MARATHON

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REDEFINING REAL ESTATE. SINCE 1969.

For over 54 years, Marathon Group has been helping shape the Mumbai skyline. With over 100 projects completed, we are currently building several townships in the fastest-growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices, and large business centers. We are design-driven, engineering-focused, and committed to transparency.

54+ years of real estate experience

100+ projects completed

15,000+ homes to be delivered in next 5 years

18mn sqft of land under development

880 acres of land being planned across MMR

10,000+ happy families

AWARDS

Best Mid Segment Project of the Year
Golden Pillar Awards 2023
(Credai MCHI)
Marathon Nexzone

Top Challenger
Construction World Global Awards, 2022
Marathon Group

Developer of the Year
Estrade Real Estate Awards
Digital Award Singapore 2021
Marathon Group

Iconic Premium Residential Project
Midday Icons 2019
Marathon Nexzone

Affordable Housing of the Year
Estate Awards 2019 W
Marathon NeoHomes

D L Shah Quality Awards 2018
Quality Council of India
Marathon Group

The Extraordinaire-Brand (Real Estate Category) 2018-19
Brand Vision by Nexbrands
Marathon Group

Developer of the Year
DNA Real Estate & Infrastructure Round Table Awards 2018
Marathon Group

Developer of the Year
ET Now Real Estate Awards 2018
Marathon Group

Best Developer - 2017
Construction Times Builders Awards
Marathon Group

Best Residential High-Rise Architecture
Asia-Pacific Property Awards 2017
Monte South

Best Commercial High-Rise Development
Asia-Pacific Property Awards 2017
Marathon Futurex

SHAPING THE CITY SKYLINE

Our ongoing projects are spread across the Mumbai Metropolitan Region (MMR). We are currently building several townships, affordable housing projects, ultra-luxury skyscrapers , small office spaces and large business centers.

OUR PRESENCE

Futurex
Lower Parel

Nextown
Kalyan - Shil Road

Nexzone
Panvel

Monte Carlo
& Monte Plaza
Mulund W

Monte South
Byculla W

Millennium
LBS, Mulund W

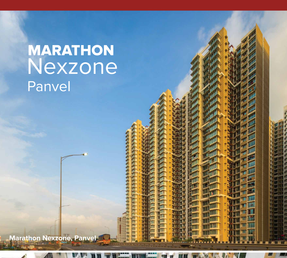
Zaver Arcade
Mulund W

Eminence
Mulund W

Nexworld
Dombivli E

NeoHomes
Bhandup W

INCREDIBLE TOWNSHIPS IN THE FASTEST GROWING NEIGHBOURHOODS



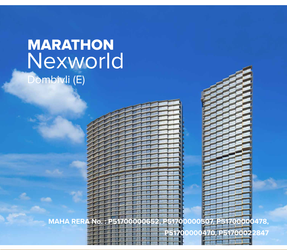
Marathon Nexzone is an incredible 25 acre township with 16 skyscrapers and a host of world-class amenities at a prime location in Panvel. With stunning homes opening up to panoramic views of the Matheran hills, Nexzone is one of the finest township projects in the city.

1, 2 & 2.5 BHK apartments

2000+ homes delivered

15 minutes from the upcoming airport

WEBSITE **VIRTUAL TOUR**



Marathon Nexworld is a revolutionary mega-township at Dombivli E that will change the way you think about homes. Stunning skyscrapers featuring incredibly designed apartments - these are homes like you've never seen before. With a superb location that's set to grow exponentially, Nexworld is the place to be.

Studio, 1 & 2 BHK apartments

4 towers launched with 1000+ customers

100+ acres being planned

WEBSITE **VIRTUAL TOUR**

Marathon Nextown is a meticulously designed township off Kalyan-Shil road in Thane, with classical European architecture. It's breathtaking views, the clock-tower with its old world charm, and a whole host of great amenities, is designed to transport you away from the chaos of the city. With convenient access to Thane and Navi Mumbai's business districts, Nextown enjoys a great location.

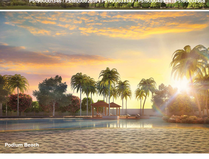
1, 2 & 2.5 BHK apartments

7 towers launched with 1000+ customers

15+ acres of proposed development

WEBSITE **VIRTUAL TOUR**

LUXURY SKYSCRAPERS IN THE HEART OF THE CITY



Monte South is an award-winning project at Byculla, with stunning skyscrapers of proposed 60+ storeys featuring opulent homes surrounded by breathtaking views. Monte South is set on one of the largest land parcels in South Mumbai - over 12 acres. The project features ultra-large apartments that offer uncompromised luxury and expansive and unique amenities including a podium beach!

