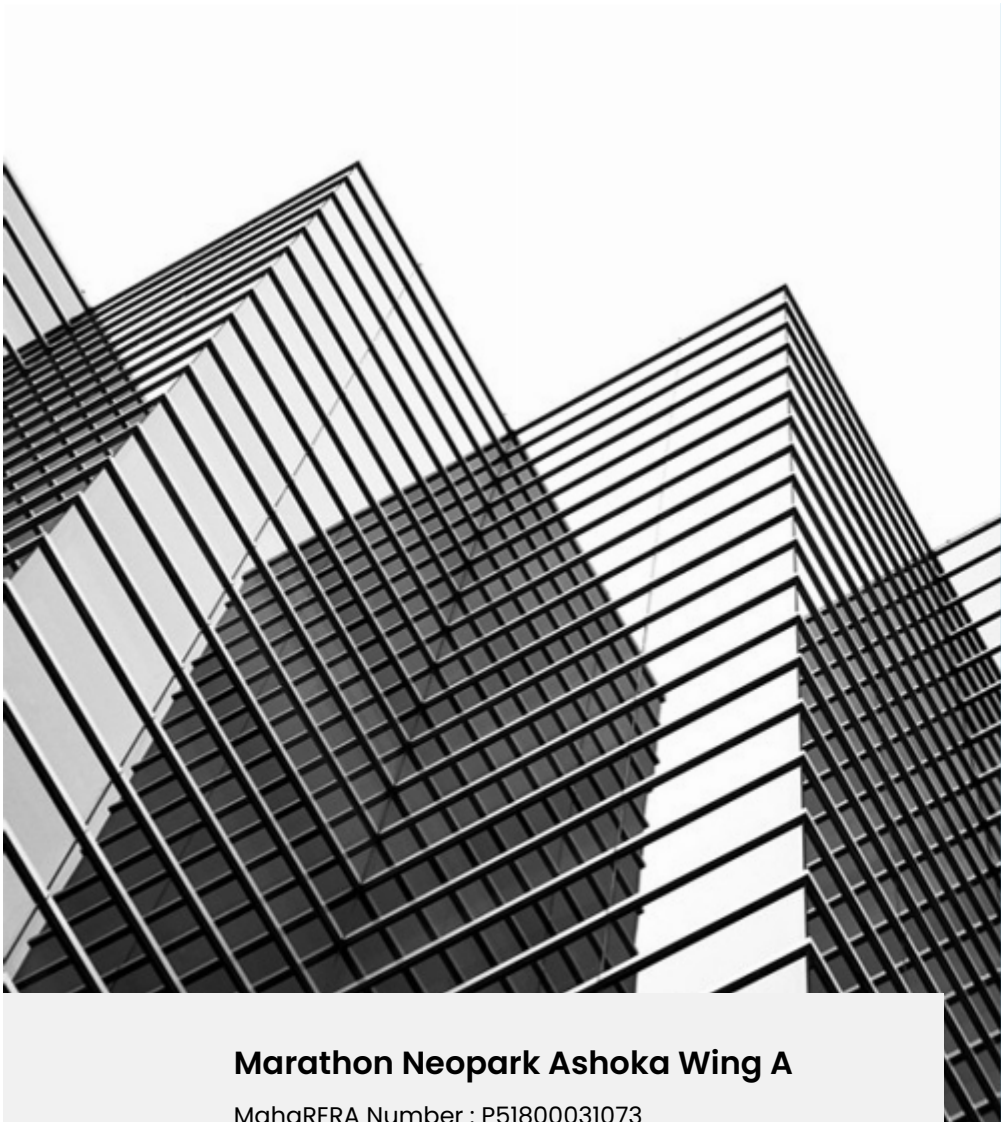
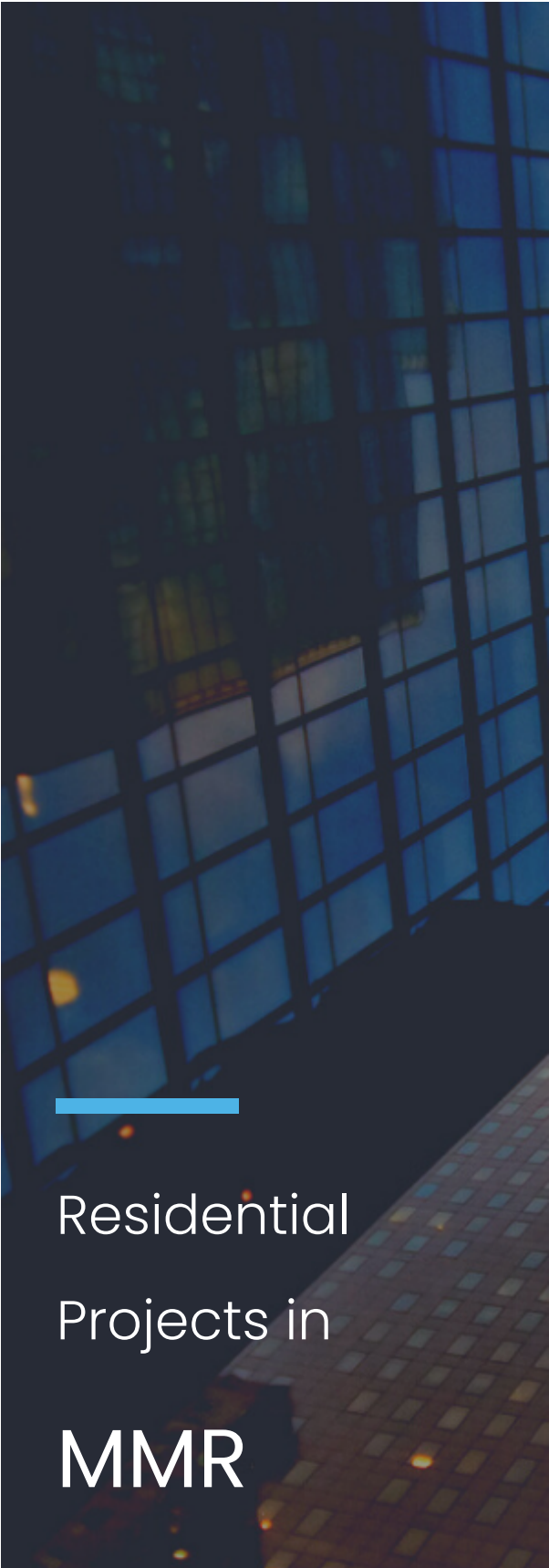


