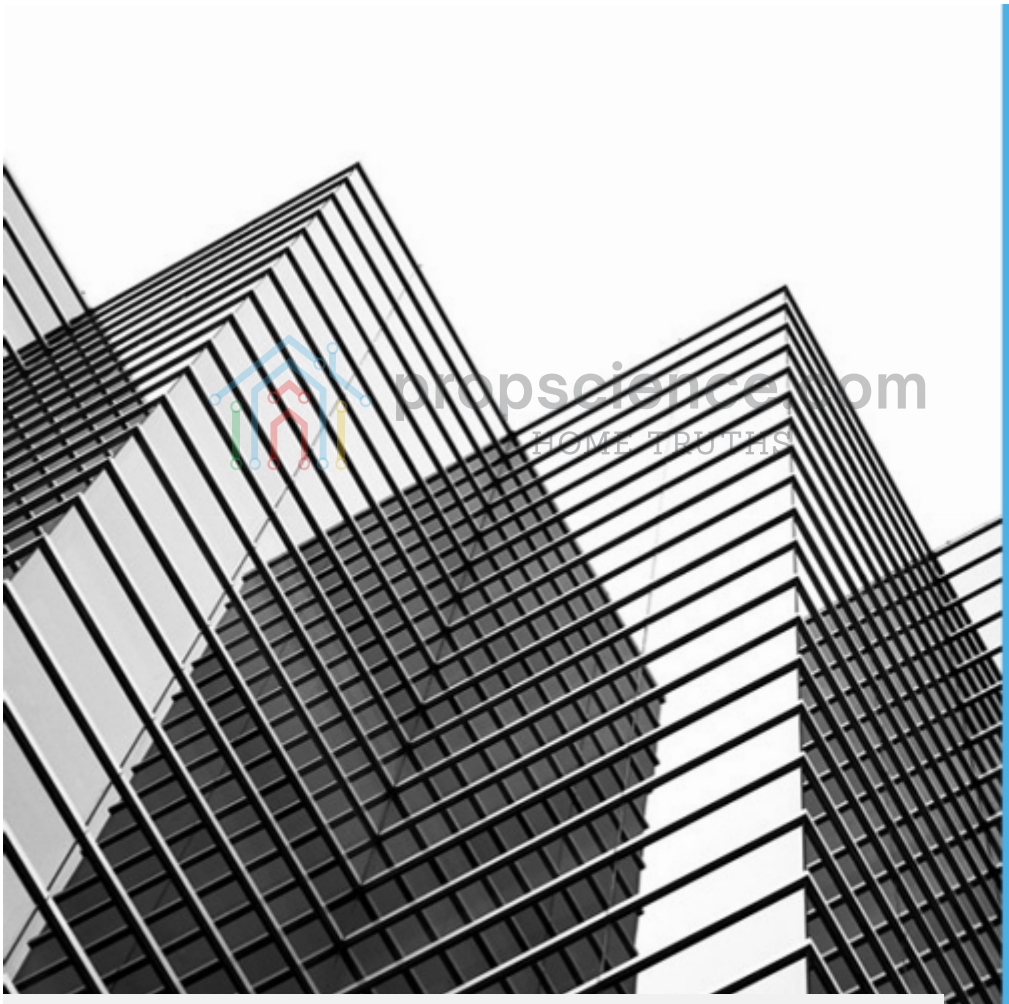
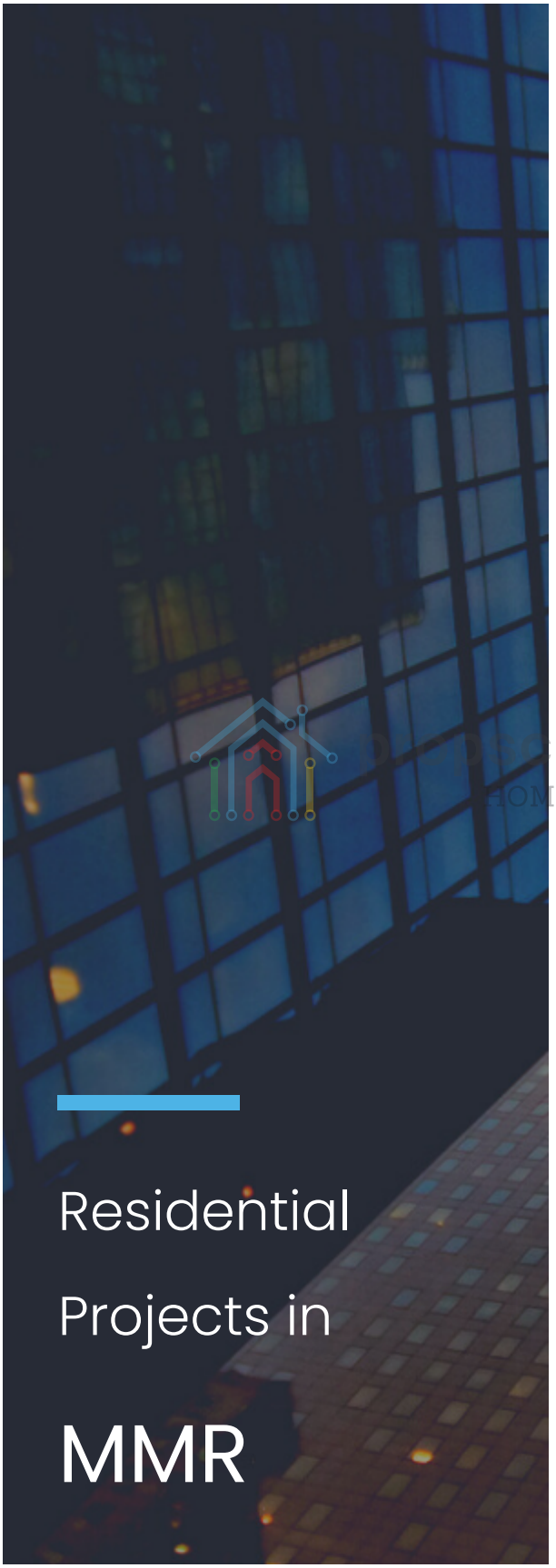
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PROP REPORT