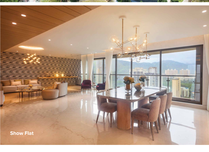
2 & 3 BHK apartments

Huge 12.5 acres land parcel in South Mumbai. Designed by Hafeez Contractor

Podium amenities including a
Podium beach

Joint venture project between
adani Realty
MARATHON

WEBSITE | **VIRTUAL TOUR**



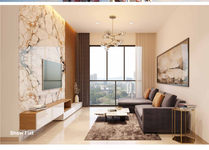
Marathon Monte Carlo features palatial residential suites with breathtaking views & spectacular amenities that you can enjoy with utmost peace and privacy. 43 floors but less than 70 homes - Monte Carlo offers incredible exclusivity. Come home to a world of excess, indulgence, and extravagance never before seen in the history of Mulund.

Largest apartments in mulund
4, 5 & 6 BHK apartments

Unmatched exclusivity.
Just two flats a floor

Part **OC received**

WEBSITE



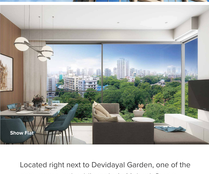
Marathon Zaver Arcade, our iconic tower in the heart of Mulund, is now reborn to epitomize the luxury of its time. Named after our patriarch, Mr. Zaverbhai Ramji Shah, this tower placed on his namesake road, Zaver Road is a huge part of Marathon's 53 year legacy in Mulund and is all set to carry the torch far into the future.

Premium **2 BHK's**

Great **Amenities**

Excellent location. Opposite **Jain Derasar** on Zaver Road

WEBSITE | **VIRTUAL TOUR**



Located right next to Devidayal Garden, one of the most renowned public parks in Mulund, Sunset Gardens enjoys unbelievable views of parks and greenery from all the apartments.

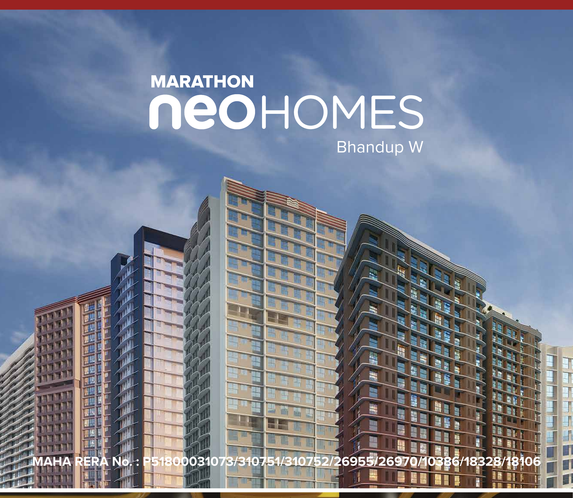
Studio, 1 & 2 BHK apartments

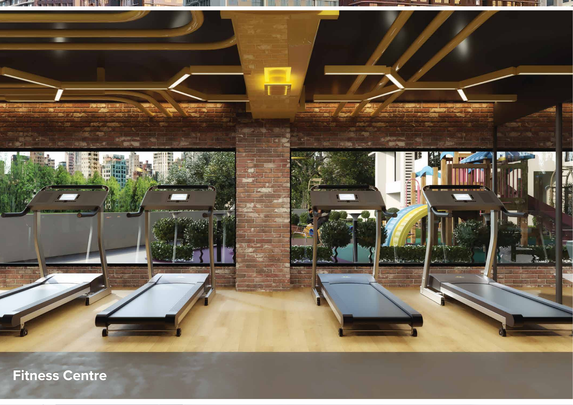
Incredibly designed apartments with
Large windows

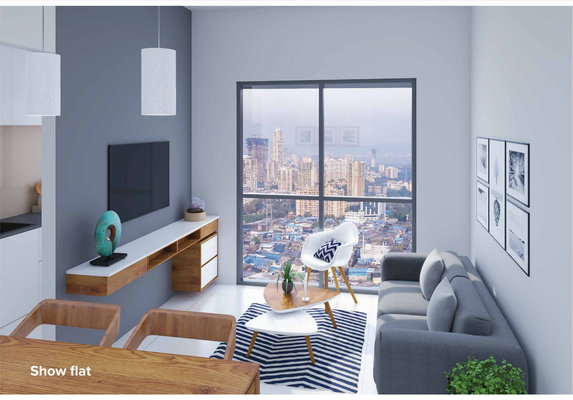
Superb views of the **Devidayal Garden**

