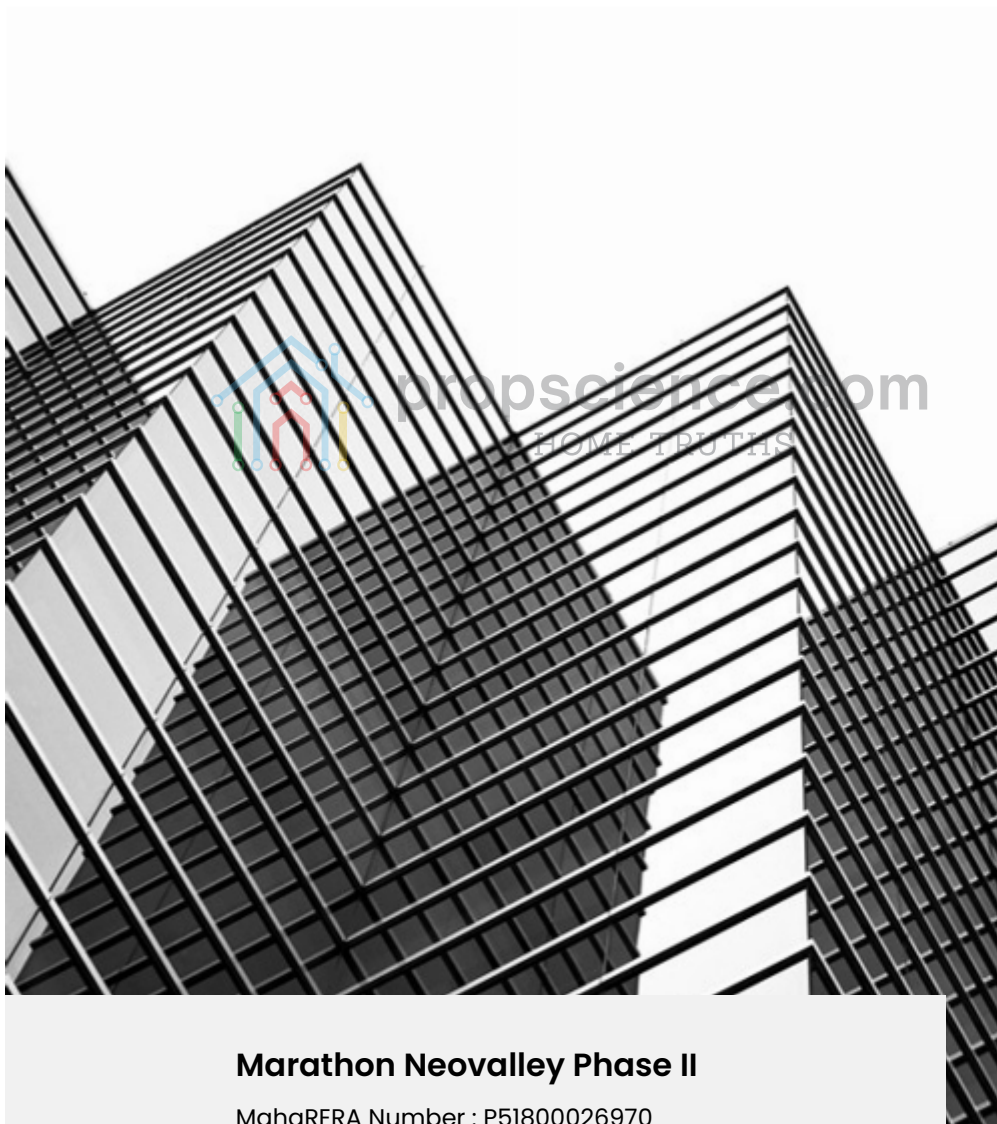


propscience.com

# PROP REPORT



**Marathon Neovalley Phase II**

MahaRERA Number : P51800026970



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 Bhandup (West). Bhandup, a suburban locality in Mumbai derives its name from '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 a mix of residential and commercial properties.

Post Office	Police Station	Municipal Ward
Bhandup West	NA	Ward S

### Neighborhood & Surroundings



propscience.com

HOME TRUTHS

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 II

# BUILDER & CONSULTANTS



propscience.com

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 II

# PROJECT & AMENITIES

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

## Project Amenities

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

MARATHON NEOVALLEY

PHASE II

## BUILDING LAYOUT

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

Wing B	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 II



propscience.com

HOME TRUTHS

## FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	164 - 166 sqft
1 BHK	237 - 244 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
<b>Finishing</b>	NA
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	WIFI enabled
<b>White Goods</b>	NA

MARATHON NEOVALLEY

PHASE II



propscience.com

HOME TRUTHS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 2900000 to 2935000
1 BHK	--	--	INR 4060000 to 4180000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	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
---------------------	-----------------------------

**Bank Approved Loans**

Axis Bank, Bank of India, DHFL Bank, HDFC Bank, ICICI Bank, IDBI Bank, IIFL Bank, Kotak Bank, LIC Housing Finance Ltd, SBI Bank

### Transaction History

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

MARATHON NEOVALLEY  
PHASE II

## ANNEXURE A

Transaction 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

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

MARATHON NEOVALLEY  
PHASE II

## 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	53
Layout	59
Interiors	55
Pricing	40
Total	61/100



propscience.com  
HOME TRUTHS

### 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.



**propscience.com**  
HOME TRUTHS