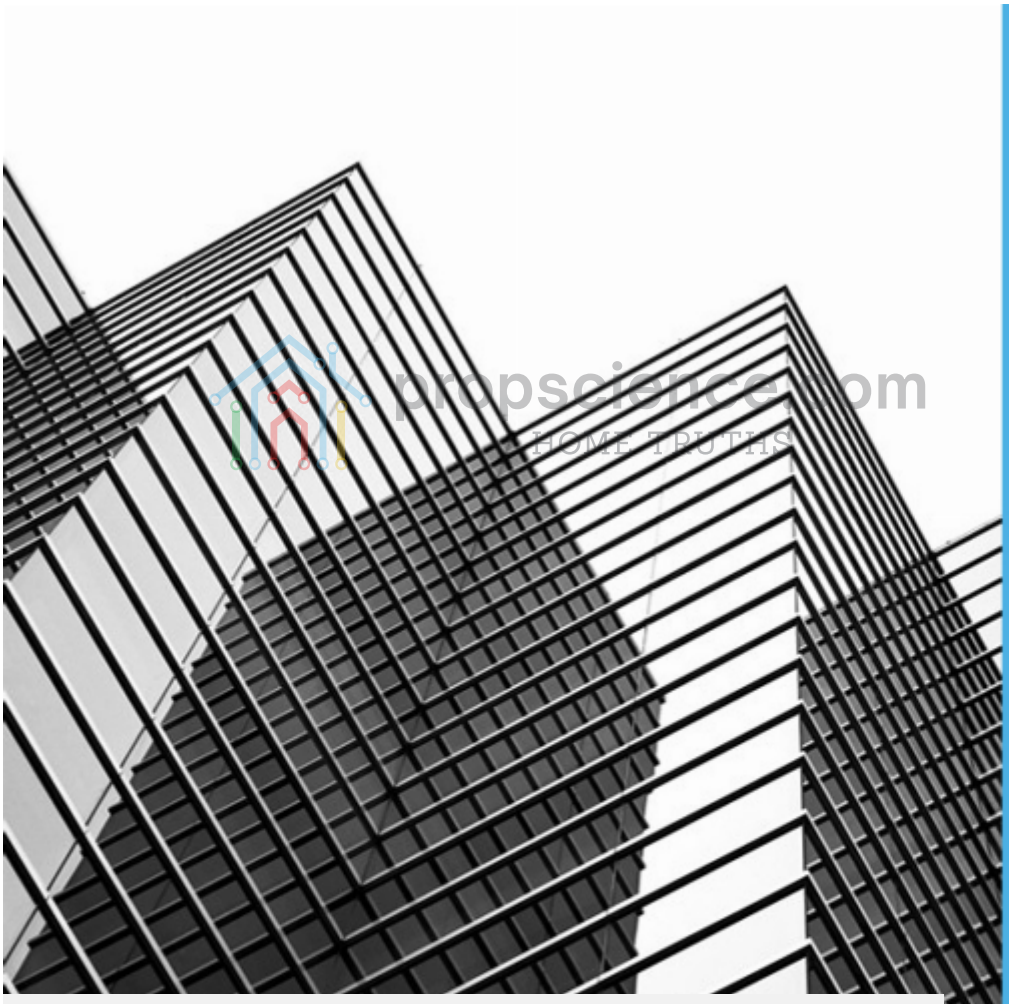
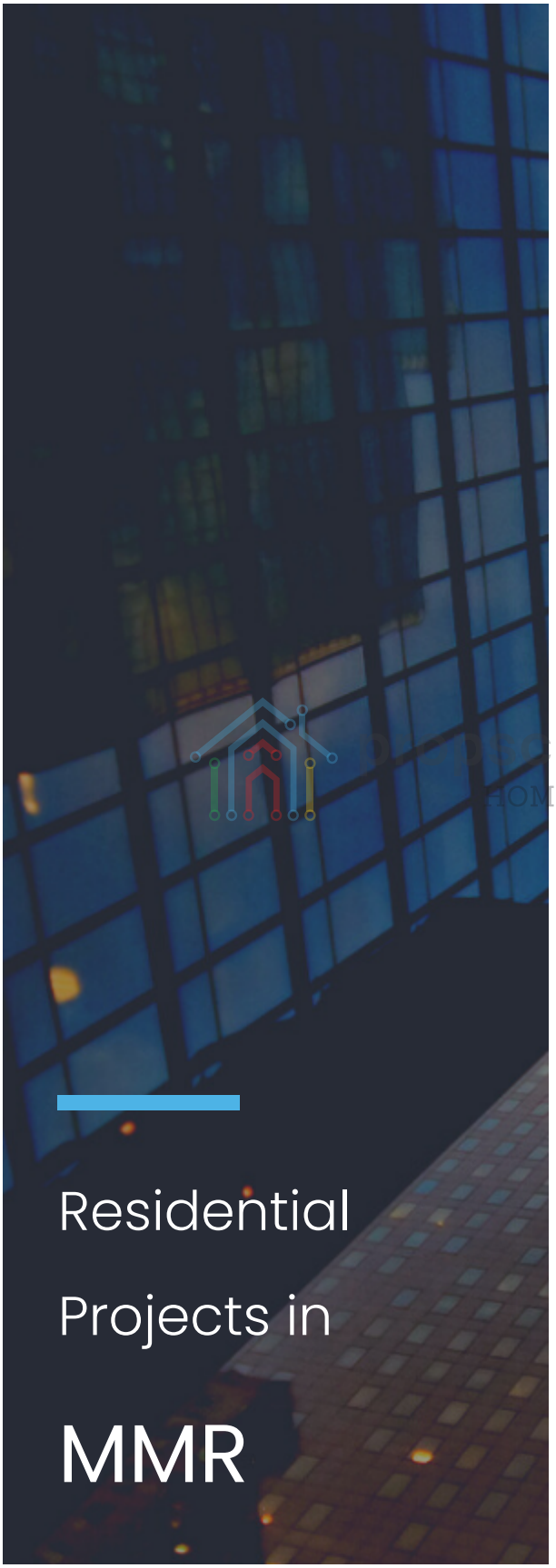
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PROP REPORT