WEBSITE | **VIRTUAL TOUR**

BUDGET HOMES




Fitness Centre


Show flat

NeoHomes are a whole new category of affordable homes in the city - superb skyscrapers with super efficient apartments that let you do more with less. NeoHomes offer the opportunity for an average Mumbaikar to own a home within the city, with modern amenities, built by a trusted brand.

Studio & 1 BHK Homes

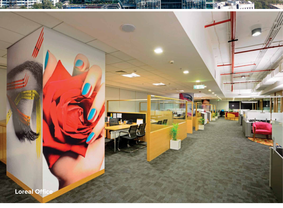
6 towers launched with 1000+ customers

5000+ homes planned already

100+ acres of potential development in Bhandup

WEBSITE | **VIRTUAL TOUR**

PREMIUM OFFICES AND BUSINESS SPACES



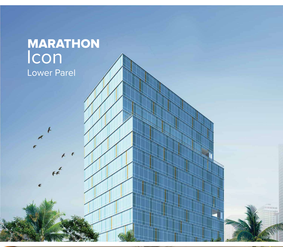
Futurex is an iconic, award-winning commercial high-rise in the heart of the business district of Lower Parel. Offering office spaces ranging from 4500 sqft to 2,00,000 sqft to give your business flexibility, Futurex features a host of amenities including a cafe, sky gardens, and more while offering great views of the Mumbai skyline - Futurex is THE address for your business.

Just a minute from Lower Parel, Curry Road & monorail station

Houses **Iconic brands** like L'Oreal, Zee, Nykaa & more

Ready offices from 4500 to 2,00,000 sqft

WEBSITE | **VIRTUAL TOUR**



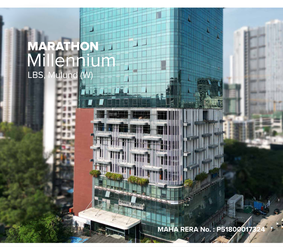
Marathon Icon is a part of the award-winning NextGen campus in Lower Parel. It offers small business spaces starting 935 sq. ft. in the heart of Lower Parel's business district.

Offices from **935 - 4500 sqft** carpet area

Phase I
Ready with OC

Part of a 7 acres
Award winning campus

WEBSITE



Marathon Millennium is a state-of-the-art commercial tower in Mulund at an incredible location adjacent to the metro station. Millennium is the amalgamation of an ideal location, perfect floor plans, and sustainably-designed offices.

Offices from **350 to 10,000+ sqft**

Superb location adjacent to **Metro station** on LBS road

Great fit for businesses of **all sizes**

WEBSITE | **VIRTUAL TOUR**

RETAIL

A lot of our developments are mixed-use, offering Marathon residents the convenience of retail shopping options near their residence. We have a wide portfolio of retail spaces with lots more in the pipeline.

COMPLETED AND ONGOING

Monte Plaza, Mulund W

Nagari NX, Badlapur

UPCOMING

NEXZONE CENTRUM, Panvel

MARATHON NEXWORLD, Dombivli E

MARATHON NEOHOMES, Bhandup W

MARATHON NEXT STOP, Mulund W

COMPLETED PROJECTS

Over the last 5 decades we've helped shape the city skyline. From affordable housing to luxury skyscrapers, from retail to commercial, our work spans across categories and our landmarks are spread across the Mumbai Metropolitan Region

Marathon Monte Plaza features superbly designed commercial spaces and a bustling retail promenade.

Marathon Monte Carlo is Mulund's most exclusive address featuring the largest homes in the suburb and an array of superb amenities

Marathon Nagari NX is an incredibly township in Badlapur with over 20 towers and 1000+ residents.

