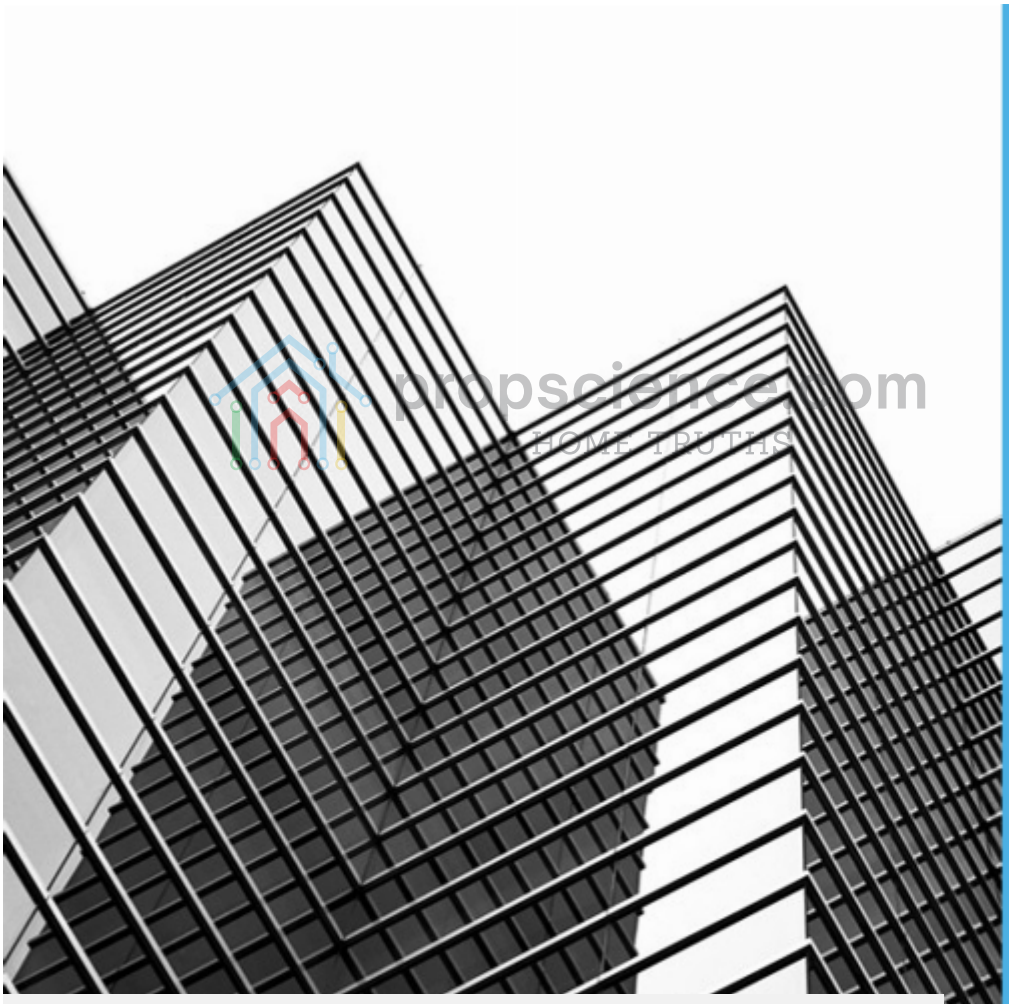
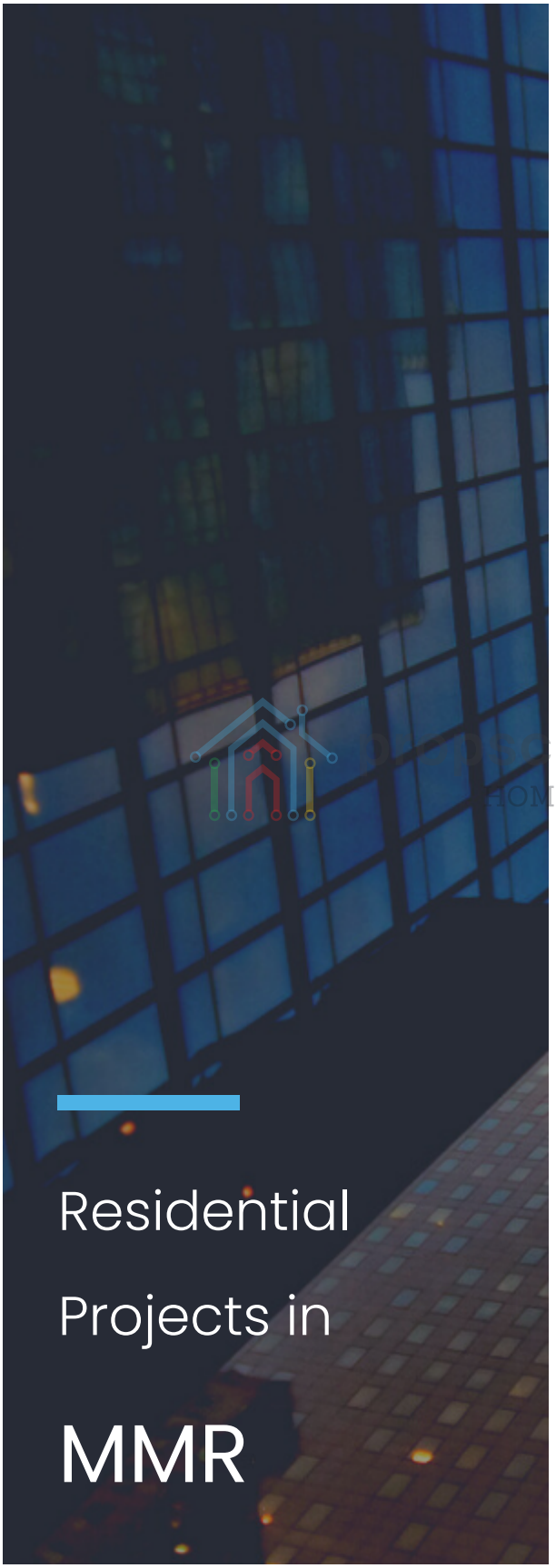
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PROP REPORT



