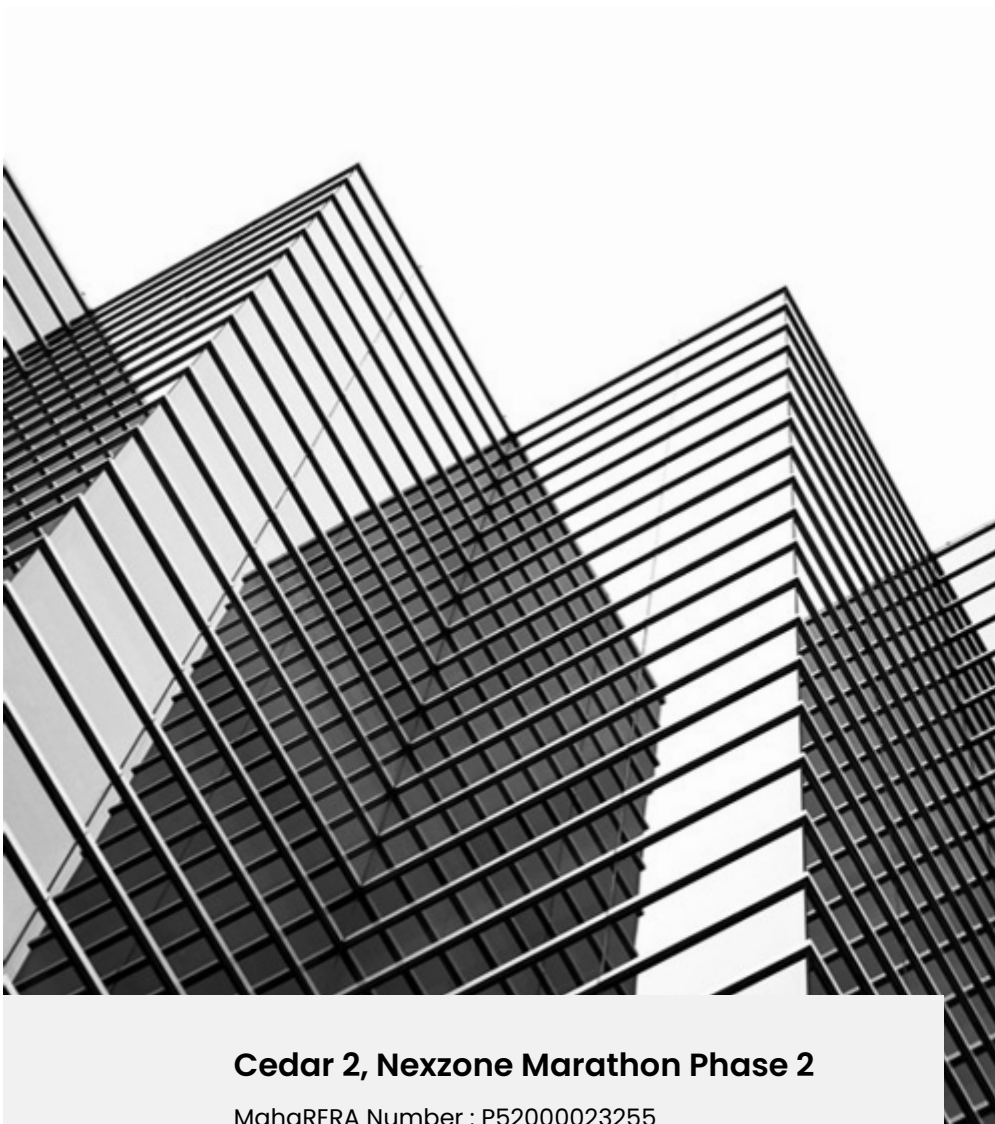


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# PROP REPORT



**Cedar 2, Nexzone Marathon Phase 2**

MahaRERA Number : P52000023255



# Residential Projects in MMR

## 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

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| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Palaspe     | NA             | NA             |

### Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **50 Km**
- Panvel Bus Depot **4.1 Km**
- Panvel Railway Station **4.4 Km**
- Mumbai Pune Express Highway **7.8 Km**
- Panvel Hospital **3.8 Km**
- Pillai College of Arts, Commerce and Science **4.8 Km**
- Orion Mall **4.7 Km**
- D Mart **6.4 Km**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| November 2022                        | NA                   | 1                          |