Marathon Emblem is a premium tower in Mulund featuring spacious 3 and 4 BHK homes

Poonam
1972

Kumudini
1975

Mahavir Dham
1977

Rita Apartments
1979

Tirupati & Balaji
1982

Jupiter-Venus
1985

Antariksh
1990

Marathon Galaxy
1996

Mount View
1996

Virayatan (Deolali)
1996

Marathon Heights
1997

Udyog Kshetra
1997

Marathon Heritage
1999

Marathon Cosmos
2001

Marathon Max
2003

Marathon Maxima
2003

Marathon Chambers
2004

Marathon Omega
2005

Nextgen Era
2006

Marathon Onyx
2004

Monte Vista
2013

Marathon Embryo
2015

Marathon Icon
2015

OUR STORY

Our Origins

1922

Our origins date back to 1922 when our patriarch played a key role in creating the masterplan for 550 acres of the suburb of Mulund - his role in the planning has resulted in Mulund being one of the best planned suburbs today.

1969

Marathon Group was formally established with our headquarters in Mulund.

70's-90's

We played a key role in shaping the Mulund skyline through the next

Poonam, built in 1972, was the first building with an elevator in Mulund.

Marathon Antariksh was the first high rise in Mulund.

KUMUDINI
1975

MAHAVIR DHAM
1977

RITA APARTMENTS
1979

TIRUPATI & BALAJI
1982

JUPITER-VENUS
1985

90's-00's

We witnessed exponential growth starting from the 90's by venturing into new locations like Lower Parel and Panvel and new categories like townships and affordable housing.

We ventured into affordable housing with the award winning Marathon Nagari township at Badlapur

Our flagship commercial project, Marathon Futurex at Lower Parel opened in 2010. Futurex is a landmark in the city & houses some of the finest international & national brands.

We recognised the superb potential of Panvel and launched our first premium township project Marathon Nexzone. It was also the first project in Mumbai to offer e-registration of property.

MARATHON GALAXY
1996

MOUNT VIEW
1996

VIRAYATAN (DEOLALI)
1996

UDYOG KSHETRA
1997

MARATHON HERITAGE
1999

10's-Present

We launched two more large township projects at Dombivli - Nextown and Nexworld.

Launched Monte South at Byculla, a joint venture with Adani Realty - one of the most luxurious projects in South Mumbai.

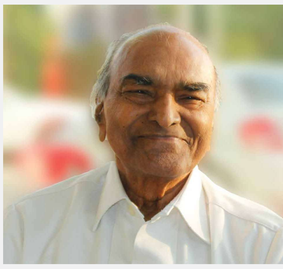
Marathon Nextgen Realty Ltd was listed on the BSE and NSE stock exchanges

We ventured into the education space with the revolutionary NEXT School at Mulund W. NEXT is India's 1st Big Picture Learning school.

We launched NeoHomes - a new generation of urban homes at Bhandup W, that offers the average Mumbaikar the chance to own a home in the city.

LEADERSHIP TEAM

Our leadership team comprises of technocrats with decades of real estate expertise, who know the business inside-out. From identifying the superb potential of land, like mills at Lower Parel and land at Panvel, to constantly pushing the company to innovate in construction technology and customer service, our leadership team has been key to our exponential growth to 1000+ strong workforce.



Late **R. Z. Shah**, Chairman

Chetan Shah, Vice Chairman

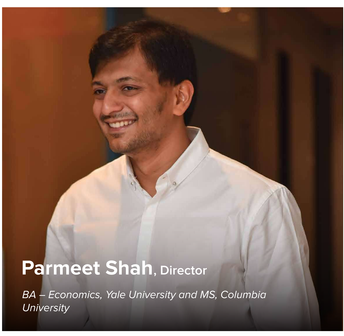
B.Tech – Civil Engineering, IIT Bombay and MS – Structural Engineering

Mayur Shah, Managing director

BE – Civil Engineering, Mumbai University and MS – Structural Engineering, University of Oklahoma, USA

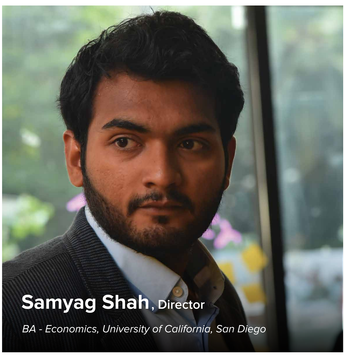
Kaivalya Shah, Director

BE - Structural Engineering, University of California, San Diego



Parmeet Shah, Director

BA – Economics, Yale University and MS, Columbia University



Samyag Shah, Director

BA - Economics, University of California, San Diego

6 PILLARS OF MARATHON'S GROWTH

1 Finding the right land and location that ensures appreciation and value creation

2 Conceptualizing each project in master planning to ensure optimum use of the available land

3 User-centric product design that takes advantage of the location

4 Construction innovation that delivers outstanding structures

5 A transparent marketing strategy to enhance customer awareness

6 Value added services like facilities management, building management systems and more.

OUR DIFFERENCE

We're redefining real estate. For good. We are a design driven company and have built our legacy through meticulous attention to detail & cutting edge engineering practices.

