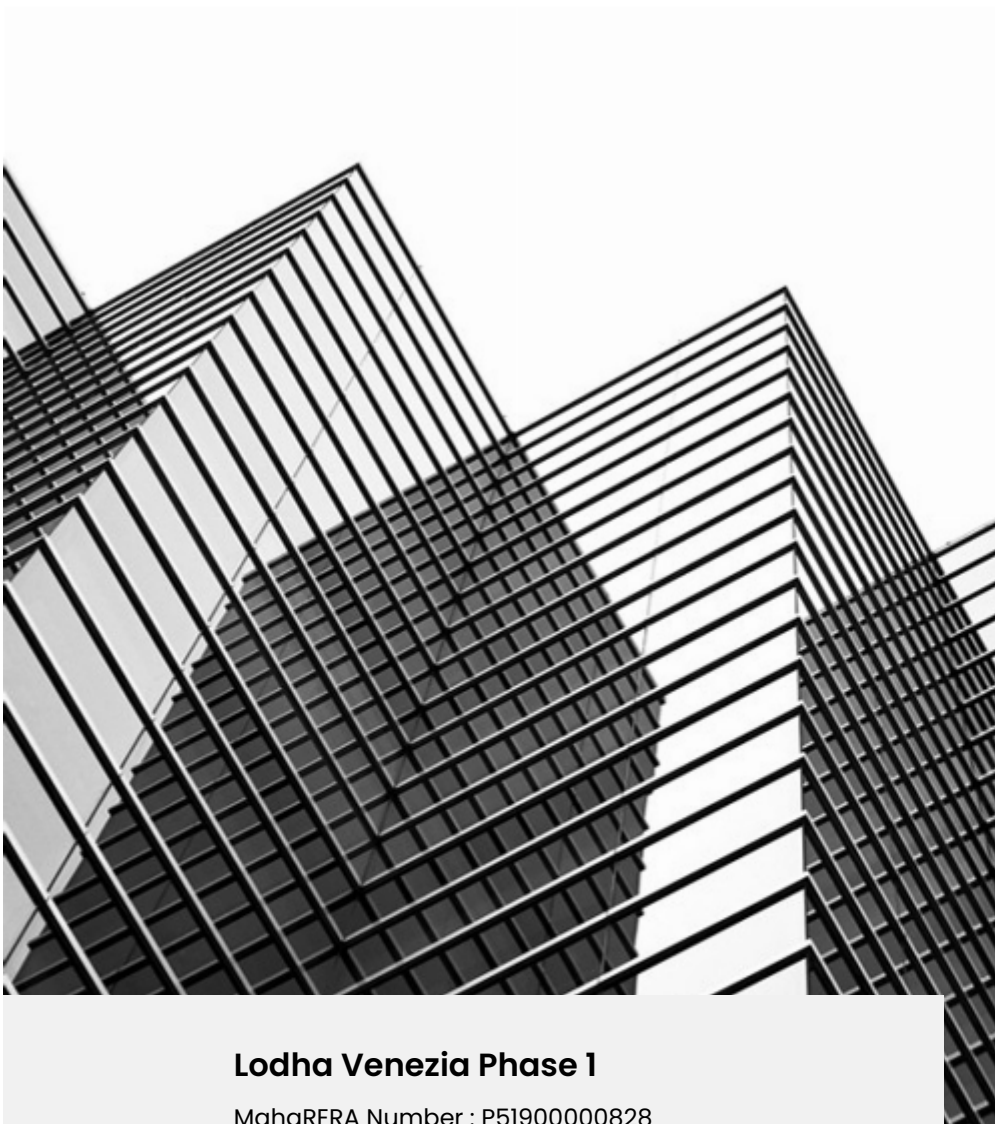


propscience.com

# PROP REPORT



**Lodha Venezia Phase 1**

MahaRERA Number : P51900000828



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.

## LOCATION

The project is in Lower Parel. The name Parel has its roots from the Parali Vaijanath Mahadev temple. Lower Parel is one of the key commercial suburbs of Mumbai. Initially comprising of several mills, the area today is a potpourri of culture with prominent restaurants, malls, residential complexes, and office buildings. Old mills have been renovated to house experimental restaurants, interior studios, and boutique offices for start-ups. Lower Parel houses various upscale residential and commercial buildings by developers such as Indiabulls, Raheja Universal, Lodha Group and Piramal Realty.

