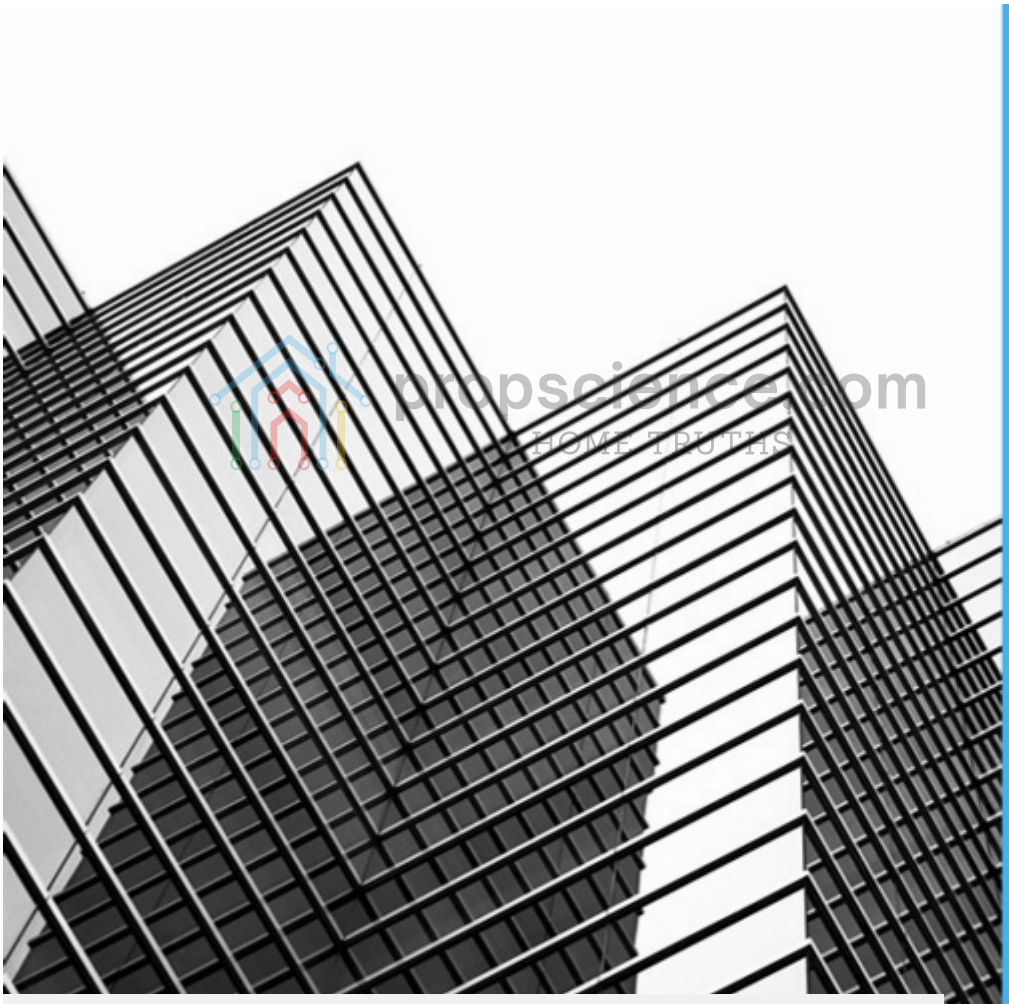
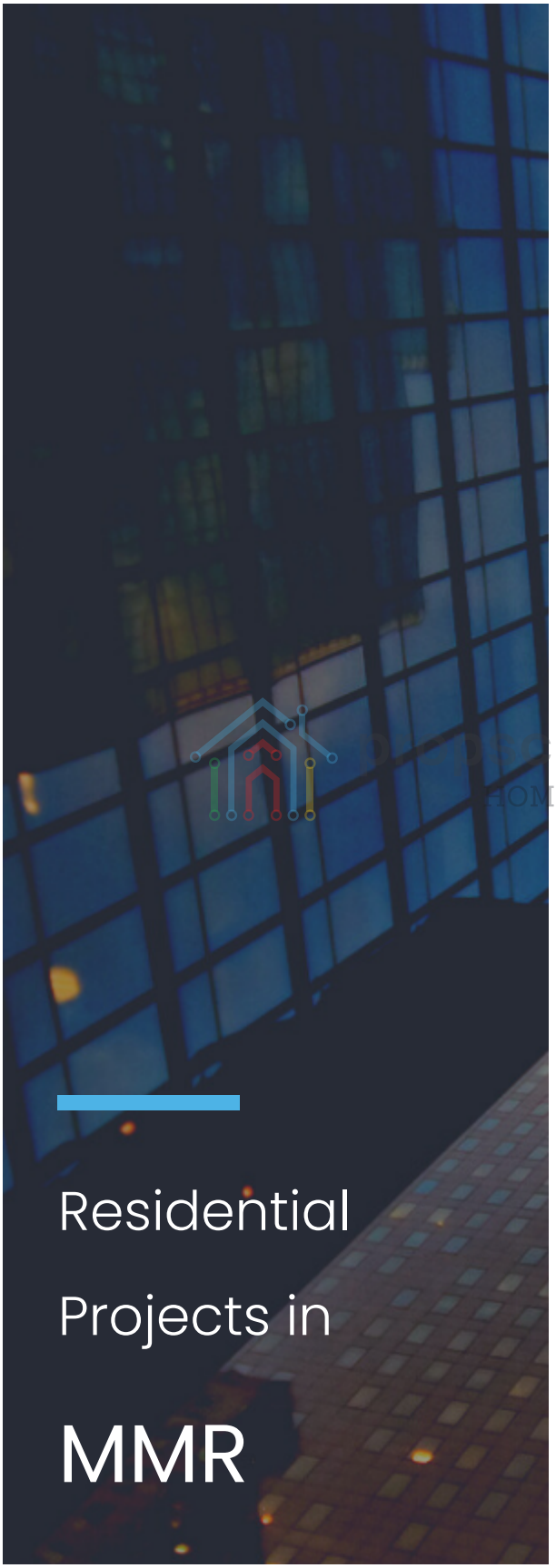
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PROP REPORT