1. DESIGN

We think deeply about every user experience, right from the big picture of masterplanning to the tiniest details in your homes and offices

Marathon is design-driven company. We think deeply about every user experience right from the big picture of master-planning to the tiniest details in your homes and offices. Our unique design process and philosophy along with our world-class in-house design capabilities allow us to deliver products that we're proud of and space that you will love.

Marathon Nextown, Kalyan-Shil Road

Landmarks that define the city skyline

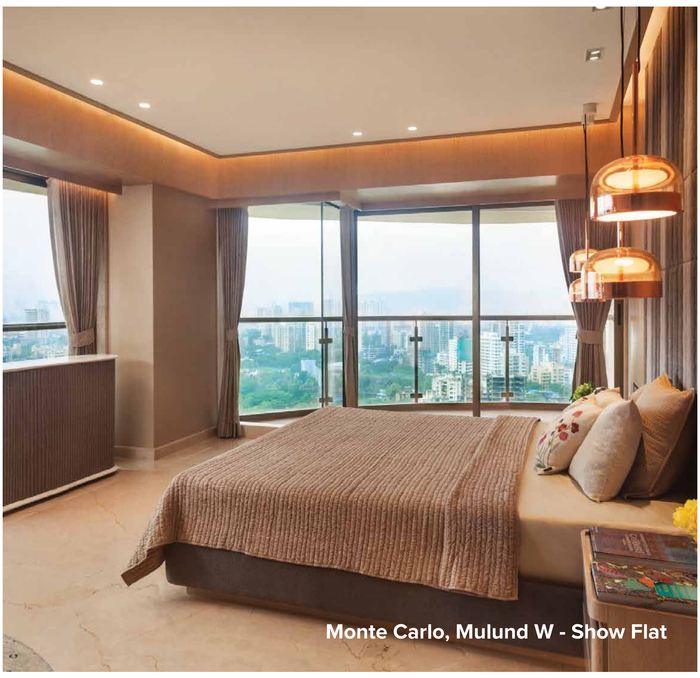
Over the years we've delivered several iconic projects that have become landmarks in the city

User Centric Design

Our design philosophy is centered around simple, practical principles. Architecture is about so much more than just creating good looking buildings. To us, user experience is core to design. We always

In-house Capabilities

Having a world-class design team in-house has revolutionized our design process – our design and engineering teams can work closely to make sure ideas get translated to realistic designs quickly, we can respond faster to changes like new materials or technology and regulatory changes, and we can maintain focus on our customers' needs. Our in-house team has come up with brilliant innovations like the wide living room, a stepping, curving facade, and lots more.



Monte Carlo, Mulund W - Show Flat

A unique design process

We think of our products in terms of experiences rather than as spaces and our unique design process allows us to do this.

Designing and visualising in 3D

Most architecture and design is done in plan view in 2D. What this lacks though, is the experience of the space. Using the latest tools and technology we design all our spaces in 3D. This allows us to immerse ourselves in the experience of our users and think from their perspective.

Iterative, informed design

Every tile, every paint, every material selection, and every design decision is taken only after extensive iterations in 3D or with actual mockups.

Marathon Nexzone, Panvel - Podium

2. TRUST

Marathon has a rich history of innovation, quality, and transparency. We recognize that real estate is often the most expensive purchase in ones' lifetime. Our goal is to help our customers make the right decision. We believe in transparency and are committed to delivering on our promises.

Our track record speaks for itself

We are proud to have delivered 100 projects across the city. We have provided homes for more than 10,000 families, retail space for 400 retailers, and offices for 350 businesses.

A solid foundation

Marathon Group is a professionally run 52 year old company. We believe in sustained and stable growth and are led by a team of highly experienced real estate professionals. We know the business inside-out.

Monte South, Byculla - Show Flat

Transparency at every stage

Marketing and communication

As a policy, we never use stock images in advertising, we only use photorealistic renders of our projects. Even when we show a bedroom render, we ensure that the view seen from the window is the actual view, shot with a drone.