CEDAR 2, NEXZONE  
MARATHON PHASE 2

## BUILDER & CONSULTANTS

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 |
|--|-----------|------------------|
| Axis Bank,HDFC Bank,ICICI Bank,LIC<br>Housing Finance Ltd,SBI Bank | NA        | NA               |

CEDAR 2, NEXZONE  
MARATHON PHASE 2

# PROJECT & AMENITIES

| Time Line                        | Size    | Typography  |
|----------------------------------|---------|-------------|
| Completed on 31st December, 2026 | 25 Acre | 1 BHK,2 BHK |

## Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | NA   |
| Business & Hospitality | Banquet Hall,Conference / Meeting Room,Visitor’s Room,Clubhouse,Community Hall,Multipurpose Hall   |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage   |

CEDAR 2, NEXZONE  
MARATHON PHASE 2

# BUILDING LAYOUT

| Tower Name                       | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|----------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Marathon<br>Nexzone<br>Cedar - 2 | 4               | 31           | 8               | 1 BHK, 2 BHK   | 248            |

|                       |     |
|-----------------------|-----|
| First Habitable Floor | 2nd |
|-----------------------|-----|

## Services & Safety

- **Security :** Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Security Staff, Earthquake Resistant Design
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators

CEDAR 2, NEXZONE  
MARATHON PHASE 2

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 449 - 452 sqft    |

|       |          |
|-------|----------|
| 2 BHK | 720 sqft |
|-------|----------|

|                         |  |
|-------------------------|--|
| Floor To Ceiling Height | Between 9 and 10 feet                        |
| Views Available         | Open Grounds / Landscape / Project Amenities |

|                              |   |
|------------------------------|---|
| Flooring                     | Vitrified Tiles   |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows            |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | NA  |
| White Goods                  | NA  |

|                                      |  |
|--------------------------------------|--|
| CEDAR 2, NEXZONE<br>MARATHON PHASE 2 |  |
|--------------------------------------|--|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 10467.71  | INR 4700000     | INR 4935000 to 4967976 |
| 2 BHK         | INR 10467.71  | INR 7536751     | INR 7913589            |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | INR 600000      | INR 0         |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.   |
| <b>Payment Plan</b>        | Construction Linked Payment                                     |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI 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. |
|------------------|-------------|-------|-------------|-----------------|
| October 2022     | 709         | 5     | INR 6275000 | INR 8850.49     |
| May 2022         | 913         | 1     | INR 8885958 | INR 9732.7      |
| May 2022         | 643         | 2     | INR 5801420 | INR 9022.43     |
| April 2022       | 700         | 6     | INR 7800000 | INR 11142.86    |
| April 2022       | 708         | 6     | INR 6500000 | INR 9180.79     |
| April 2022       | 627         | 1     | INR 5873220 | INR 9367.18     |
| April 2022       | 643         | 2     | INR 5711476 | INR 8882.54     |
| April 2022       | 627         | 30    | INR 5462276 | INR 8711.76     |
| April 2022       | 643         | 2     | INR 5981309 | INR 9302.19     |
| March 2022       | 581         | 4     | INR 4187051 | INR 7206.63     |

|                      |     |    |             |              |
|----------------------|-----|----|-------------|--------------|
| <b>March 2022</b>    | 658 | 2  | INR 6605156 | INR 10038.23 |
| <b>March 2022</b>    | 660 | 14 | INR 7250000 | INR 10984.85 |
| <b>March 2022</b>    | 643 | 3  | INR 6170531 | INR 9596.47  |
| <b>February 2022</b> | 662 | 6  | INR 7000000 | INR 10574.02 |
| <b>February 2022</b> | 627 | 30 | INR 5849803 | INR 9329.83  |
| <b>February 2022</b> | 700 | 6  | INR 7800000 | INR 11142.86 |
| <b>February 2022</b> | 754 | 2  | INR 4836992 | INR 6415.11  |
| <b>January 2022</b>  | 657 | 19 | INR 6346852 | INR 9660.35  |
| <b>January 2022</b>  | 745 | 19 | INR 7830799 | INR 10511.14 |
| <b>January 2022</b>  | 563 | 4  | INR 4900000 | INR 8703.37  |

CEDAR 2, NEXZONE  
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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      | 45    |
| Infrastructure    | 48    |
| Local Environment | 83    |
| Land & Approvals  | 50    |
| Project           | 71    |
| People            | 65    |
| Amenities         | 78    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 56            |
| <b>Interiors</b> | 65            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>61/100</b> |

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CEDAR 2, NEXZONE  
MARATHON PHASE 2

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