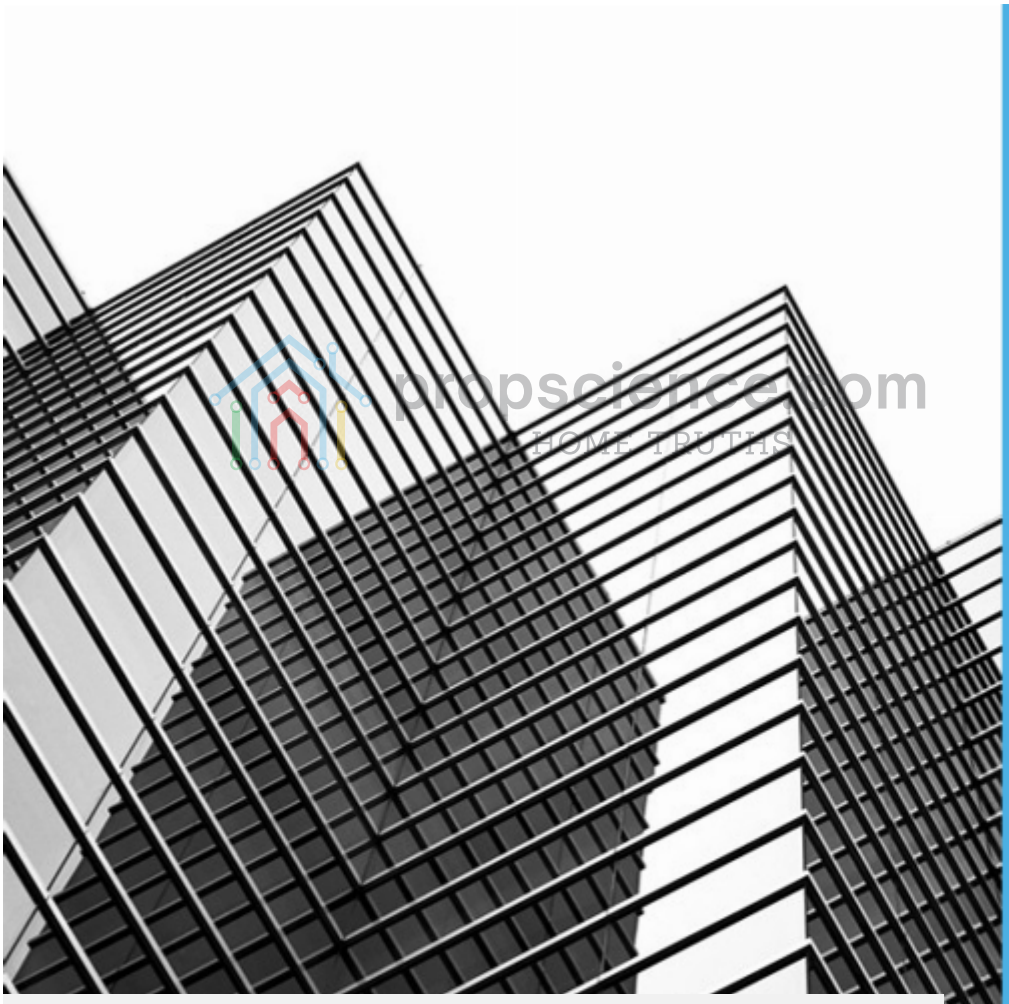
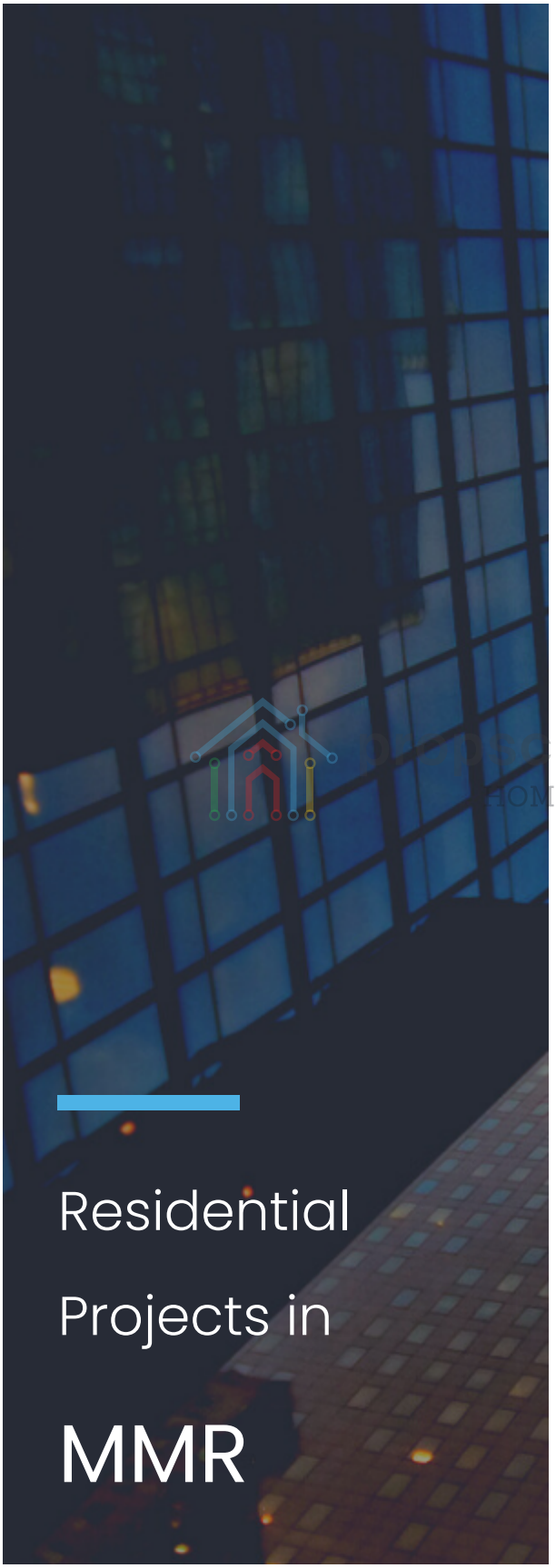
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# PROP REPORT