We understand that buying under-construction property can be challenging so we go the extra mile to create videos, renders, virtual tours, and VR experiences so that our customers can understand exactly how the product will be. Our websites are extremely detailed and we share construction updates every month.

Monte South, Byculla - Show Flat

Sales and post sales

Our cost sheets and agreements are drafted in a way that's easy for customers to understand. There are no hidden charges that will surprise you at a later date.

We have a dedicated home loan specialist to assist all our customer avail the best possible home loan option.

Our sales and customer care teams brief our customers in detail at each step of the process from booking to possession. Each customer gets assigned a dedicated Relationship Manager. Customers can reach us via various channels including WhatsApp. Customers can also access all details related to their apartment on our Customer Portal

Our professional in-house facilities team manages projects once possession is handed over to customers.

Monte Carlo, Mulund W

3. ENGINEERING

Cutting-edge construction

Marathon structures are built to last. We use cutting-edge construction technology and adopt the best practices in construction, safety, and compliance. We take pride in delivering high-quality products in the quickest time possible. Our engineering prowess is second to none.

Rock solid structures

We use cutting edge aluminium formwork instead of traditional ply, which means that our structures are precision engineered with incredibly smooth concrete finishes, and are highly leak resistant and rock solid. The technology, which
we were amongst the first to adopt, also allows for significantly faster construction.

On-site batching plants at most of our sites generate high-grade concrete on-demand, and an on-site material testing lab enures the highest quality finishing.

Pioneers of Best Practices

We do not outsource our construction and our engineers retain full control over construction quality. With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry.

In-Sourcing

While most of the industry outsources the construction of their projects to contractors, Marathon does the entire construction in-house. This gives us complete control over the quality of our construction.

Typically, once a developer has his final drawings for a project ready, he hands them over to a general contractor thereby outsourcing the actual construction of the project. The contract is at a fixed price, so the only way the contractor will make money is by reducing his own cost. This creates a conflict of interest – the contractor is incentivised not to deliver great quality, but to cut corners, use cheap materials and save cost.

We build our projects ourselves. This allows us to be in complete control of the quality. And if something goes wrong, we know exactly how to fix it and don't get into blame games with the contractor. We make decisions that may increase costs but will help in the long term

Ensuring Health and Safety

The health and safety of the residents of our buildings is of the utmost importance to us. Over the years we've pioneered many practices to ensure good water and air quality and have also taken several steps in ensuring electrical and fire safety.

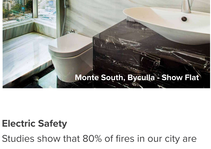
Construction Work at Marathon Nexzone, Panvel

Air Quality

We use automatic ventilation fans in our basement so the air is consistently of a high quality. Use of low VOC paints ensures that the paints don't affect the quality of air in your home.

Water Quality

The water supply in any building comes from water tanks. These tanks typically have microorganisms growing on the walls and some of these can gravely affect your health and well being. This is why it is standard practice at Marathon to use tiles on all the surfaces inside our tanks as it greatly diminishes the amount of microorganisms.



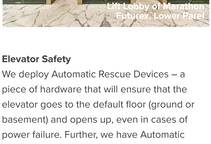
Monte South, Byculla - Show Flat

Electric Safety

Studies show that 80% of fires in our city are caused by electric mishaps. At Marathon, we have a huge list of additional safety precautions when it comes to electricity. We use only the highest quality hardware, most of which comes from a German company called Schneider, a worldwide industry leader. We deploy circuit breakers at 3 different levels of the electric system – one in the flat, one in the meter room on each floor, and one at the substation. We separate the Low Voltage and High Voltage ducts to avoid interference and use chemical earthing instead of traditional earthing.

Fire Safety

The approving authorities now have highly stringent fire safety standards that we comply with, but of course we don't stop there. We deploy advanced 'Automatic Addressable Fire Alarm Systems' which help us determine the exact source of fire. We use isolators in our fire detectors and even give them separate electric supply – this ensures that the whole system doesn't fail even if one detector fails. We use low smoke hazard cables to reduce smoke in case of fire.



Lift Lobby of Marathon Futurex, Lower Parel

Elevator Safety

We deploy Automatic Rescue Devices – a piece of hardware that will ensure that the elevator goes to the default floor (ground or basement) and opens up, even in cases of power failure. Further, we have Automatic Changeover Panels that automatically switch the emergency power to generators, which is typically done manually.

