

IL&FS Real Estate Sale of Business Arcade, Lower Parel, Mumbai on an “as is where is basis”

January 2025



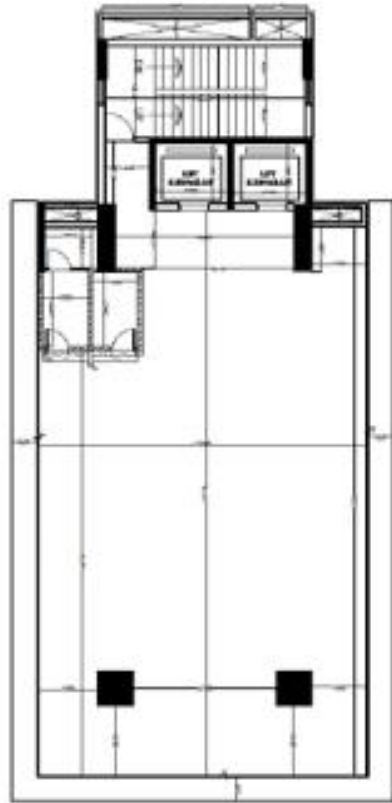
Business Arcade

- Location- Lower Parel, Mumbai
- Address- Sayani Road, Opposite S.T. Bus Stand, Mumbai – 400 013
- Owner- Infrastructure Leasing & Financial Services Ltd (IL&FS)
- Building comprising of 2 (two) level basements plus stilt plus 1st to 13th floor plus 14th (part) upper floors erstwhile known as “Elphinstone Mill Property” now known as “Business Arcade”
- Area (Entire Building)
 - Land Area -832.41 square meters
 - Building Built-Up Area – 28,591 sq.ft.



Location Pin: <https://goo.gl/maps/kafP7eMJJyfQmcBJ7>

Business Arcade



FIRST/THIRD/TENTH/TWELFTH FLOOR PLAN

PROPOSED INTERIOR FOR M/S IL&FS AT ORCHID STAR
ELPHINSTONE ROAD, MUMBAI

DATE: 07.08.2009

Architect
Hafeez
Contractor

Floor	Chareable Area (sq ft)	Tenant
1	3,195	Vacant
2	3,195	Vacant
3	3,195	Vacant
4	3,195	Neosoft Technologies International
5	2,237	Vacant
6	3,195	Neosoft Technologies International
7	3,195	Neosoft Technologies International
8	3,195	Neosoft Technologies International
9	3,195	Neosoft Technologies International
10	3,195	Neosoft Technologies International
11	3,195	Times Internet Ltd
12	2,842	Times Internet Ltd
13	3,195	Times Internet Ltd
14	2,195	Structwel Designer & Consultants Pvt Ltd.
Total	42,419	

Business Arcade



Entrance



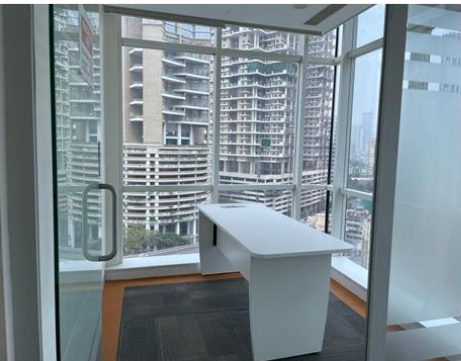
Lobby Area



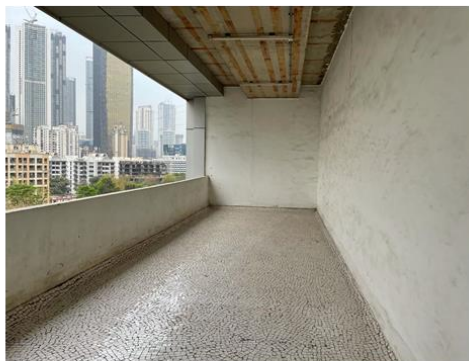
Office space



Floor Lobby



Cabin space



Refugee Area



Bare shell Unit



Parking

Disclaimer



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