijay  
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### Regd. Office

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