



*Resident*  
MANUAL

TRITON

HOME IS WHERE  
THE HEART IS

*A*t Marathon, we strive to make our customers as comfortable and as welcome as possible. Which is why we have put together a list of frequently asked questions, and services you would be needing when you move in - grocery stores, dairy, laundry, schools, hospitals, banks etc. We have also put together a service layout for your apartment which will come in handy when you do your fit-outs. We hope you find it useful. Our in-house facility management team will also be available at Nexzone for any help that you might require.

FREQUENTLY  
ASKED  
*Questions*

## FIT-OUT QUERIES

### How do I initiate the process of fit-out for my apartment?

- Send an intimation letter with the proposed work (furniture plan, electrical layout etc.) to the Marathon Facility department 15 days prior to starting fit-out work. You may meet the facilities team with your interior designer in case you have any queries.
- The Facility team will assess the proposed changes and give a go ahead for you to commence work. You will need to submit a refundable security deposit of Rs. 50000 prior to the fit-out work.
- Fill up the requisition form & obtain ID cards for all workers.
- Please adhere to the instructions of the facility manager during the fit-out period.

### Are there any Do's and Don't pertaining to fit-out?

#### DO'S

- Ensure that the passages, walkways & staircases are not obstructed or damaged during the course of the fit-outs.
- Intimate the Facility management team once the fit-out work is completed. They'll inspect the fit-out work and process the return of the security deposit.
- Ensure that the taps are not running post fit-outs
- Ensure that the debris are kept only in the area designated by the facility team

#### DON'TS

- Civil work, structural changes, changes in elevation, window, plumbing shaft etc is not permitted in the flats.
- Fitting a window grill on the exterior side of the building is not allowed.
- Installing a window AC unit is not permitted. Split AC's can only be installed in the designated areas as directed by the facilities team.

### Is there any particular time to carry out the fit-out work?

- All fit-out work is to be done between 9 AM and 7.30 PM
- Fit-out work on Sundays and National Holidays are not permitted

### What Civil modifications can I do?

All civil modification work is permitted unless it causes any structural damage or changes in the exterior facade. You can submit the drawings for the proposed civil work to the facility manager which will be vetted by the architectural team before you go ahead.

## FACILITY QUERIES

### How do I get in touch with caterers, decorators, pandit etc. in the nearby area?

Details for all nearby services is provided in this booklet. You can also get in touch with the facility manager for any additional details.

### Who is responsible for maintenance of the servants washroom?

The flat owner who keeps the keys of this washroom will be responsible for its maintenance. All the eight flat owners on every floor are eligible for keeping the keys. Get in touch with the facility manager to collect the keys.

### How my broker will get access to premises if I want to resale or to give on rent my flat?

- You have to give letter of authorization to Facility Manager. And builder NOC required. The facility manager can help you coordinate the same.
- Brokers are allowed in the premises to show the flat to prospective clients between 10 am to 6 pm.

### What is the procedure to grant building access to my maid?

You have to submit the following documents to process access for your maid:

**Authorization letter | Police verification of maid | Contact details of maid**

**Work timings of maid | Residential proof of maid (Aadhar card / Ration card)**

Once you submit the following to the facility manager an ID card will be processed for the maid and access will be granted.

### Is there any timing for garbage collection?

Yes, The garbage will be collected from your flat between 9.30 AM and 11.00 AM

### Is it mandatory to keep wet and dry garbage separate?

Yes, as per Government norms you have to keep wet and dry garbage separately.

### Who is service provider for basic needs like car wash, newspaper, etc. ?

All pertinent details are available with the facility manager. Please get in touch for assistance.

### Can I keep pets? If so, can I take my pets around the premises?

Yes, with valid license from relevant government authority, pets are allowed at Nexzone. You can take them around the premises, provided you take responsibility for cleanliness of the premises and the safety of others.

## ADDITIONAL QUERIES

### I have already paid 24 months advance maintenance charges, then why this monthly bill is raised?

We had collected 12 months ad-hoc maintenance advance and 12 months ad-hoc maintenance deposit. The deposit will be transferred to society and advance maintenance will be adjusted against 1 year of billing.

### What is Non occupancy Charges?

Non-occupancy charges are applicable to those who are giving out their flats on rent. The charges amount to 10% of maintenance charges every month.

### When should we form our cooperative housing society? What is the process for the same?

You can form your society after more than 51% of possession is given away. Our facility manager on site can guide and help with the entire process.

### From which government body is providing water and electricity?

Electricity is provided by MSEDCL and water by MJP (Maharashtra Jivan Pradhikaran)

### Can I do small scale manufacturing business in my flat. viz. Packaging, food production, etc. ?

No, As per MSEDCL and MJP you are not supposed to use domestic power and water supply for commercial use.

## COMPLAINTS & ESCALATION

### Is there a portal where I can register any complaints/issues?

You can also log on to [nexzone.facility@marathonrealty.com](mailto:nexzone.facility@marathonrealty.com) to raise a ticket for any issue that you are facing. The concerned team will get back to you as soon as possible

### Who do I get in touch with for any information & assistance?

You can reach out to our Assistant Facility Manager, Manish Salvi for any assistance. Given below is the escalation matrix, in case the query is not resolved to your satisfaction.

