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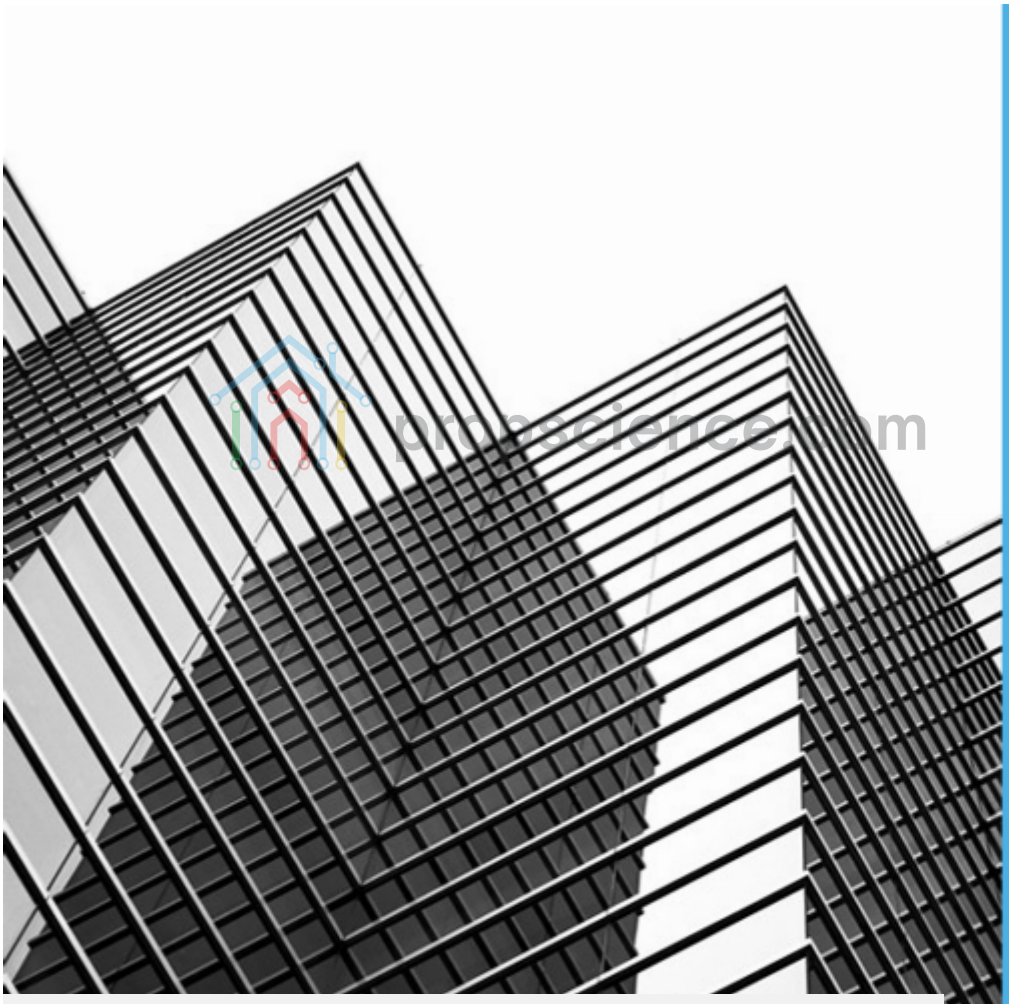
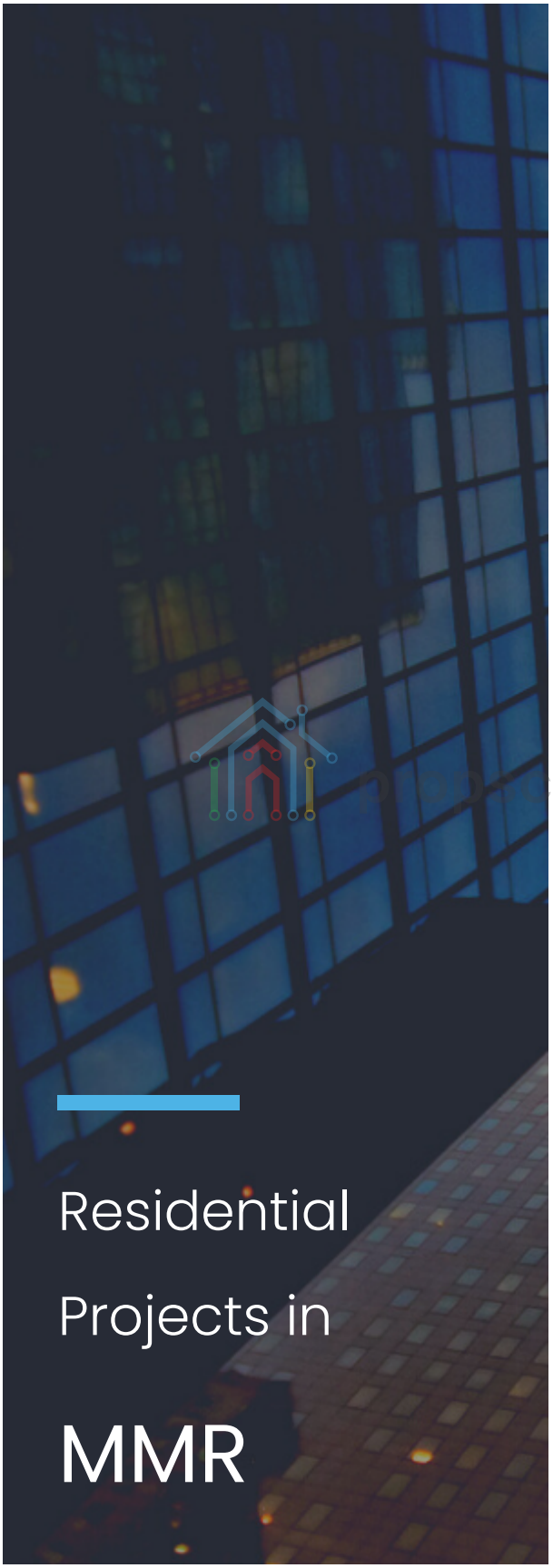
PROP REPORT