# PROP REPORT



**Marathon Neopark Ashoka Wing A**

MahaRERA Number : P51800031073



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 West | NA             | Ward S         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 102 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11.6 Km**
- Tulshetpada, Gaon Bus Stop **800 Mtrs**
- Bhandup Railway Station (W) **2.2 Km**
- Mulund - Goregaon Link Rd **1.5 Km**
- Fortis Hospital Mulund **1.4 Km**
- GS Shetty International School **2 Km**
- Dreams Mall **2.3 Km**
- Shoppers Stop **1 Km**

## LAND & APPROVALS

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

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MARATHON NEOPARK  
ASHOKA WING A

## 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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MARATHON NEOPARK  
ASHOKA WING A

# PROJECT & AMENITIES

| Time Line                    | Size     | Typography   |
|------------------------------|----------|--------------|
| Completed on 30th June, 2025 | 6.5 Acre | 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,Reflexology Park,Pergola |
| Business & Hospitality | Clubhouse                                                                                         |
| Eco Friendly Features  | Landscaped Gardens                                                                                |

|                                   |
|-----------------------------------|
| MARATHON NEOPARK<br>ASHOKA WING A |
|-----------------------------------|

# BUILDING LAYOUT

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

|                       |   |    |   |              |     |
|-----------------------|---|----|---|--------------|-----|
| A Wing                | 3 | 22 | 9 | 1 BHK,Studio | 198 |
| First Habitable Floor |   |    |   | 1st Floor    |     |

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,MyGate / Security Apps
- **Fire Safety :** NA
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

MARATHON NEOPARK

ASHOKA WING A

FLAT INTERIORS

| Configuration           | RERA Carpet Range         |
|-------------------------|---------------------------|
| 1 BHK                   | 242 - 285 sqft            |
| Studio                  | 173 sqft                  |
| Floor To Ceiling Height | Between 9 and 10 feet     |
| Views Available         | Water Body / City Skyline |

|                                         |                                                                                                                                   |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles                                                                                                   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Double glazed glass windows                                                                                                       |
| <b>HVAC Service</b>                     | NA                                                                                                                                |
| <b>Technology</b>                       | WIFI enabled                                                                                                                      |
| <b>White Goods</b>                      | NA                                                                                                                                |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| Studio        | INR 15028.9   | INR 2600000     | INR 2999000            |
| 1 BHK         | INR 16524.79  | INR 3999000     | INR 4249000 to 4999000 |

**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 0           | INR 0         |

|                            |                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                                          |
| <b>Payment Plan</b>        | Construction Linked Payment                                                                                            |
| <b>Bank Approved Loans</b> | Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

## Transaction History

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

MARATHON NEOPARK  
ASHOKA WING 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             | 55    |
| Connectivity      | 83    |
| Infrastructure    | 86    |
| Local Environment | 60    |
| Land & Approvals  | 50    |
| Project           | 71    |
| People            | 56    |
| Amenities         | 56    |
| Building          | 55    |
| Layout            | 59    |
| Interiors         | 55    |

|                |               |
|----------------|---------------|
| <b>Pricing</b> | 40            |
| <b>Total</b>   | <b>60/100</b> |

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MARATHON NEOPARK  
ASHOKA WING A

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