Level	Name	Contact No	Email Id
1st level	Facility Office	022 62728485	<a href="mailto:nexzone.facility@marathonrealty.com">nexzone.facility@marathonrealty.com</a>
2nd level	Atish Patil / Kanhaiya Patil	8169077313 / 8369213904	<a href="mailto:atish.patil@marathonrealty.com">atish.patil@marathonrealty.com</a> / <a href="mailto:kanhaiya.patil@marathonrealty.com">kanhaiya.patil@marathonrealty.com</a>
3rd level	Manish Salvi	8850017634	<a href="mailto:manish.salvi@marathonrealty.com">manish.salvi@marathonrealty.com</a>

# INVISIBLE GRILL SPECIFICATIONS AND VENDOR DETAILS

## Specification

- Wire Material- SS 316 with 7x7 core wire rope (49 counts) with Nylon Coating.
- Wire Thickness Available- 2.5mm and 3mm (Horizontal and Vertical Grill options available)
- Gap Provided- 2" to 3"
- Material of all fixtures & Fittings- SS Non Magnetic
- Wire Tensile strength: 350-400kg.

## Benefits

- Not as susceptible to rust and corrosion as other metals.
- Allows you to create the appearance of a larger area.
- Exceptionally long-lasting.
- Anti-bird net
- No maintenance
- Safety against falling off-small children or pets and keep them secure while they use the balcony.

## Areas of Application

- Living/Bedroom/Kitchen Window
- Living Deck Area (Balcony)

## Vendor Details

### PRABHAT INVISIBLE GRILL

Pahwari Singh: 9869563115/8652102640

### MSPACE - PREMIUM INVISIBLE GRILLS

Santosh Kamble: 9702088534



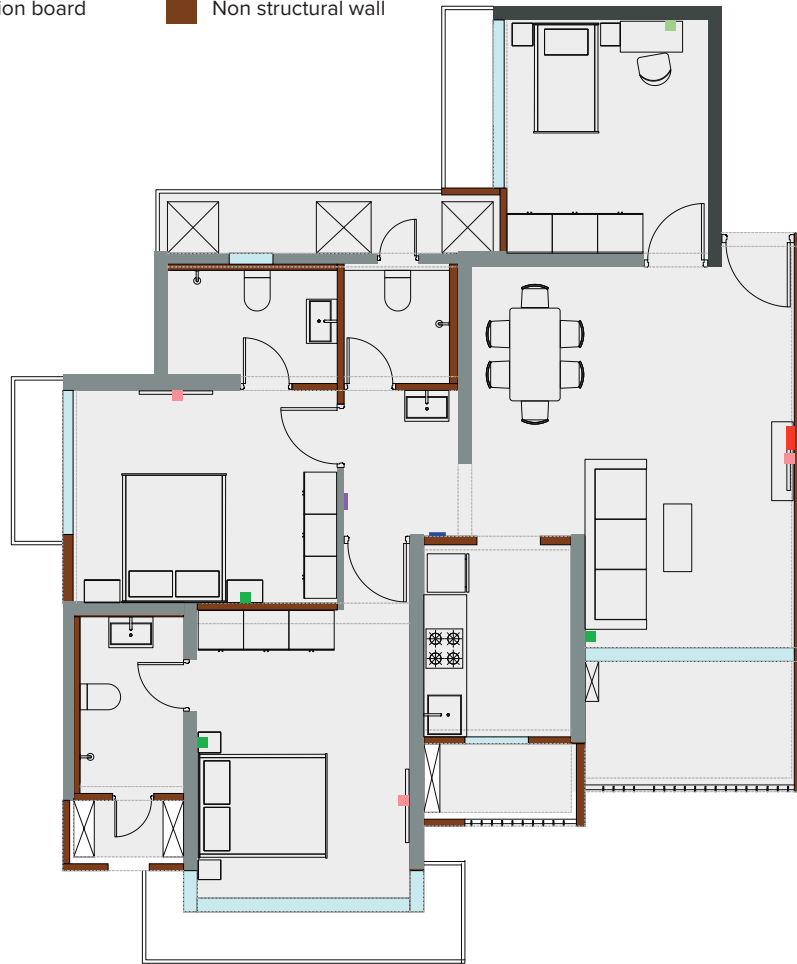
# *Service* PLAN

*We* want the transition to your new home to be as smooth as possible. This section gives a detailed layout of the apartment and highlights the electrical and plumbing lines. It will help your contractor to understand the internal wirings so that any changes you make can be easy and hassle free.