Marathon Neovalley Phase I

MahaRERA Number : P51800026955



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.

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LOCATION

The project is in Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name rom 'bhandupeshwas', one of the names of the hindu god Shiva. Bhandup has Asia's biggest water filtration plant. Bhandup West is a developing affordable suburb in Western Mumbai with mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup West	NA	Ward S

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Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 91 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.6 Km**
- Shiv Darshan Bus Stop **220 Mtrs**
- Bhandup Railway Station **2.3 Km**
- Tembipada Road **450 Mtrs**
- Fortis Hospital Mulund **3.7 Km**
- GS Shetty International School **2.3 Km**
- Neptune Magnet Mall **2 Km**
- Pournima General Store **72 Mtrs**

LAND & APPROVALS

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

MARATHON NEOVALLEY PHASE I

BUILDER & CONSULTANTS

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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

MARATHON NEOVALLEY PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	4 Acre	1 BHK,Studio

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens

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MARATHON NEOVALLEY PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Wing A	4	22	14	1 BHK,Studio	308

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

MARATHON NEOVALLEY
PHASE I

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FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	164 - 211 sqft
1 BHK	237 - 323 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	NA
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

MARATHON NEOVALLEY PHASE I

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 2900000 to 3731000
1 BHK	--	--	INR 4060000 to 5533000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

MARATHON NEOVALLEY PHASE I

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

June 2022	183	NA	INR 2821043	INR 15415.54
April 2022	211	NA	INR 3352680	INR 15889.48
March 2022	166	4	INR 2558979	INR 15415.54
March 2022	211	NA	INR 3252678	INR 15415.54
March 2022	211	7	INR 3252678	INR 15415.54
December 2021	237	8	INR 3911770	INR 16505.36
November 2021	164	9	INR 2580672	INR 15735.8
October 2021	183	2	INR 2799993	INR 15300.51
October 2021	211	10	INR 3292011	INR 15601.95
September 2021	244	8	INR 3975220	INR 16291.89
September 2021	164	15	INR 2628148	INR 16025.29
September 2021	164	9	INR 2528948	INR 15420.41

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August 2021	211	3	INR 3189378	INR 15115.54
August 2021	237	3	INR 3880199	INR 16372.15
August 2021	211	18	INR 3289378	INR 15589.47
July 2021	164	2	INR 2528148	INR 15415.54
July 2021	183	6	INR 2766143	INR 15115.54
July 2021	237	19	INR 3752382	INR 15832.84
June 2021	237	2	INR 3582492	INR 15116
June 2021	237	9	INR 3652407	INR 15411

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MARATHON NEOVALLEY
PHASE I

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	80
Land & Approvals	50
Project	79
People	56
Amenities	48
Building	55
Layout	59
Interiors	55
Pricing	40
Total	61/100

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