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

### Connectivity & Infrastructure

- Currey Road Railway Station **1.8 km Km**
- Global Hospitals **1.8 km Km**
- JBCN Education **1.4 km Km**
- High Street Phoenix **2.9 km Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	4	1

## LODHA VENEZIA PHASE 1

# BUILDER & CONSULTANTS

The Lodha Group, formerly known as Lodha Developers is a Mumbai based real estate company founded in 1980 by Mangal Prabhat Lodha. Known for their innovative designs and cutting-edge technology, the Lodha Group has teamed up with some of the biggest names in the industry to offer customers one-of-a-kind residential and commercial projects. Over the last 20 years they have developed over 7.7cr square feet of real estate space across Mumbai and other cities of India. Some of their iconic projects include Lodha Trump Tower, Lodha World Towers, and the integrated township project Lodha Palava in Dombivali Kalyan. The company launched its IPO in the year 2021 and is listed on the National Stock Exchange (NSE) and Bombay Stock Exchange (BSE).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## LODHA VENEZIA PHASE 1

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2019	1 Acre	2 BHK,3 BHK,4 BHK

## Project Amenities

<b>Sports</b>	Kids Play Area,Kids Pool
<b>Leisure</b>	Amphitheatre,Library / Reading Room,Senior Citizen Zone,Temple
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	NA

LODHA VENEZIA PHASE 1

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Tower A	5	70	4	2 BHK,3 BHK,4 BHK	280
First Habitable Floor					NA

## Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

LODHA VENEZIA PHASE 1

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	923 sqft
3 BHK	1050 - 1350 sqft
4 BHK	1600 sqft

Floor To Ceiling Height	NA
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<b>Views Available</b>	NA
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<b>Flooring</b>	Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	NA
<b>Finishing</b>	NA
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Air Conditioners

LODHA VENEZIA PHASE 1

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 43661.97	--	INR 40300000
3 BHK	INR 39407.41	--	INR 53200000
4 BHK	--	--	--

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	NA

### Transaction History

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

LODHA VENEZIA PHASE 1

## ANNEXURE A

<b>Transaction Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>June 2022</b>	1588	13	INR 49600000	INR 31234.26



<b>May 2022</b>	1270	16	INR 37310000	INR 29377.95
<b>April 2022</b>	1346	15	INR 49000000	INR 36404.16
<b>April 2022</b>	1001	34	INR 37300000	INR 37262.74
<b>March 2022</b>	1107	17	INR 27000000	INR 24390.24
<b>January 2022</b>	1416	31	INR 44300000	INR 31285.31
<b>July 2021</b>	1100	25	INR 41000000	INR 37272.73
<b>July 2021</b>	1320	7	INR 33000000	INR 25000
<b>June 2021</b>	834	8	INR 28500000	INR 34172.66
<b>May 2021</b>	1320	25	INR 35000000	INR 26515.15
<b>April 2021</b>	1524	16	INR 41000000	INR 26902.89
<b>March 2021</b>	834	30	INR 28000000	INR 33573.14
<b>January 2021</b>	834	38	INR 26500000	INR 31774.58
<b>December 2020</b>	1588	7	INR 34870464	INR 21958.73

<b>December 2020</b>	1103	33	INR 33500000	INR 30371.71
<b>November 2020</b>	1587	47	INR 39667130	INR 24995.04
<b>October 2020</b>	1587	42	INR 40075043	INR 25252.07
<b>September 2020</b>	1100	41	INR 35000000	INR 31818.18
<b>September 2020</b>	1162	48	INR 29350057	INR 25258.22
<b>July 2020</b>	1100	20	INR 34500000	INR 31363.64

LODHA VENEZIA PHASE 1

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	83
<b>Connectivity</b>	48
<b>Infrastructure</b>	66
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	56
<b>Project</b>	66
<b>People</b>	48
<b>Amenities</b>	36
<b>Building</b>	53
<b>Layout</b>	55
<b>Interiors</b>	30
<b>Pricing</b>	30
<b>Total</b>	<b>50/100</b>

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