# SERVICES LAYOUT

Flat no. 1 & 2

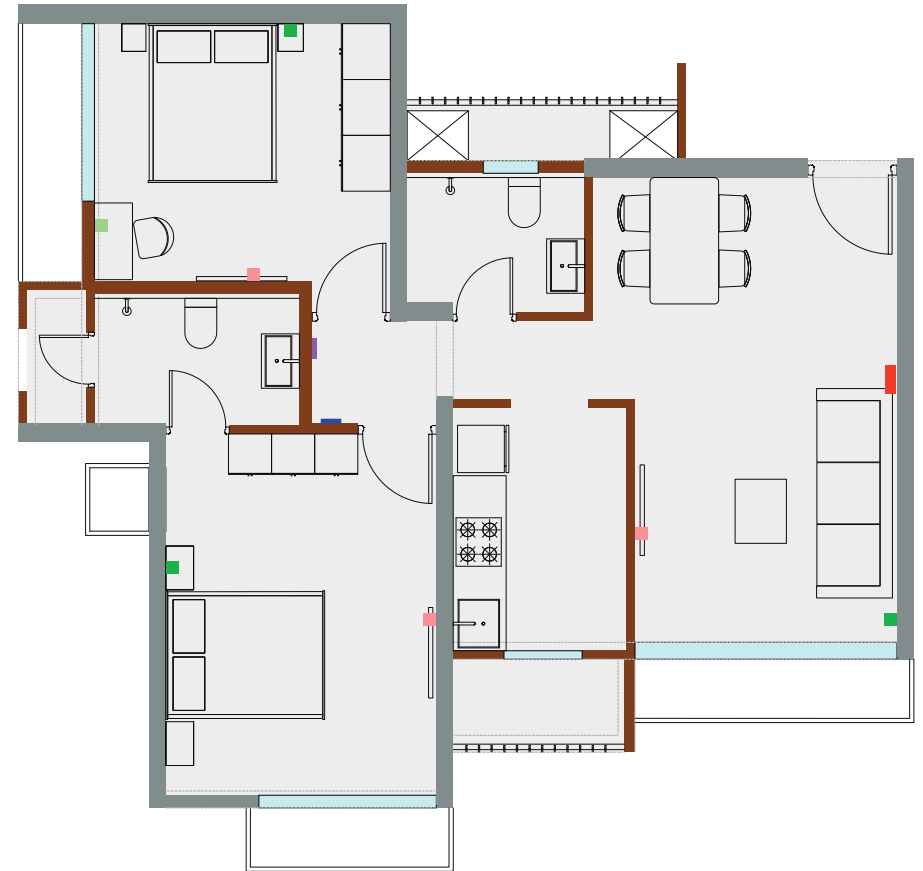
- Structural Wall
- LVDB
- RCC column
- Phone
- Distribution board
- LAN
- Window
- TV
- Intercom
- Non structural wall



# SERVICES LAYOUT

Flat no. 3 & 8











- Structural Wall
- CB
- RCC column
- Phone
- Distribution board
- LAN
- Window
- TV
- Intercom
- Non structural wall

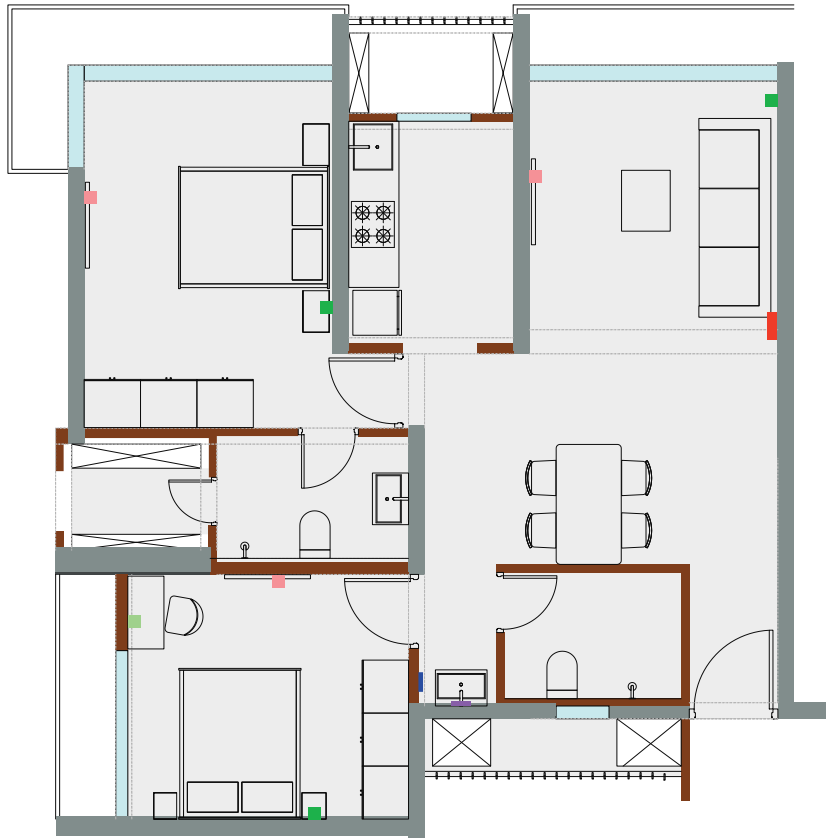




# SERVICES LAYOUT











Flat no. 4 & 7

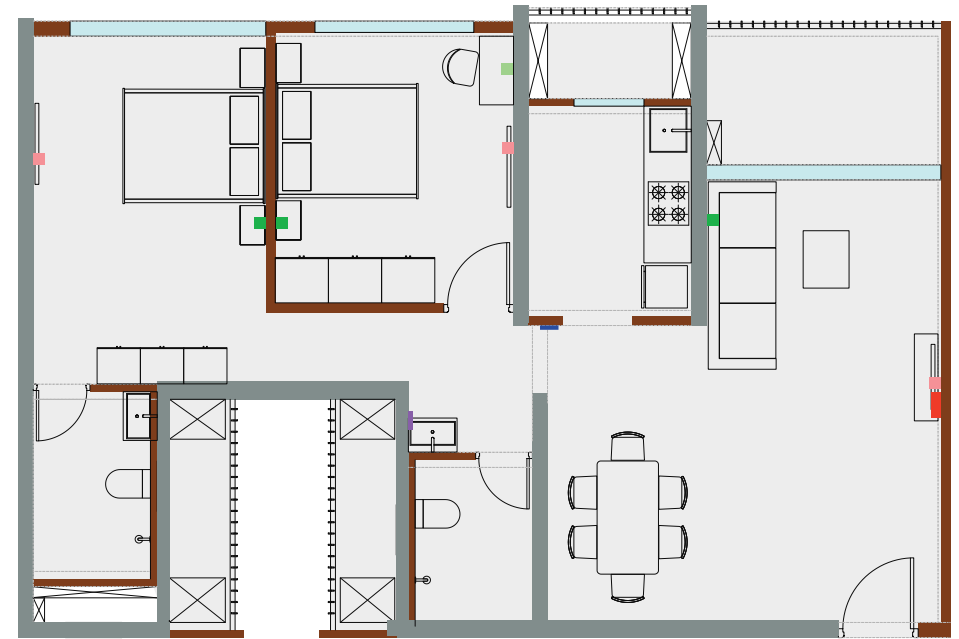
- |  |   |
|--|---|
|  Structural Wall    |  LAN                 |
|  LVDB               |  Window              |
|  RCC column         |  TV                  |
|  Phone              |  Intercom            |
|  Distribution board |  Non structural wall |