Marathon Nextown Coral

MahaRERA Number : P51700000952



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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Shilphata S.O	NA	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 180 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **33.2 Km**
- Padle Goan Bus stand **1.2 Km**
- Dombivali Railway Station **10.4 Km**
- MH SH 76, Padle Gaon **1.2 Km**
- Neptune Superspeciality Hospital **9.4 Km**
- Gurukul Bright World School **1 Km**
- Lodha Xperia Mall **3.2 Km**
- Big Bazaar Lodha Xperia Mall **3.5 Km**

MARATHON NEXTOWN CORAL

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	1	1

MARATHON NEXTOWN CORAL

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
LIC Housing Finance Ltd	NA	NA

MARATHON NEXTOWN
CORAL

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2020	806.67 Sqmt	1 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area,Reflexology Park,Pergola
Business & Hospitality	Banquet Hall,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Landscaped Gardens,Solar Pannel

MARATHON NEXTOWN CORAL

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
MARATHON NEXTOWN CORAL	3	16	12	1 BHK	192

First Habitable Floor	1st

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

MARATHON NEXTOWN CORAL

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	408 - 445 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

MARATHON NEXTOWN CORAL

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8492.65	INR 3465000	INR 3638250 to 3972150

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

GST	Stamp Duty	Registration
5%	6%	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 Baroda,Bank of India,Canara Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,IDBI Bank,IndusInd Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Tata Capital

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Transaction History

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

MARATHON NEXTOWN CORAL

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	38
Connectivity	65
Infrastructure	56
Local Environment	90
Land & Approvals	56
Project	71
People	65
Amenities	76
Building	55
Layout	53
Interiors	73
Pricing	40
Total	61/100

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