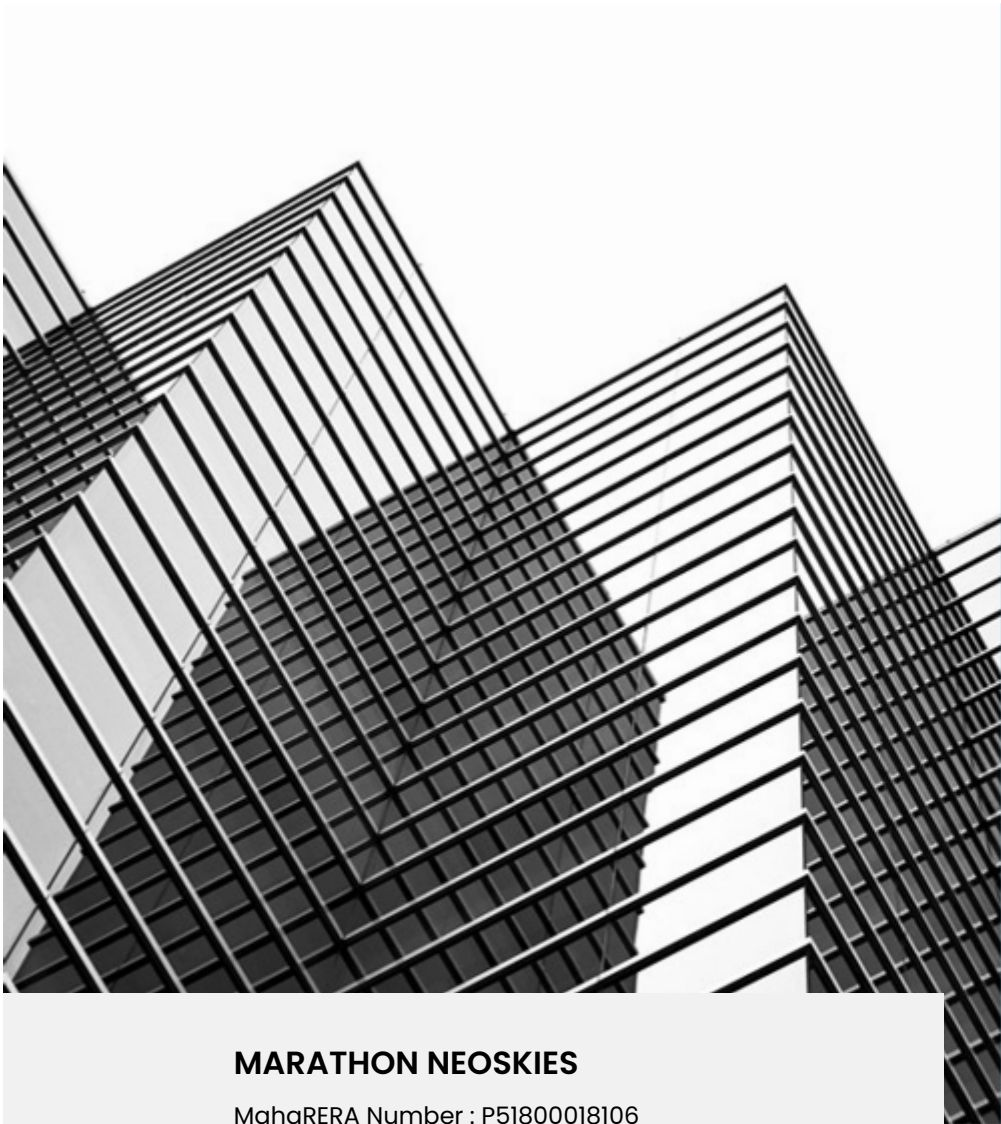


PROP REPORT



MARATHON NEOSKIES

MahaRERA Number : P51800018106



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 Ind. Estate | NA | Ward S |

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

- TI, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **14.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **11.9 Km**
- Ashok Kedare Chowk **400 Mtrs**
- Vivo Ghatkopar, Shraddhanand Road-Hirachand Desai Road Ghatkopar (W Near Ghatkopar Railway Station, Mumbai, Maharashtra 400086 **8.2 Km**
- Bhandup Railway Station **2.0 Km**
- Eastern Express Hwy, Maharashtra **5.4 Km**
- Bhandup Criticare Hospital **600 Mtrs**
- GS Shetty International School **2.2 Km**
- Neptune Magnet Mall **1.7 Km**
- D Mart **2.8 Km**

LAND & APPROVALS

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

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 |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|--------------|--------------|
| Completed on 30th June, 2023 | 4966.37 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 | Rain Water Harvesting,Landscaped Gardens |

MARATHON NEOSKIES

BUILDING LAYOUT

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

| | | | | | |
|-----------------------|---|----|---|--------------|-----|
| Wing A | 4 | 22 | 7 | 1 BHK,Studio | 154 |
| Wing B | 4 | 22 | 7 | 1 BHK,Studio | 154 |
| 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 NEOSKIES

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 323 sqft |
| Studio | 197 sqft |
| 1 BHK | 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 | Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | NA |

| |
|-------------------|
| MARATHON NEOSKIES |
|-------------------|

COMMERCIALS

| | | | |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

| | | | |
|--------|--------------|-------------|-------------|
| Studio | INR 18578.68 | INR 3660000 | INR 3660000 |
| 1 BHK | INR 18575.85 | INR 6000000 | INR 6000000 |

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 |

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. |
|------------------|-------------|-------|-------------|-----------------|
| July 2022 | 197 | NA | INR 3187189 | INR 16178.62 |
| May 2022 | 323 | NA | INR 5262917 | INR 16293.86 |
| April 2022 | 323 | NA | INR 5357275 | INR 16293.86 |
| March 2022 | 323 | NA | INR 5250083 | INR 16585.99 |
| March 2022 | 197 | NA | INR 3250884 | INR 26650.17 |
| March 2022 | 197 | 19 | INR 3264427 | INR 16501.95 |
| February 2022 | 197 | 15 | INR 3228578 | INR 16570.7 |
| February 2022 | 197 | 14 | INR 3250000 | INR 16388.72 |
| January 2022 | 323 | 21 | INR 5862936 | INR 10061.92 |
| October 2021 | 323 | 2 | INR 5074256 | INR 18151.5 |

| | | | | |
|-----------------------|-----|----|-------------|--------------|
| October 2021 | 323 | 21 | INR 5168596 | INR 15709.77 |
| September 2021 | 323 | 13 | INR 5111992 | INR 16001.85 |
| August 2021 | 323 | 14 | INR 5027345 | INR 15826.6 |
| August 2021 | 197 | 13 | INR 3217257 | INR 25519.52 |
| July 2021 | 323 | 18 | INR 5121426 | INR 9960.55 |
| July 2021 | 323 | 3 | INR 5219915 | INR 15855.81 |
| July 2021 | 197 | 5 | INR 3292729 | INR 26497.03 |
| June 2021 | 323 | 13 | INR 5123761 | INR 10194.21 |
| June 2021 | 323 | 2 | INR 5121896 | INR 15863.04 |
| May 2021 | 323 | 16 | INR 5076647 | INR 15857.26 |

MARATHON NEOSKIES

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 | 86 |
| Local Environment | 80 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 56 |
| Amenities | 48 |
| Building | 55 |
| Layout | 63 |
| Interiors | 63 |

| | |
|----------------|---------------|
| Pricing | 40 |
| Total | 62/100 |

MARATHON NEOSKIES

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.