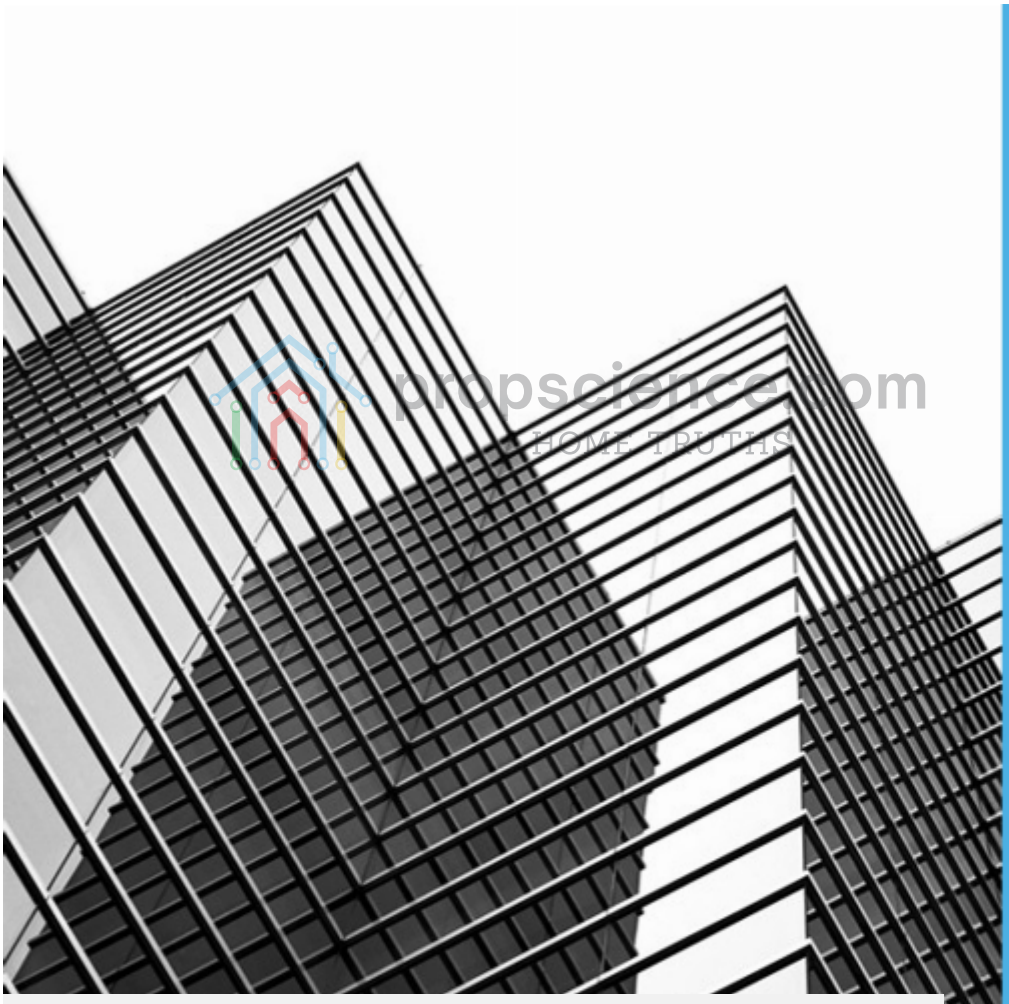
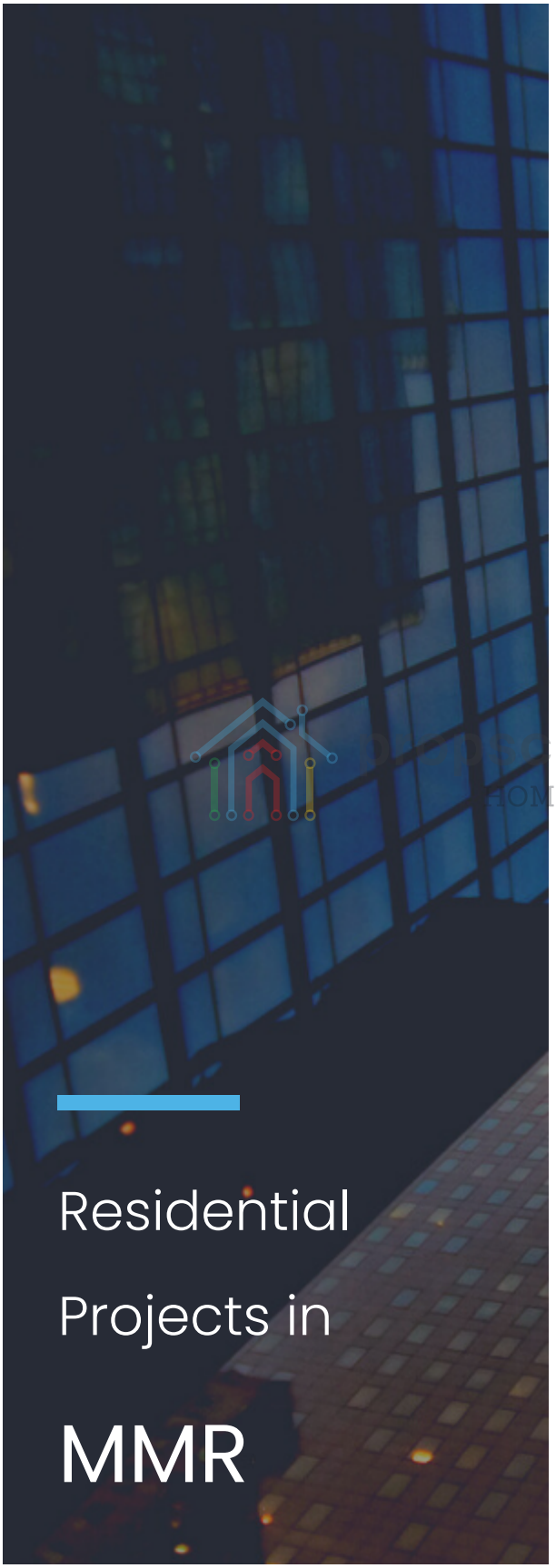
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PROP REPORT