**Marathon Nextown Emerald**

MahaRERA Number : P51700000686



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 E |

## 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 76 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**

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# LAND & APPROVALS

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

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# 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 |

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# PROJECT & AMENITIES

| Time Line | Size | Typography |
|---|---|---|
| Completed on 29th December, 2020 | 893.21 Sqmt | 1 BHK,2 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 |

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# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|---|---|---|---|---|---|
| Marathon Nextown Emerald | 4 | 19 | 8 | 1 BHK,2 BHK | 152 |

| | |
|---|---|
| **First Habitable Floor** | 1st |

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---|---|
| 1 BHK | 408 - 445 sqft |
| 2 BHK | 630 sqft |

| | |
|---|---|
| **Floor To Ceiling Height** | Between 9 and 10 feet |
| **Views Available** | Open Grounds / Landscape / Project Amenities |
| **Flooring** | Vitrified Tiles,Anti Skid Tiles |

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| | |
|---|---|
| **Joinery, Fittings & Fixtures** | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| **Finishing** | NA |
| **HVAC Service** | NA |
| **Technology** | NA |
| **White Goods** | NA |

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## COMMERCIALS

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| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---|---|---|---|
| 1 BHK | INR 8500 | INR 3468000 | INR 3641400 to 3971625 |
| 2 BHK | INR 8500 | INR 5355000 | INR 5622750 |

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

| GST | Stamp Duty | Registration |
|---|---|---|

| | | |
|---|---|---|
| 0% | 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,DHFL Bank,HDFC Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd |

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**Transaction History**

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

MARATHON NEXTOWN EMERALD

# 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** | 68 |
| **People** | 56 |
| **Amenities** | 76 |
| **Building** | 77 |
| **Layout** | 53 |
| **Interiors** | 55 |
| **Pricing** | 40 |
| **Total** | **61/100** |

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