

propscience.com

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.

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

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.

| 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 |

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 |
|---|--|
| 1 BHK | 243 - 270 sqft |
| Studio | 155 - 179 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, 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 |

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.

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 |

| | | | | |
|---------------------------|-----|----|-------------|--------------|
| 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 |

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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