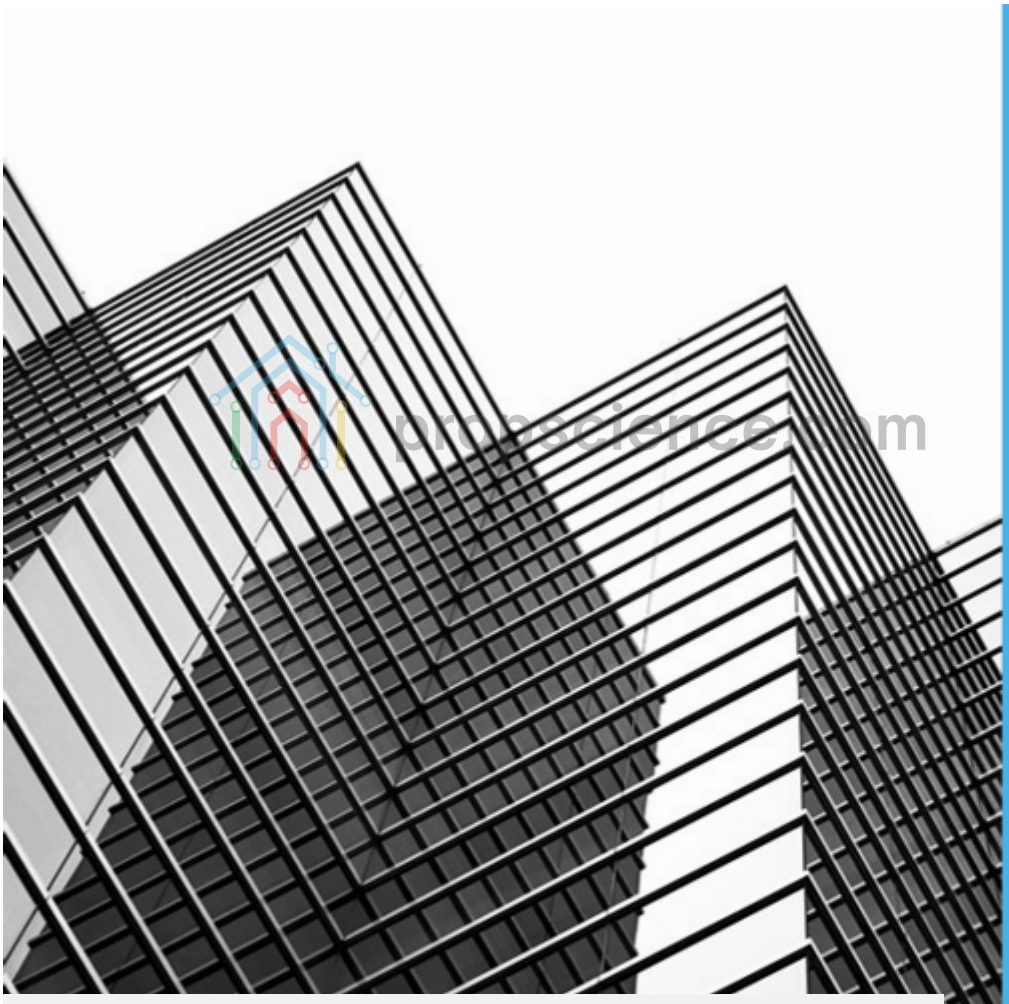
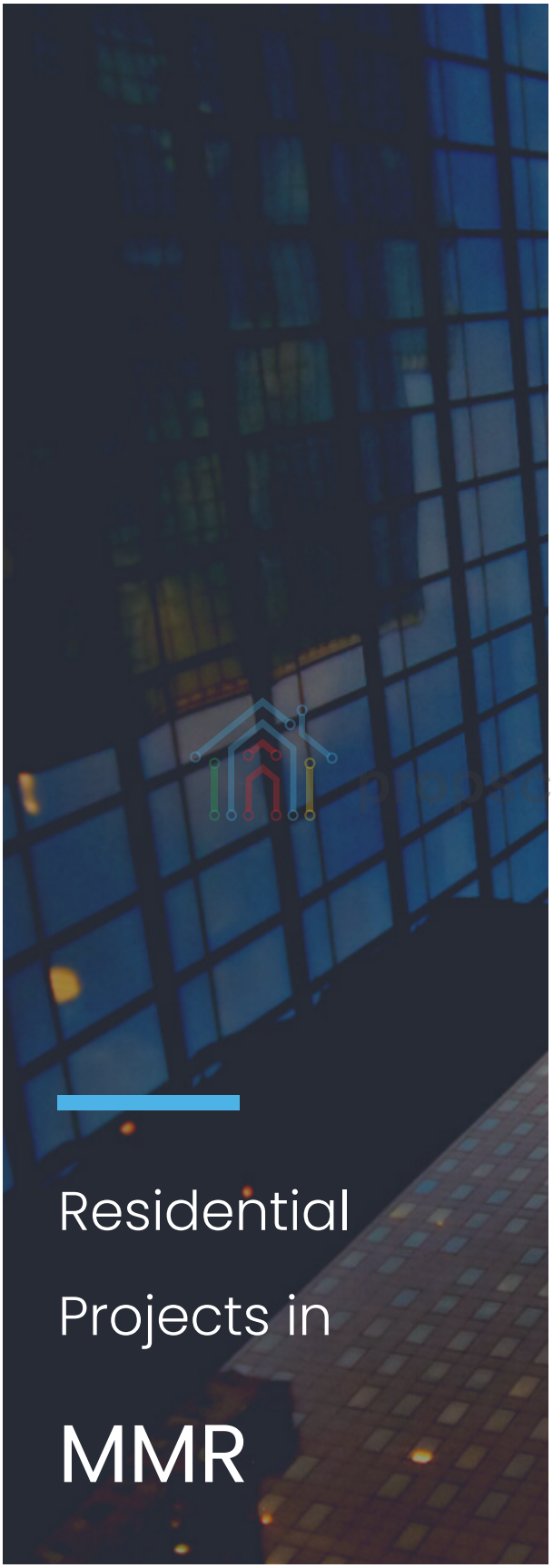
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PROP REPORT