Marathon Neosquare

MahaRERA Number : P51800010386



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

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 94 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.5 Km**
- Tembipada Bus Stop **150 Mtrs**
- Bhandup Railway Station (W) **1.7 Km**
- Eastern Express Hwy, **4 Km**
- Fortis Hospital **3.5 Km**
- GS Shetty International School **2.2 Km**
- Dreams Mall **1.7 Km**
- Shree Sai General Stores **1.5 Km**

LAND & APPROVALS

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

MARATHON NEOSQUARE

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

MARATHON NEOSQUARE

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	0.63 Acre	1 BHK,Studio

Project Amenities

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

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MARATHON NEOSQUARE

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Embrace A	2	22	8	1 BHK,Studio	176

First Habitable Floor	1st Floor

Services & Safety

- **Security :** 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 NEOSQUARE

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	155 - 179 sqft
1 BHK	243 - 270 sqft

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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,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Double glazed glass windows
HVAC Service	NA
Technology	WIFI enabled
White Goods	NA

MARATHON NEOSQUARE

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	--	--	INR 2325000 to 2685000
1 BHK	--	--	INR 3999000 to 4350000

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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,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

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MARATHON NEOSQUARE

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	155	NA	INR 2455200	INR 15840
April 2022	179	NA	INR 2887950	INR 16133.8
March 2022	258	NA	INR 3774549	INR 14630.03

March 2022	243	NA	INR 3960900	INR 16300
March 2022	155	NA	INR 2456000	INR 15845.16
February 2022	243	21	INR 3888000	INR 16000
February 2022	534	19	INR 7345170	INR 13755
January 2022	179	5	INR 2774500	INR 15500
January 2022	252	21	INR 4032000	INR 16000
January 2022	270	22	INR 4078355	INR 15105.02
December 2021	270	21	INR 4320000	INR 16000
December 2021	179	14	INR 2864000	INR 16000
November 2021	252	16	INR 3762025	INR 14928.67
November 2021	172	NA	INR 2636000	INR 15325.58

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November 2021	243	19	INR 3589368	INR 14771.06
October 2021	256	2	INR 3633506	INR 14193.38
October 2021	258	14	INR 3916059	INR 15178.52
September 2021	256	3	INR 3668657	INR 14330.69
September 2021	258	3	INR 3741000	INR 14500
August 2021	258	20	INR 3921600	INR 15200

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MARATHON NEOSQUARE

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	73
Infrastructure	78
Local Environment	80
Land & Approvals	50
Project	71
People	56
Amenities	48
Building	53
Layout	49
Interiors	55
Pricing	40
Total	59/100

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