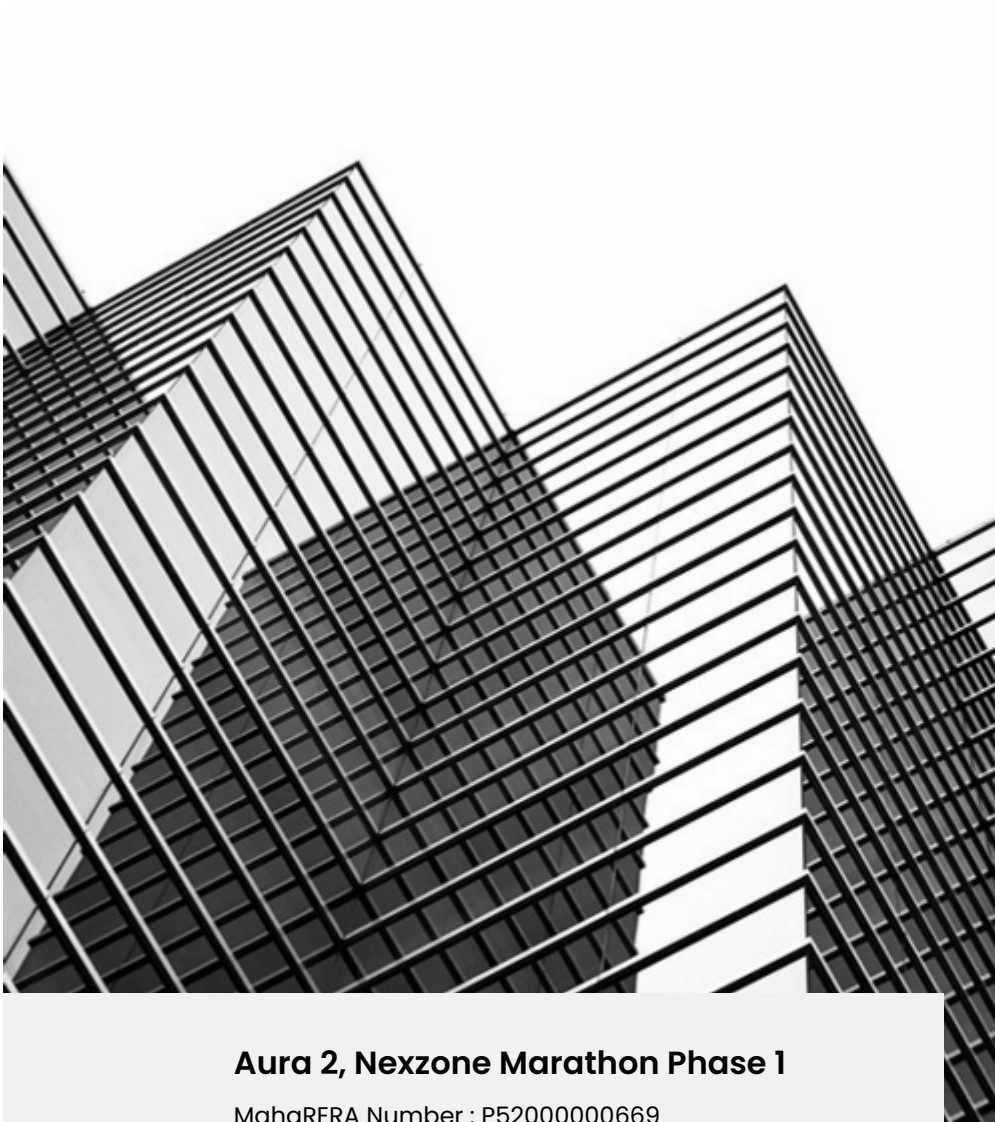


# PROP REPORT



**Aura 2, Nexzone Marathon Phase 1**

MahaRERA Number : P52000000669



# 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 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 **4.8 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

AURA 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

AURA 2, NEXZONE  
MARATHON PHASE I

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	25 Acre	2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	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

AURA 2, NEXZONE  
MARATHON PHASE I

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marathon Nexzone Aura -2	4	31	8		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

AURA 2, NEXZONE  
MARATHON PHASE I

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	627 – 665 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

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

AURA 2, NEXZONE MARATHON PHASE 1	
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## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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2 BHK	INR 11391	INR 7142157	INR 7499265 to 7953766
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**Disclaimer:** Prices mentioned are approximate value and subject to change.

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

<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.

AURA 2, NEXZONE  
MARATHON PHASE I



# 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

<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

**August 2021**

581

17

INR 4900000

INR 8433.73

AURA 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	53
Infrastructure	48
Local Environment	100
Land & Approvals	56
Project	71

<b>People</b>	65
<b>Amenities</b>	78
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	65
<b>Pricing</b>	40
<b>Total</b>	<b>63/100</b>

AURA 2, NEXZONE  
MARATHON PHASE 1

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