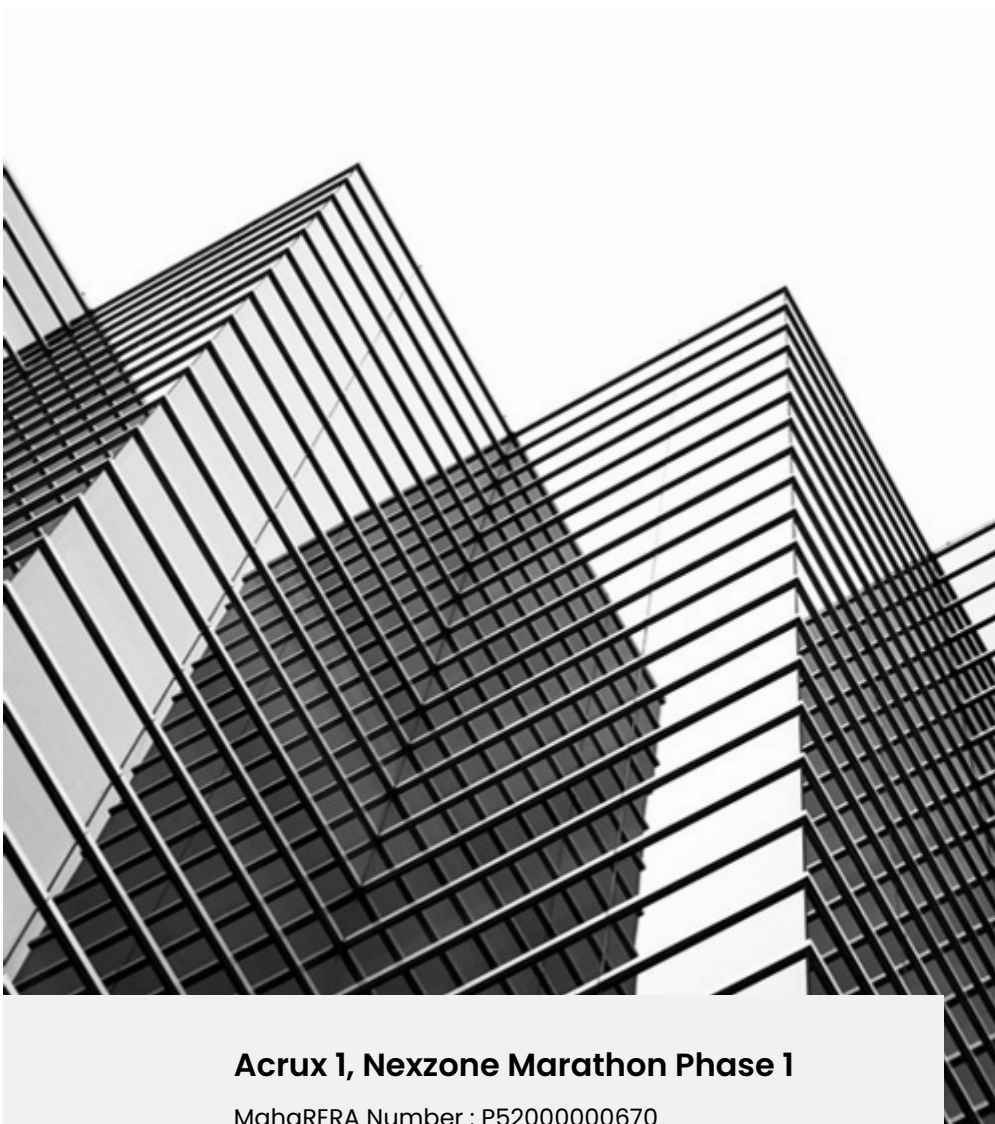


# PROP REPORT



**Acrux 1, Nexzone Marathon Phase 1**

MahaRERA Number : P52000000670





## 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 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
NA	NA	3

ACRUX 1, NEXZONE  
MARATHON PHASE 1

# 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

ACRUX 1, NEXZONE  
MARATHON PHASE 1



# PROJECT & AMENITIES

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

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Library / Reading Room,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Conference / Meeting Room,Visitor's Room,Clubhouse,Community Hall,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

ACRUX 1, NEXZONE  
MARATHON PHASE 1

# BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marathon Nexzone Acrux -1	4	31	8	1.5 BHK,2 BHK	248
First Habitable Floor				2nd Floor	

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,Stretcher Lift

ACRUX 1, NEXZONE MARATHON PHASE 1	
--------------------------------------	--

FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	581 sqft



2 BHK	681 – 700 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

<div>ACRUX 1, NEXZONE</div> <div>MARATHON PHASE 1</div>	
---	--

COMMERCIALS



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

<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

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<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
<b>December 2021</b>	708	7	INR 6000000	INR 8474.58
<b>December 2021</b>	626	2	INR 5722109	INR 9140.75
<b>November 2021</b>	563	2	INR 4800000	INR 8525.75
<b>November 2021</b>	657	NA	INR 6346852	INR 9660.35



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



<b>August 2021</b>	626	21	INR 5929749	INR 9472.44
<b>August 2021</b>	581	17	INR 4900000	INR 8433.73

ACRUX 1, 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	56



<b>Project</b>	74
<b>People</b>	65
<b>Amenities</b>	78
<b>Building</b>	78
<b>Layout</b>	56
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

ACRUX 1, NEXZONE  
MARATHON PHASE 1

**Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.



The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as



a client until certain formalities and requirements are met.