OWN PROPERTY - INDEPENDENT PROPERTY DUE DILIGENCE REPORT

AUDIT REF: OP-AUD-P527000107

OFFICIAL GOVERNMENT RECORD SUMMARY (EXECUTIVE PREVIEW PAGE 1 OF 2) STATE JURISDICTION: MAHARASHTRA

Compiled directly from government filings lodged under Section 4 & 11 of RERA Act, 2016 DATE EXTRACTED: 04 Oct 2026

PREVIEW - SUMMARY - FULL DOSSIER LOCKED

1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE

Registered Project Name	Marathon Mira County
RERA Registration Number	P52700010778
Promoter / Developer Entity	Marathon Thane Townships Ltd.
Government Authority	Maharashtra Real Estate Regulatory Authority (Maharashtra RERA)
Project Location & District	Mira Road, Thane, Maharashtra
Declared Land Ownership	Freehold / Registered Title on Government Record

2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE

Declared Land Cost Consideration	Rs. 3.96 Crore (Rs. 396 Lakh)
Declared Development / Building Cost	Rs. 6.31 Crore (Rs. 631 Lakh)
Total Certified Project Outlay	Rs. 10.27 Crore
70% Designated Escrow Bank	Punjab National Bank
RERA Escrow Account Number	5038595028
Bank Branch IFSC Code	PUNB0041900

3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE

Declared Construction Start Date	15-04-2024
RERA Registered Handover Deadline	30-11-2027
Physical Progress Verified on Record	51% of Civil & Structural Works Completed
Current Official Status	Work Going On / Under Construction

4. OFFICIAL PERMITS & SANCTIONS CHECKLIST

Planning Permit & Sanctioned Map	Obtained & Approved by Competent Planning Authority
Commencement Certificate (CC)	Active / In Effect for Approved Building Footprint
CA Financial Certification (Form 3)	Lodged & Cross-Checked against Escrow Withdrawals
Engineer Progress Report (Form 2)	Quarterly Structural Certification Filed with Government
Standard Sale Agreement Draft	Form G Draft lodged under Section 13 of RERA Act

*** CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:**

1. PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "5038595028" (Punjab National Bank). Never deposit into personal accounts of brokers or promoters.
2. ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 30-11-2027 with mandatory interest penalties under Rule 18 if delayed.
3. OFFICIAL STATE PORTAL: To download the signed original Form C issued by Maharashtra RERA, consult the state portal directly.

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This report is compiled from official government filings lodged under the Real Estate (Regulation and Development) Act 2016.
Own Property is an independent research platform. This document does not substitute for title verification by a licensed advocate or physical deed search.

OWN PROPERTY - REGULATORY CONTRADICTION & RISK RADAR

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CONFIDENTIAL FORENSIC AUDIT EXECUTIVE TEASER (PAGE 2 OF 2)

ACCESS: PREVIEW TEASER

Cross-referenced across CA Form 3, Architect Form 1, Sanction Plans, and Legal Affidavits

STATUS: 3 FLAGS IDENTIFIED

1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED STATUTORY DEADLINE — HIGH RISK

Promoter marketing collateral claims completion by LOCKED - RS. 499 , while legal filing stipulates 30-11-2027.

Unadvertised gap of LOCKED - RS. 499 months detected. Section 18 penalty triggers automatically upon breach.

DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS — CRITICAL

Physical civil work certified at 51%, but escrow withdrawal ratio filed with bank stands at LOCKED - RS. 499

Statutory drawdown limit under Section 4(2)(l)(D): LOCKED - RS. 499 . Discrepancy analysis detailed in full dossier.

DISCREPANCY #3: ENCUMBRANCE & PROJECT LENDER STATUTORY CHARGE ON LAND — MEDIUM RISK

Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of LOCKED - RS. 499

Registered loan consideration: LOCKED - RS. 499 . Buyer mandatory Bank NOC condition: LOCKED - RS. 499

2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

Statutory Formula: Monthly Interest = [Total Consideration Paid] x (State Bank of India MCLR + 2.0%) / 12

For standard unit in this project, statutory monthly payout due to buyer: Rs. XX,XXX / mo (Redacted in Teaser)

Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 6 of Full Dossier.

OWN PROPERTY FULL FORENSIC REPORT

UNLOCK THE COMPLETE 8-PAGE UNREDACTED FORENSIC DOSSIER

Instant 1-Year Access Zero Marketing Fluff Section-by-Section Evidence Reconciliation

* Unredacted Contradiction Radar with document page citations
* Complete Developer Litigation & Sanction History in State
* CA Form 3 Escrow Ledger & Discrepancy Reconciliation
* 12 Mandatory Questions to force written promoter responses
* Clause-by-Clause Agreement for Sale Red-Flag Audit
* Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: https://ownproperty.in/projects/P52700010778