# SERVICES LAYOUT

Flat no. 5 & 6

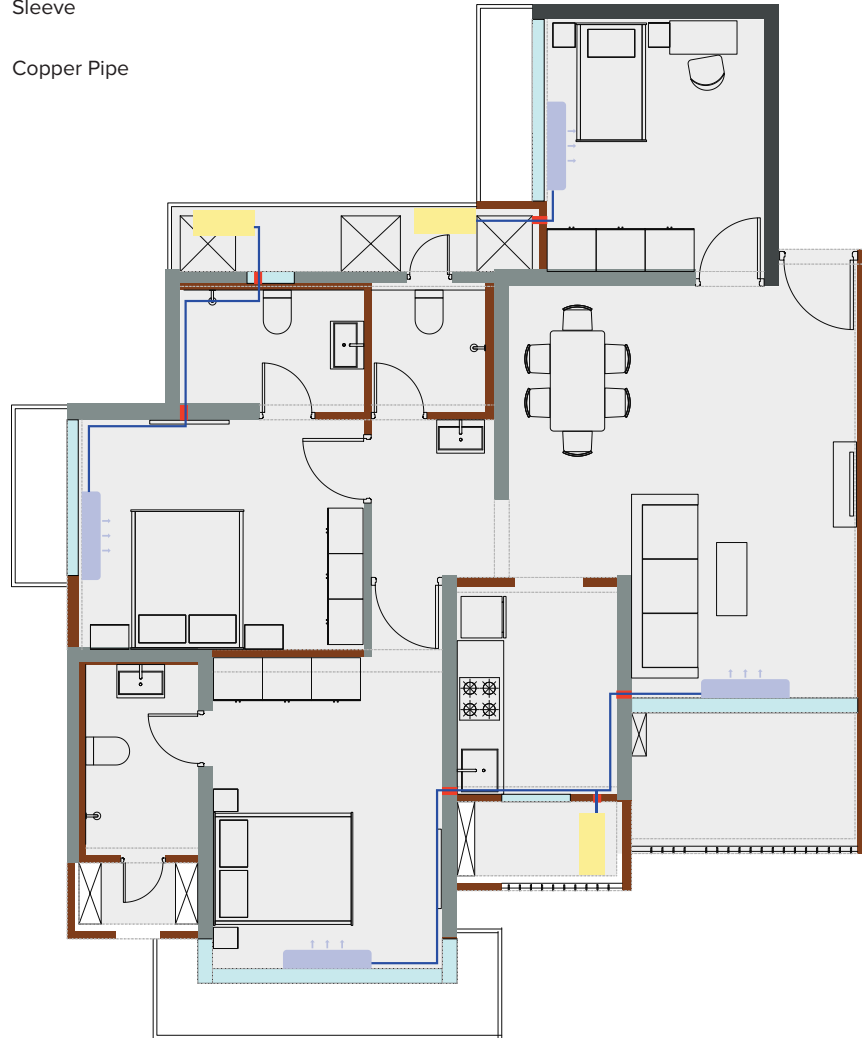
- |  |   |
|--|---|
|  Structural Wall    |  LAN                 |
|  CB                 |  Window              |
|  RCC column         |  TV                  |
|  Phone              |  Intercom            |
|  Distribution board |  Non structural wall |