MARATHON NEOSKIES

MahaRERA Number : P51800018106



WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name rom 'bhandupeshwas', one of the names of the hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup Ind. Estate	NA	Ward S

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 91 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **14.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.9 Km**
- Ashok Kedare Chowk **400 Mtrs**
- Vivo Ghatkopar, Shraddhanand Road-Hirachand Desai Road Ghatkopar (W Near Ghatkopar Railway Station, Mumbai, Maharashtra 400086 **8.2 Km**
- Bhandup Railway Station **2.0 Km**
- Eastern Express Hwy, Maharashtra **5.4 Km**
- Bhandup criticare hospital **600 Mtrs**
- GS Shetty International School **2.2 Km**
- Neptune Magnet Mall **1.7 Km**
- D Mart **2.8 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	1	1

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BUILDER & CONSULTANTS

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Founded by Zaverbhai Shah in 1922 and formally established in 1969. The 53-year-old Mumbai based real estate development company that has completed over 80 projects in the city, and presently has over 4 million sqft of land under development and additional 880 acres of land being planned across MMR. The company has bagged numerous awards such as "Affordable Housing of the Year" - Estate Awards 2019 and many more.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	4966.37 Sqmt	1 BHK,Studio

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Wing A	4	22	7	1 BHK,Studio	154
Wing B	4	22	7	1 BHK,Studio	154

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	323 sqft
Studio	197 sqft
1 BHK	323 sqft

Studio	197 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	INR 18575.85	INR 6000000	INR 6000000
Studio	INR 18578.68	INR 3660000	INR 3660000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 600000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	197	NA	INR 3187189	INR 16178.62
May 2022	323	NA	INR 5262917	INR 16293.86
April 2022	323	NA	INR 5357275	INR 16293.86
March 2022	323	NA	INR 5250083	INR 16585.99
March 2022	197	NA	INR 3250884	INR 26650.17
March 2022	197	19	INR 3264427	INR 16501.95
February 2022	197	15	INR 3228578	INR 16570.7
February 2022	197	14	INR 3250000	INR 16388.72
January 2022	323	21	INR 5862936	INR 10061.92
October 2021	323	2	INR 5074256	INR 18151.5

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October 2021	323	21	INR 5168596	INR 15709.77
September 2021	323	13	INR 5111992	INR 16001.85
August 2021	323	14	INR 5027345	INR 15826.6
August 2021	197	13	INR 3217257	INR 25519.52
July 2021	323	18	INR 5121426	INR 9960.55
July 2021	323	3	INR 5219915	INR 15855.81
July 2021	197	5	INR 3292729	INR 26497.03
June 2021	323	13	INR 5123761	INR 10194.21
June 2021	323	2	INR 5121896	INR 15863.04
May 2021	323	16	INR 5076647	INR 15857.26

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed

research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	63
Connectivity	65
Infrastructure	86
Local Environment	80
Land & Approvals	50
Project	71
People	56
Amenities	48
Building	55
Layout	63
Interiors	63

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Pricing	40
Total	**62/100**

MARATHON NEOSKIES

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