MARATHON NEXWORLD AURA-2

MahaRERA Number : P51700000507



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.

Propscience.com HOME TRUTHS

LOCATION

Post Office	Police Station	Municipal Ward
Diwa	Mumbra Police Station	NA

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 185 AQI and the noise pollution is 0 to 50 dB .

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HOME TRUTHS

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **39 Km**
- MSRTC Bus stand Dombivali **6.6 Km**
- Diva Railway Junction **3.9 Km**
- Kalyan Shil Road **3.1 Km**
- Metro Hospital and ICU **2.8 Km**
- Global English School **3.1 Km**
- Xperia Mall **7 Km**
- Dmart **3.6 Km**

LAND & APPROVALS

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

MARATHON NEXWORLD AURA-2

BUILDER & CONSULTANTS

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HOME TRUTHS

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
SBI Bank	NA	NA

MARATHON NEXWORLD AURA-2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	1054.66 Sqmt	1 BHK,2 BHK,Studio

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium
Leisure	Pet Friendly
Business & Hospitality	Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint

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HOME TRUTHS

MARATHON NEXWORLD
AURA-2

BUILDING LAYOUT

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

AURA-2	7	4	12	1 BHK,2 BHK,Studio	48

First Habitable Floor	1st

Services & Safety

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

MARATHON NEXWORLD

AURA-2

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HOME TRUTHS

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	211 sqft
1 BHK	431 - 461 sqft
2 BHK	605 - 640 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,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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HOME TRUTHS

MARATHON NEXWORLD
AURA-2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 9383.89	INR 1980000	INR 2200000

1 BHK	INR 9135.73	INR 3937500	INR 4375000 to 4700000
2 BHK	INR 9140.63	INR 5535000	INR 6150000 to 6500000

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	NA	NA

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HOME TRUTHS

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,SBI Bank

Transaction History

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

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	45
Infrastructure	56
Local Environment	90
Land & Approvals	50
Project	66
People	65

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HOME TRUTHS

Amenities	56
Building	67
Layout	53
Interiors	65
Pricing	40
Total	**57/100**

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