# AC WIRING LAYOUT

Flat no. 1 & 2

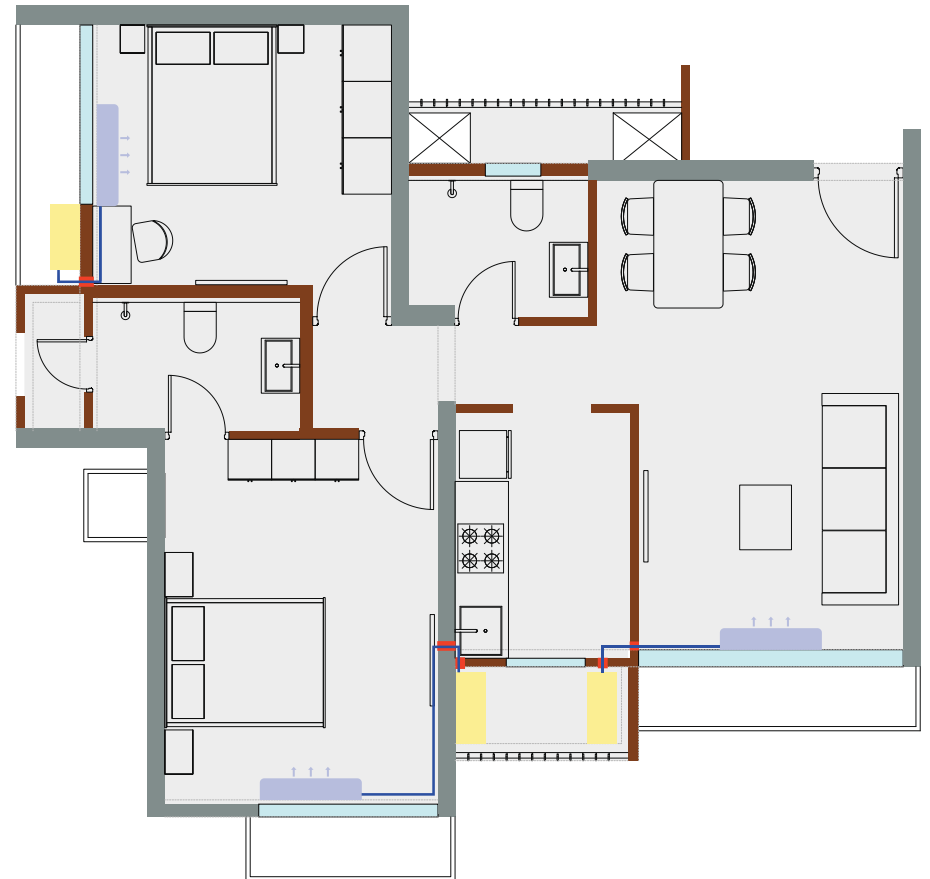
- AC
- Outdoor unit
- Sleeve
- Copper Pipe



# AC WIRING LAYOUT

Flat no. 3 & 8

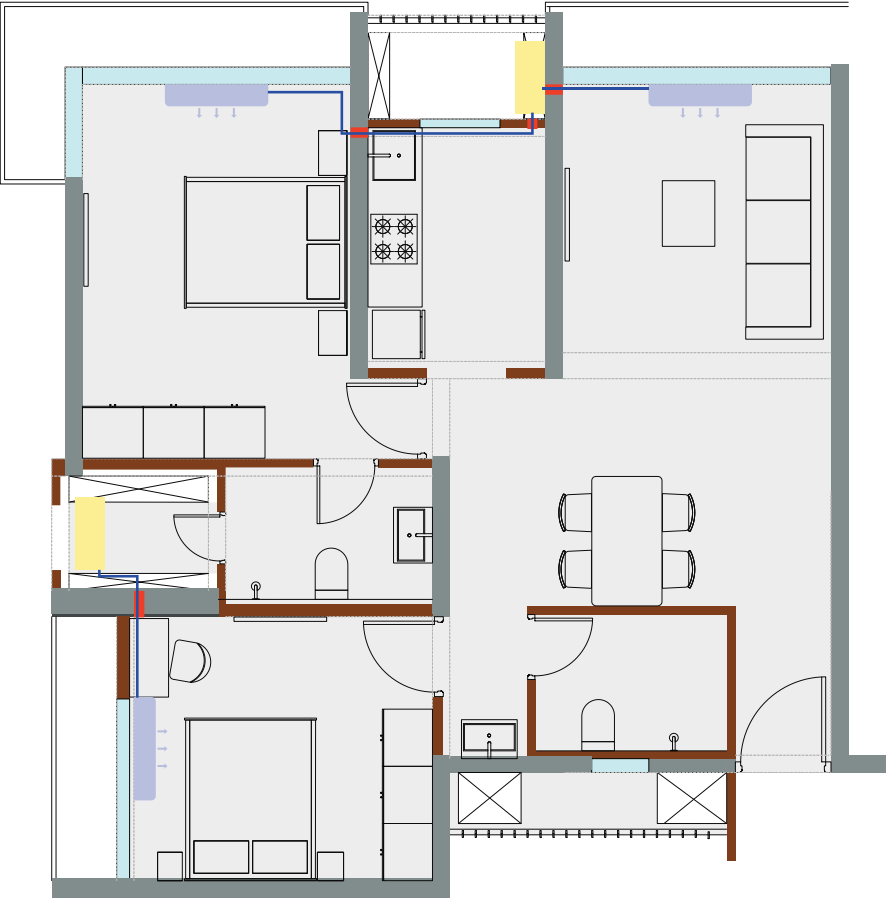
- AC
- Outdoor unit
- Sleeve
- Copper Pipe



# AC WIRING LAYOUT

Flat no. 4 & 7

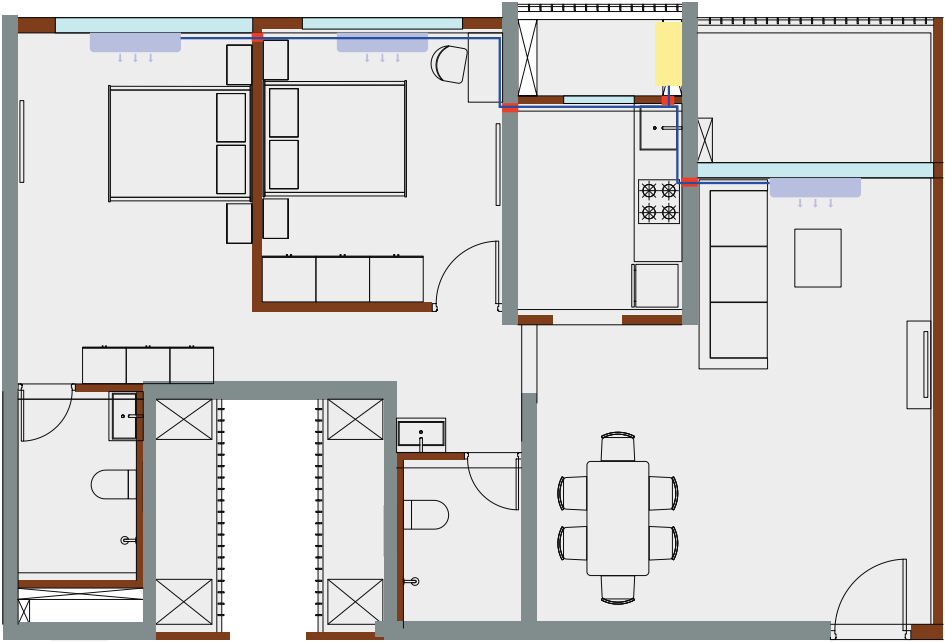
- AC
- Outdoor unit
- Sleeve
- Copper Pipe