MARATHON NEOHILLS 1

MahaRERA Number : P51800018328



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 Ind. Estate	NA	Ward S

Neighborhood & Surroundings

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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

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **16.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **12.6 Km**
- Tembipada Naka **110 Mtrs**
- Vivo Ghatkopar **8.9 Km**
- Bhandup Railway Station **2.6 Km**
- Eastern Express Hwy, Maharashtra **5.1 Km**
- Dr Bothras Hospital, Bhandup **550 Mtrs**
- GS Shetty International School **2.7 Km**
- Neptune Magnet Mall **2.4 Km**
- D Mart **3.5 Km**

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LAND & APPROVALS

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

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	3992.8 Sqmt	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,Multipurpose Hall
Eco Friendly Features	Landscaped Gardens

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BUILDING LAYOUT

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

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First Habitable Floor	1 st 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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	210 - 323 sqft
Studio	197 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	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 18571.43	INR 3900000	INR 3900000 to 6000000
Studio	INR 18578.68	INR 3660000	INR 3660000

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 600000	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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

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Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	210	NA	INR 3330300	INR 15858.57
April 2022	210	NA	INR 3394000	INR 16161.9
March 2022	210	NA	INR 3310000	INR 15761.9
March 2022	323	NA	INR 4885558	INR 15125.57
February 2022	197	17	INR 3264427	INR 16570.7
February 2022	323	21	INR 4791218	INR 14833.49
January 2022	197	5	INR 3207823	INR 16283.37
January 2022	197	21	INR 3170087	INR 16091.81
January 2022	323	22	INR 4979898	INR 15417.64
December 2021	323	12	INR 4938430	INR 15289.26

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November 2021	323	20	INR 5168577	INR 16001.79
November 2021	210	1	INR 3355691	INR 24612.27
November 2021	323	7	INR 4808210	INR 14886.1
October 2021	323	16	INR 4980000	INR 15417.96
September 2021	323	19	INR 4945162	INR 15310.1
September 2021	210	7	INR 3410608	INR 16240.99
August 2021	323	1	INR 4860000	INR 15046.44
August 2021	323	17	INR 4886000	INR 15046.44
June 2021	323	5	INR 5075665	INR 15714.13
June 2021	210	1	INR 3486896	INR 16604.27

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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	63
Connectivity	65
Infrastructure	78
Local Environment	80
Land & Approvals	44
Project	76
People	56
Amenities	48

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Building	55
Layout	59
Interiors	55
Pricing	40
Total	**60/100**

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