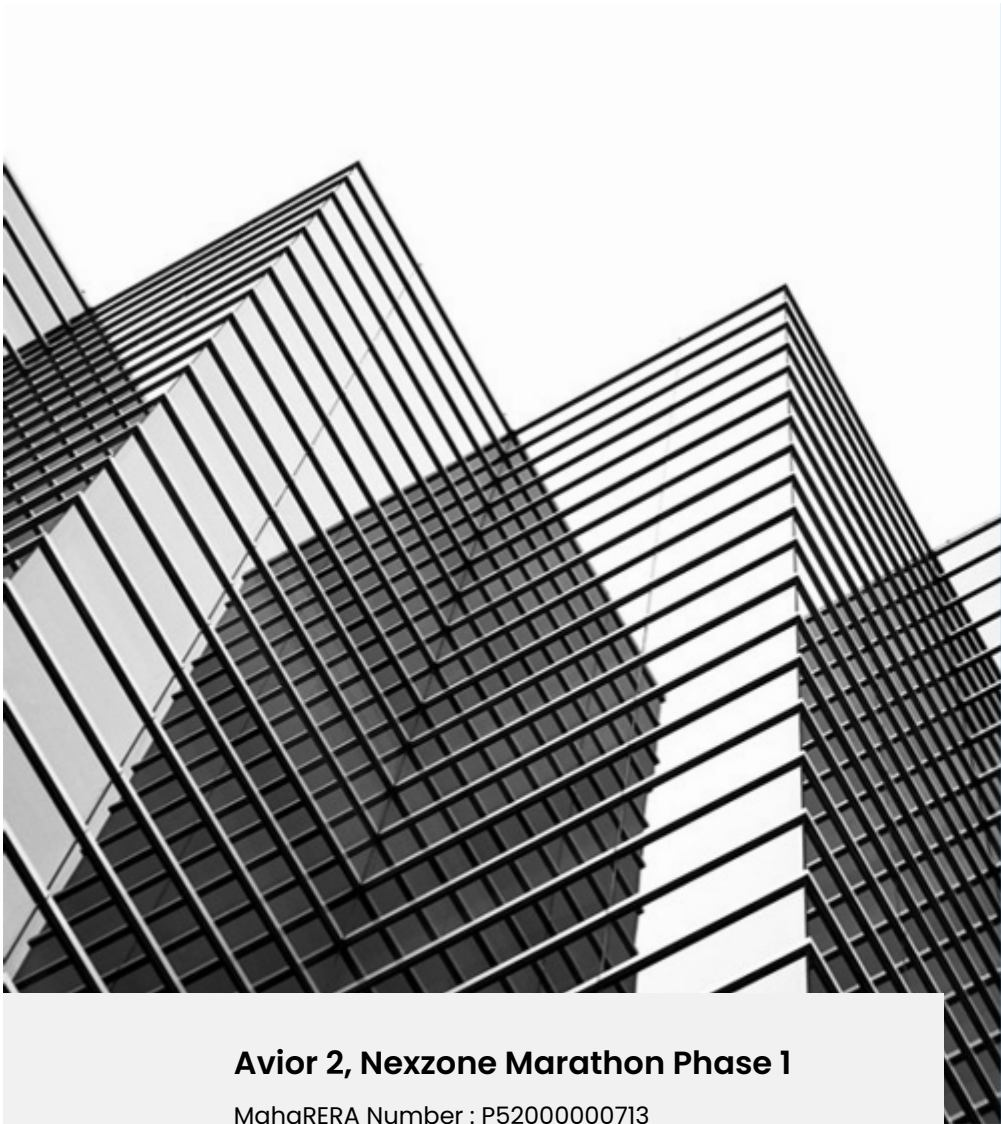


PROP REPORT



Avior 2, Nexzone Marathon Phase 1

MahaRERA Number : P52000000713



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

Post Office	Police Station	Municipal Ward
Palaspe	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal I-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
NA	NA	1

AVIOR 2, NEXZONE
MARATHON PHASE I

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 Housing Finance Ltd,SBI Bank	NA	NA

AVIOR 2, NEXZONE
MARATHON PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	25 Acre	1.5 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Sit-out Area
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

AVIOR 2, NEXZONE
MARATHON PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marathon Nexzone Avior -2	4	31	8	1.5 BHK,2 BHK	248

First Habitable Floor	2nd
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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

AVIOR 2, NEXZONE MARATHON PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	581 sqft

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 11391	INR 6618171	INR 6949080
2 BHK	INR 11391	INR 7757271	INR 8145135 to 8372385

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

GST	Stamp Duty	Registration
0%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	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.
January 2022	657	19	INR 6346852	INR 9660.35
January 2022	745	19	INR 7830799	INR 10511.14
January 2022	563	4	INR 4900000	INR 8703.37
December 2021	708	7	INR 6000000	INR 8474.58
December 2021	626	2	INR 5722109	INR 9140.75
November 2021	563	2	INR 4800000	INR 8525.75
November 2021	657	NA	INR 6346852	INR 9660.35

November 2021	708	17	INR 7800000	INR 11016.95
October 2021	652	4	INR 6800000	INR 10429.45
October 2021	606	13	INR 6675000	INR 11014.85
October 2021	427	24	INR 4713585	INR 11038.84
October 2021	626	2	INR 5324220	INR 8505.14
September 2021	459	21	INR 4393683	INR 9572.29
September 2021	563	15	INR 4900000	INR 8703.37
September 2021	660	5	INR 6400000	INR 9696.97
September 2021	606	17	INR 5320000	INR 8778.88
August 2021	708	11	INR 6000000	INR 8474.58
August 2021	700	4	INR 8000000	INR 11428.57

August 2021	626	21	INR 5929749	INR 9472.44
August 2021	581	17	INR 4900000	INR 8433.73

AVIOR 2, NEXZONE
MARATHON PHASE 1

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	100
Land & Approvals	50

Project	71
People	65
Amenities	78
Building	65
Layout	56
Interiors	65
Pricing	40
Total	62/100

AVIOR 2, NEXZONE
MARATHON PHASE 1

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