Vega 2, Nexzone Marathon Phase 1

MahaRERA Number : P52000000522



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

Post Office	Police Station	Municipal Ward
Palaspe	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

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Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **50 Km**
- Panvel Bus Depot **4.1 Km**
- Panvel Railway Station **4.4 Km**
- Mumbai Pune Express Highway **7.8 Km**
- Panvel Hospital **3.8 Km**
- Pillai College of Arts, Commerce and Science **4.8 Km**
- Orion Mall **4.7 Km**
- D Mart **6.4 Km**

LAND & APPROVALS

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

VEGA 2, NEXZONE MARATHON PHASE 1

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
Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank	NA	NA

VEGA 2, NEXZONE MARATHON PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	25 Acre	2 BHK,2.5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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VEGA 2, NEXZONE
MARATHON PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Marathon Nexzone Vega -2	4	31	8	2 BHK,2.5 BHK	248

First Habitable Floor	2nd

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

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VEGA 2, NEXZONE MARATHON PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	643 - 745 sqft

2.5 BHK	913 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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VEGA 2, NEXZONE
MARATHON PHASE 1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11391	INR 7324413	INR 7690634 to 8910610
2.5 BHK	INR 11391	INR 10399983	INR 10919982

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

GST	Stamp Duty	Registration
0%	4%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 600000	INR 0

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI 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.
October 2022	709	5	INR 6275000	INR 8850.49
May 2022	913	1	INR 8885958	INR 9732.7
May 2022	643	2	INR 5801420	INR 9022.43
April 2022	700	6	INR 7800000	INR 11142.86
April 2022	708	6	INR 6500000	INR 9180.79
April 2022	643	2	INR 5711476	INR 8882.54
April 2022	627	1	INR 5873220	INR 9367.18
April 2022	627	30	INR 5462276	INR 8711.76
April 2022	643	2	INR 5981309	INR 9302.19
March 2022	658	2	INR 6605156	INR 10038.23

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March 2022	581	4	INR 4187051	INR 7206.63
March 2022	660	14	INR 7250000	INR 10984.85
March 2022	643	3	INR 6170531	INR 9596.47
February 2022	662	6	INR 7000000	INR 10574.02
February 2022	627	30	INR 5849803	INR 9329.83
February 2022	700	6	INR 7800000	INR 11142.86
February 2022	754	2	INR 4836992	INR 6415.11
January 2022	657	19	INR 6346852	INR 9660.35
January 2022	745	19	INR 7830799	INR 10511.14
January 2022	563	4	INR 4900000	INR 8703.37

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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	45
Infrastructure	48
Local Environment	100
Land & Approvals	56
Project	83
People	65
Amenities	70

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Building	78
Layout	61
Interiors	65
Pricing	40
Total	**64/100**

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