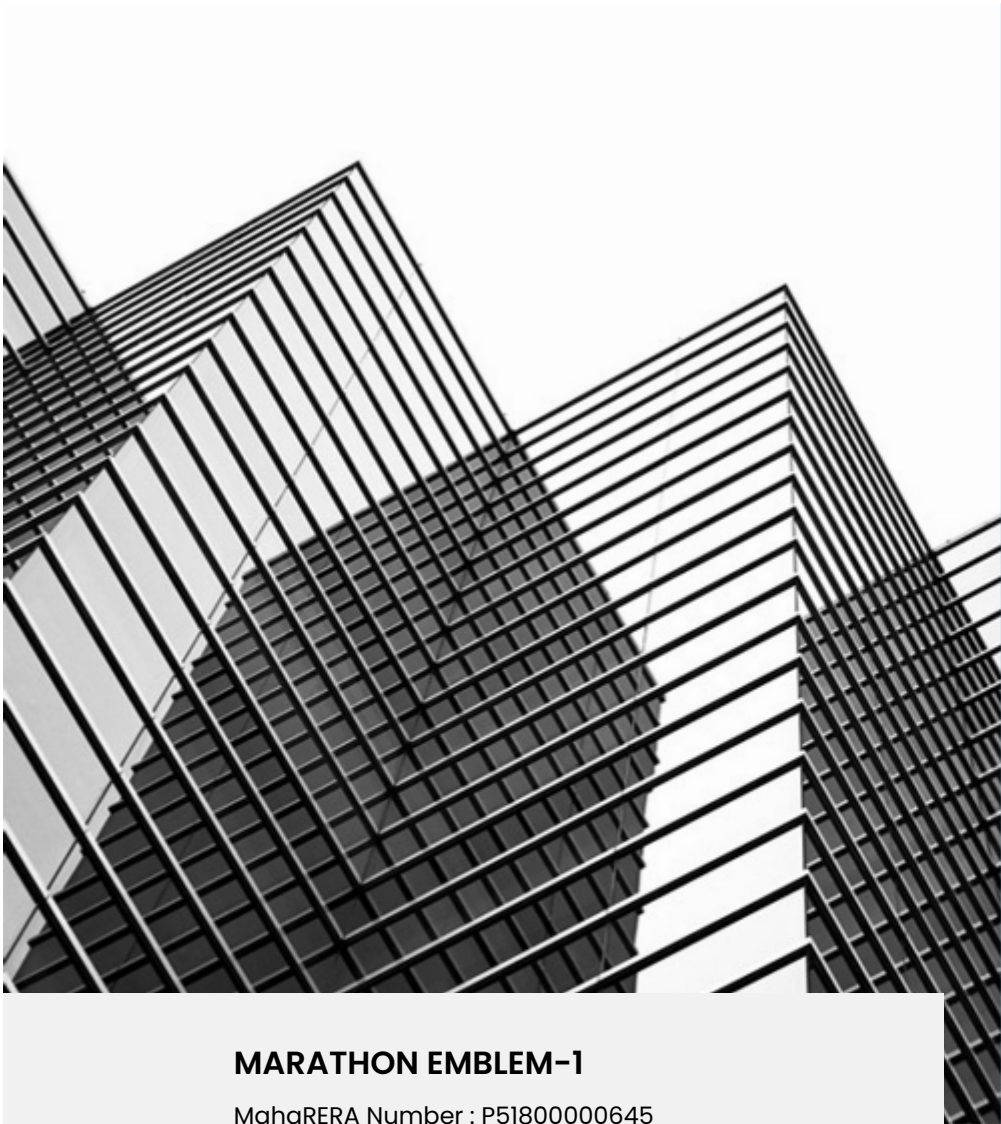


PROP REPORT



MARATHON EMBLEM-1

MahaRERA Number : P51800000645



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

The project is in Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 128 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- TI, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **20.0 Km**
- Chhatrapati Shivaji Maharaj International Airport **16.2 Km**
- Merind Co. Bus Stop **750 Mtrs**
- Vivo Ghatkopar **12.5 Km**
- Nahur Railway Station (E) **1.9 Km**
- Mulund Airoli Interchange, O-1, Eastern Express Hwy, Jaihind Colony, Tata Colony, Eastern Express Hwy, Jaihind Colony, Tata Colony, Mulund East, Mumbai, Maharashtra 400081 **2.2 Km**
- Fortis Hospital Mulund **450 Mtrs**
- Holy Angels Marthoma School, Mulund Goregaon Link Rd, Nahur West, Sarvodaya Nagar, Mulund West, Mumbai, Maharashtra 400080 **230 Mtrs**
- R Mall **3.2 Km**
- DMart **20 Mtrs**

MARATHON EMBLEM-1

LAND & APPROVALS

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

MARATHON EMBLEM-1

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MARATHON EMBLEM-1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2019	2359.37 Sqmt	3 BHK,4 BHK

Project Amenities

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

MARATHON EMBLEM-1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
MARATHON EMBLEM	4	21	2	3 BHK	42
MARATHON EMBLEM	4	21	2	4 BHK	42
First Habitable Floor				5 th Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

MARATHON EMBLEM-1

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1504 sqft
4 BHK	1886 sqft

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

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	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 29255.32	INR 44000000	INR 44000000
4 BHK	INR 28632.03	INR 54000000	INR 54000000

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

GST	Stamp Duty	Registration
0%	5%	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	NA

**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.

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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	55
Connectivity	83
Infrastructure	78
Local Environment	70

Land & Approvals	50
Project	74
People	39
Amenities	48
Building	55
Layout	75
Interiors	63
Pricing	30
Total	60/100

MARATHON EMBLEM-1

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