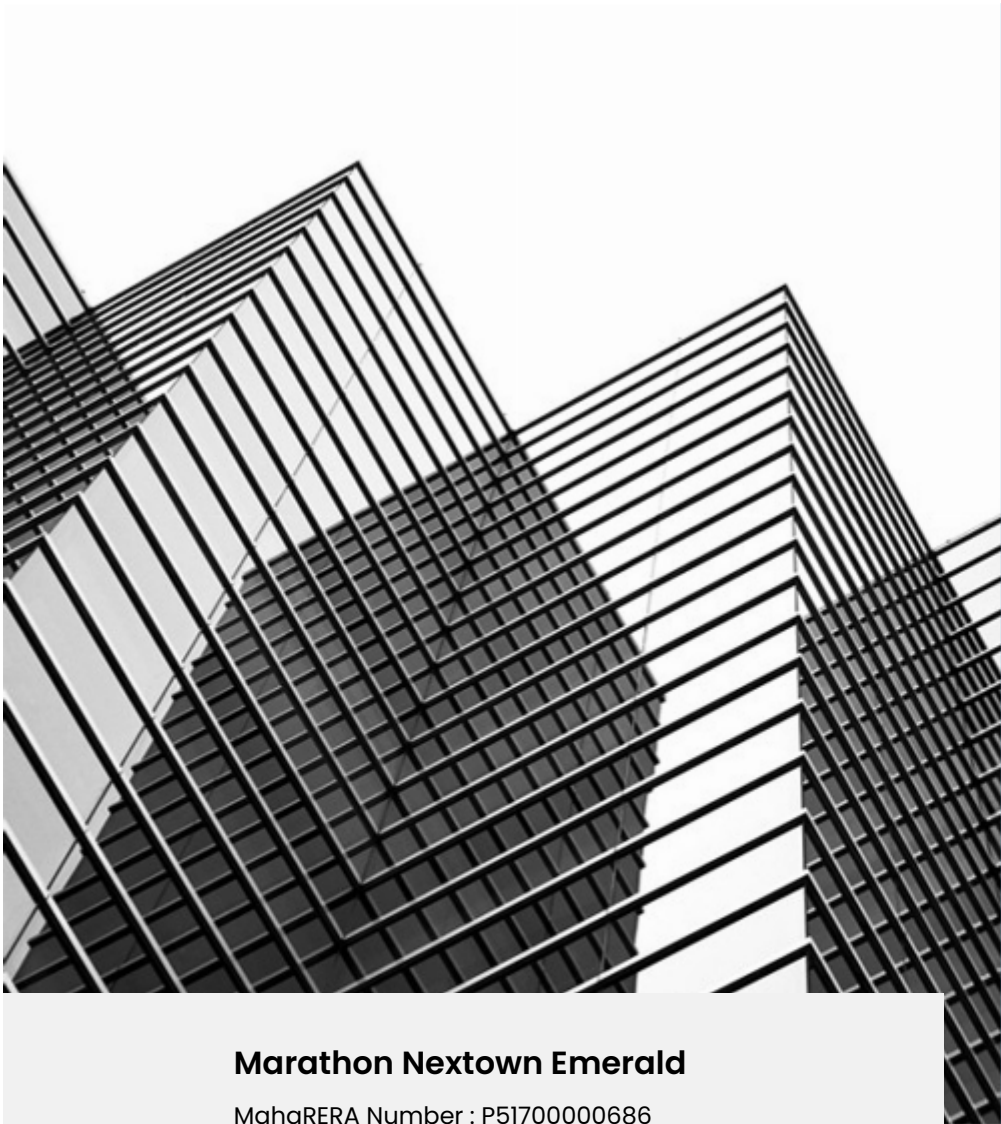


propscience.com

# PROP REPORT



**Marathon Nextown Emerald**

MahaRERA Number : P51700000686



# 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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

Post Office	Police Station	Municipal Ward
Shilphata S.O	NA	Ward E

### Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. 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

- Chhatrapati Shivaji Maharaj International Airport **33.2 Km**
- Padle Goan Bus stand **1.2 Km**
- Dombivali Railway Station **10.4 Km**
- MH SH 76, Padle Gaon **1.2 Km**
- Neptune Superspeciality Hospital **9.4 Km**
- Gurukul Bright World School **1 Km**
- Lodha Xperia Mall **3.2 Km**
- Big Bazaar Lodha Xperia Mall **3.5 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	1	1

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# 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
NA	NA	NA

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# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 29th December, 2020	893.21 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area,Reflexology Park,Pergola
<b>Business &amp; Hospitality</b>	Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Herb Garden,Green Zone,Landscaped Gardens,Solar Pannel

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marathon Nexttown Emerald	4	19	8	1 BHK,2 BHK	152
First Habitable Floor				1st	

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : There are nalas / contaminated water outlets near the project
- **Vertical Transportation** : High Speed Elevators,Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	408 – 445 sqft
2 BHK	630 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8500	INR 3468000	INR 3641400 to 3971625
2 BHK	INR 8500	INR 5355000	INR 5622750

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

GST	Stamp Duty	Registration
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0%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	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,DHFL Bank,HDFC Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### 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	38
Connectivity	65
Infrastructure	56
Local Environment	90
Land & Approvals	56
Project	68
People	56
Amenities	76
Building	77
Layout	53
Interiors	55
Pricing	40
Total	61/100

### **Disclaimer**

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