# AC WIRING LAYOUT

Flat no. 5 & 6

- AC
- Outdoor unit
- Sleeve
- Copper Pipe



# PLUMBING LAYOUT Common Washroom

Flat No. 03 & 08

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)



# PLUMBING LAYOUT Common Washroom

Flat No. 01 & 02

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)



# PLUMBING LAYOUT

## Bedroom Washroom

Flat No. 01 & 02

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)

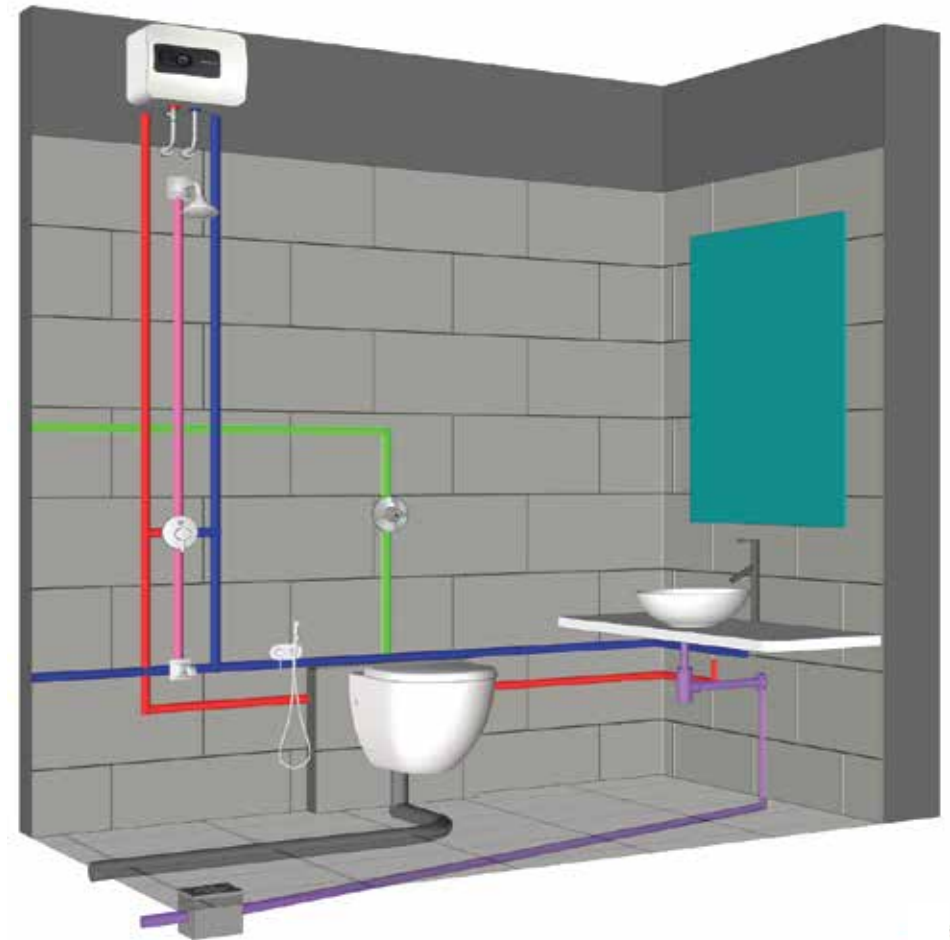


# PLUMBING LAYOUT

## Master Washroom

Flat No. 03 & 08

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)

