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Valuation Report Prepared For: STCI/M/s. Marathon Nextgen Realty Pvt. Ltd. (12240/2309535) Page 2 of 24

Vastu/STCI/Mumbai/11/2024/12240/2309535
10/29-233-SSPPY
Date - 09.11.2024

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 - 400 013, Maharashtra, 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 **09th November 2024** for banking purpose.

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 - 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 Nextgen Realty Ltd. |
| Register office address | Marathon Futurex, N. M. Joshi Marg, Lower Parel, Mumbai - 400 013, 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 | Mafatal Mills |
| On or towards East | N. M. Joshi Road |
| On or towards West | Western Railway Track |



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