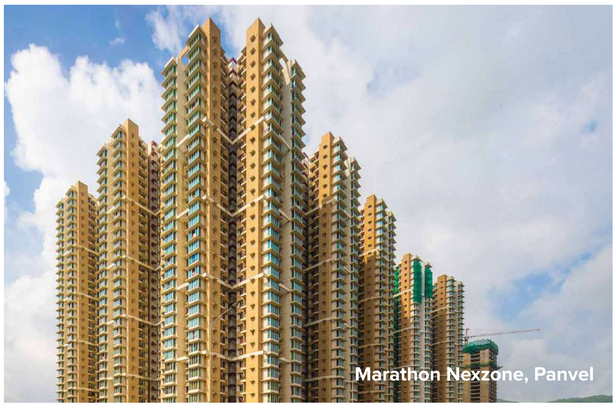
4. VALUE

> One of our core strengths has been identifying the potential of land parcels early. We have done this at Lower Parel, Byculla, Panvel, Bhandup, Badlapur, Mulund and Dombivli.
>
> - Mr. Mayur Shah

Marathon Futurex, Lower Parel

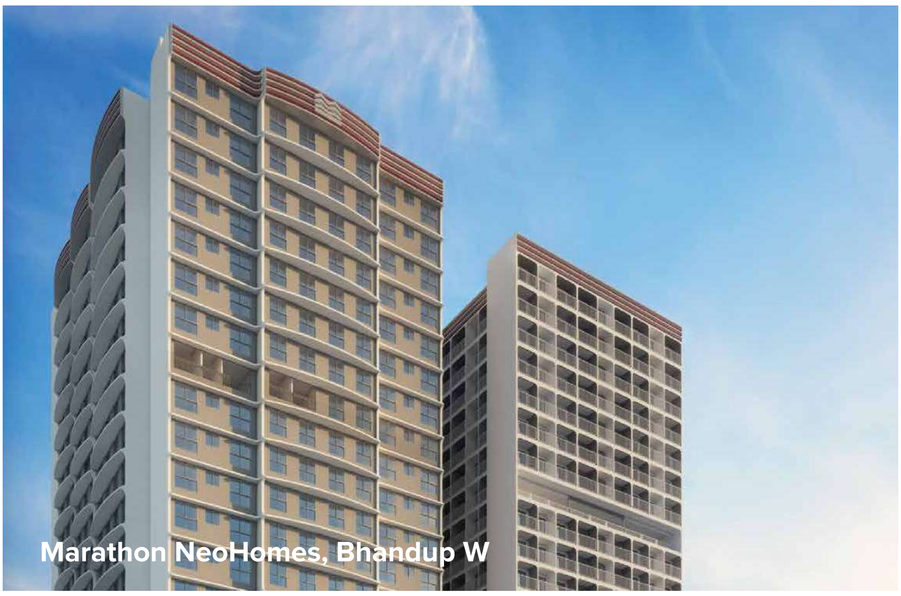
Mill land at Lower Parel and Byculla

One of the first to identify the tremendous potential of mill land at Lower Parel. We built the award winning Nextgen mixed use campus on mill land. Futurex, our flagship commercial project is also built on mill land. We are also developing Monte South on one of the largest mill plots in South Mumbai - Khatau Mills at Byculla.


Marathon Nexzone, Panvel

High growth regions of Badlapur, Panvel and Dombivli

We secured land parcels in Badlapur, Panvel, and Dombivli much before large-scale development started in these regions. We were one of the first large developers to launch in Panvel and our project is the closest to the upcoming airport. Projects like the Trans-Harbor sea link and the metro are set to provide a further boost.


Marathon NeoHomes, Bhandup W

Large scale SRA projects and affordable housing in Bhandup

We have a potential pipeline of over 100 acres in Bhandup where we have launched our NeoHomes series of projects. Our aim is to address the biggest unmet need in the Mumbai market - affordable, high-quality homes inside Mumbai city, built by a trusted name.

Marathon Millennium, LBS, Mulund W

Early entrant in Mulund premium commercial market

We launched Monte Plaza and Millennium in Mulund anticipating the need for high-quality commercial spaces in a suburb where 16000 premium homes are set to be delivered in just the next 2 years and with the metro set to change the

MARATHON

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