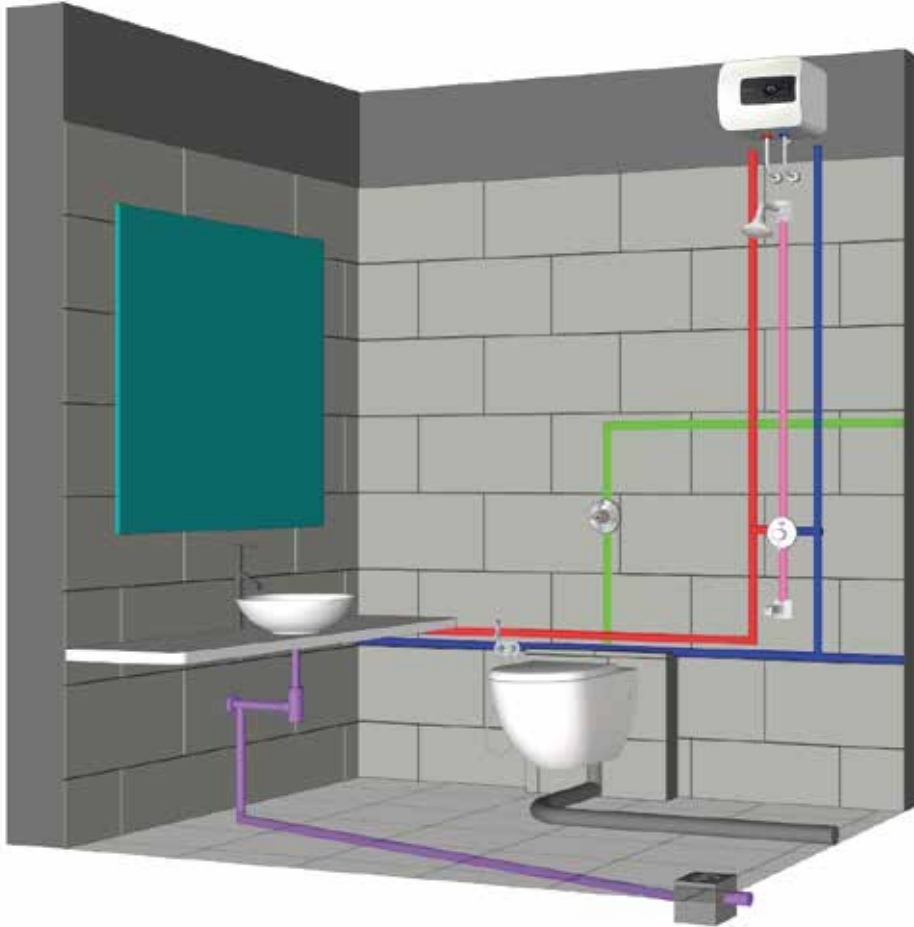


# PLUMBING LAYOUT

## Master Washroom

Flat No. 04 & 07

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)



# PLUMBING LAYOUT

## Common Washroom

Flat No. 04 & 07

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)



## PLUMBING LAYOUT

### Master Washroom

Flat No. 05 & 06

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)



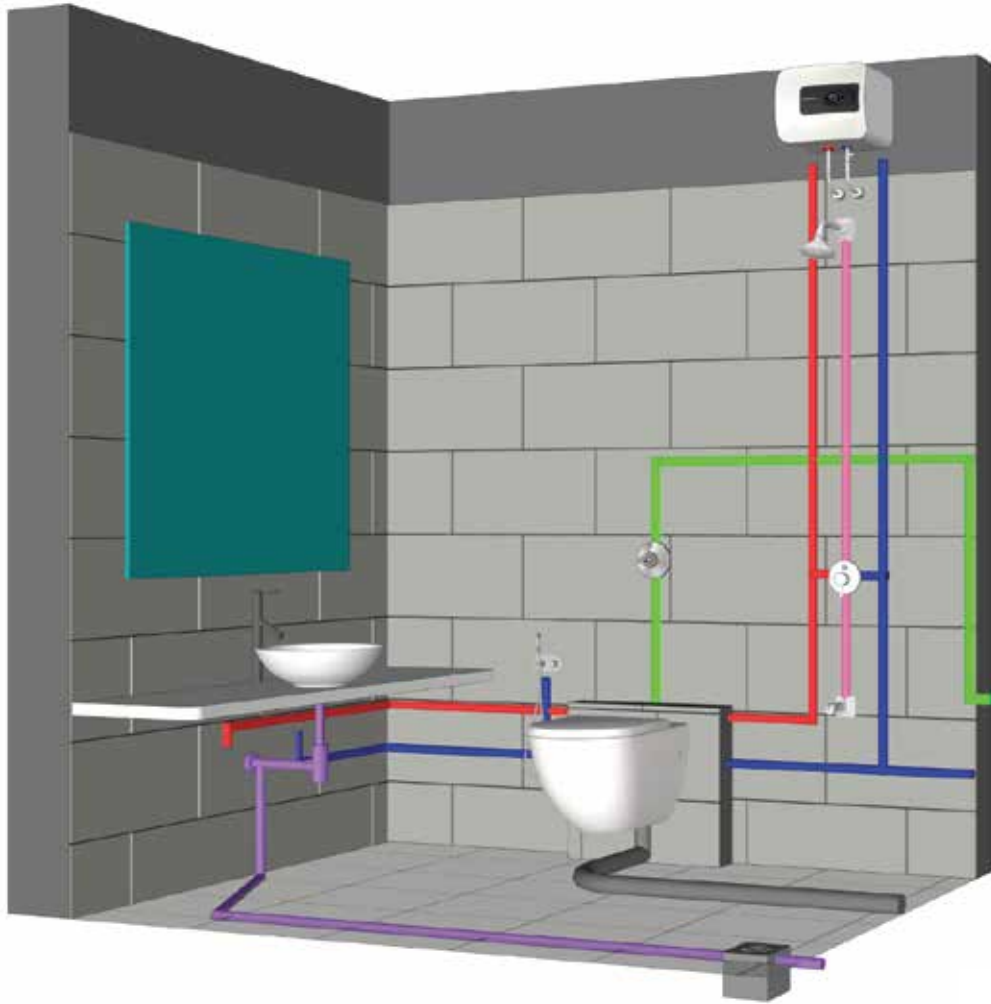
## PLUMBING LAYOUT

### Common Washroom

Flat No. 05 & 06

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)





## PLUMBING LAYOUT

### Master Washroom

Flat No. 05 & 06

- Hot Water
- Cold Water
- Hot + Cold Water
- Soil Pipe (110mm)
- Waste Water Pipe (75mm)
- Flush Pipe (32mm)



WHAT'S  
*Around*

## Hospitals

### **LIFE LINE HOSPITAL**

**022 61567000**

Opp ST Bus depot, NH4, Panvel Raigad 410206.

### **LAXMI EYE CLINIC**

**022 27452228**

Neel Impress building, Near HDFC Bank, Sector 1A, New panvel  
410206

### **MHATRE ACCIDENT HOSPITAL**

**022 2745 1066**

Shivram Sadan, Shivaji Road, Panvel, Raigad - 410 206



## Medical Stores

### **SHRI SWAMI SAMARTHA CHEMIST**

**8080803993**

Shop no. 01, Chintamani CHS, near mahavir furniture, railway  
station road, Takka, Panvel 410206.

### **GURU KRIPA MEDICAL & GENERAL STORE**

**9987522557**

Shop no. 06, Kasturi- 2, Co- Hsg, Takka, Panvel

### **PRITI MEDICAL STORE**

**27459455**

Shop no. 13, Shri sai shraddha bldg, Opp Gune hospital, Old panvel, 410206.

### **MEDICITY**

**7718091615**

Shop no. 2, Lower ground floor, Wing S2, Marathon Nexzone panvel, 410206.



## **Schools**

### **KENDRIYA VIDYALAYA**

**27453686**

Phase 1, Raigad district, Panvel 410221

### **DAV PUBLIC SCHOOL**

**27451793**

Plot no. 267 & 268, Sector 10, New panvel, Panvel 410206

### **ST. JOSEPH HIGH SCHOOL**

**27462273**

Plot no. 18, Sector 11, Khanda colony, New Panvel west

### **DPS**

**7039000107**

27, Sangurli, Taluka-Panvel, Dist-Raigad, 410206



## **Laundry**

### **ELITE LAUNDRY**

**8828838213**

Shop no. 3, Plot no. 43, Shreeyash Co- op. Housing society, Nr. HDFC Bank, M.C.C.H. Society, Old Panvel- 410206

### **OM POWER LAUNDRY**

**9323678533**

Kanak Hari bldg, Nagar Palika road, Manek nagar, Old Panvel, Panvel 410206

### **PATEL POWER LAUNDRY**

**9324756920**

Shop no. 3, Mahatma Gandhi road, Momin Pada old Panvel, Panvel 410206



## **Dairy**

### **BIKANER SWEETS**

**9096203554**

Palaspe Phata, Kolke village opp Dutta Snack, Panvel: 410221

### **BALAJI DAIRY**

**8890302281**

Royal Residency, shop no. 26, MG road, Panvel 410206

### SHRI ARTI DAIRY

7900178468

Shop no. 3, Lower ground floor, Wing S2, Marathon Nexzone,  
Panvel 410206



## Malls & Markets

### ORION MALL

39658381

Final Plot No 311, Near ST bus depot, Panvel 410206

### K MALL

7045339395

Takka road, K Mall, Old Panvel, Panvel 410206

### APMC MARKET YARD

27452043

APMC Market Yard, 1 floor, old Panvel, Panvel 410206

### D MART

7947129518

D-Mart, Panvel, Palaspe Phata, Kolkhe, Navi Mumbai, 410221

### RELIANCE SMART - CENTRE POINT

1800 103 2022

Unit G1/G2 - 123-A, center Point, Kolkhe, Mumbai - Pune Expy, Palaspe Phata,  
Panvel 410221



## Entertainment

### PVR CINEMAS

9594357088

Final Plot No 311, Near ST bus depot, Panvel 410206

### MUKTA CINEMAS

7045339395

Takka road, K Mall, Above Big Bazar, Old Panvel, Panvel 410206



## Pizza Centre & Restaurants

### DOMINOS

27466861

Shop no. 24 & 25, Ground floor National Paradise CHSL Village,  
Takka, Panvel 410206

### HIMALAYA PUNJAB FAMILY RESTAURANTS

7208625341

Palaspa Phata, Mumbai- Pune Goa highway junction, Tal. Panvel  
410221

### SURUCHI HOTEL

27462207/ 27481062

165, M.C.C.H. Society, V.B. Phadke Marg, Panvel 410206



## Fire Brigade

**NEW PANVEL**

**27452337**

Vijay marg, sector 19, New Panvel east, Panvel 410206



## Domestic Gas

**BHARAT GAS**

**27452297/ 27464738**

Vasant Krupa, Gala No. 1, New Uran Road, Panvel 41026

**MAHANAGAR GAS LIMITED (PIPED GAS)**

**7498188428**

1st Floor Yugandhra Tower, Sector 8, Khargar



## Hardware Stores

**SHIVAM HARDWARE**

**8080008021**

Palaspe Phata, Kolke village, Panvel: 410221

**KIRTI ELECTRIC & HARDWARE STORE**

**9322556547**

Shop No. 08 National Palace Plot No. 290/ 2A, Takka Old  
Panvel, Navi mumbai 410206

**R.K. ENTERPRISES**

**9321353581**

Shop No. 34, National Paradise, Plot No. 290/1, Takka Colony,  
Panvel Navi mumbai 410206



## Internet Service Providers

**M.H CABLE NETWORK**

**7506334907 / 7506660237**

Shop No 21, ONGC Township, Panvel

WELCOME HOME

**MARATHON**  
Nexzone  
Panvel

Marathon Nexzone, National Highway, 4B – JNPT Highway,  
Near Palaspe Phata, Panvel, Mumbai, Maharashtra – 410206

Call: [022-67248474](tel:022-67248474) | e: [customercare@marathonrealty.com](mailto:customercare@marathonrealty.com)