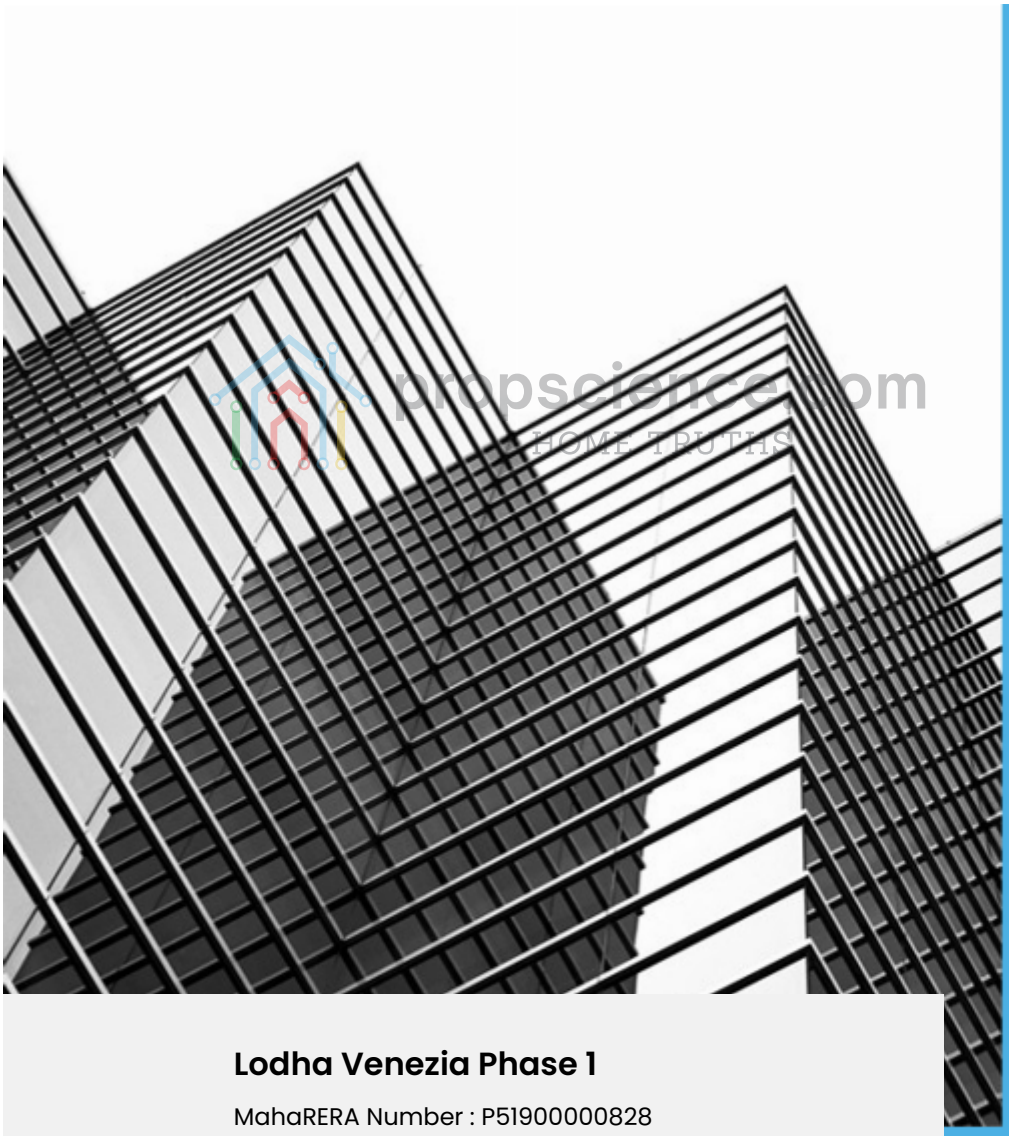
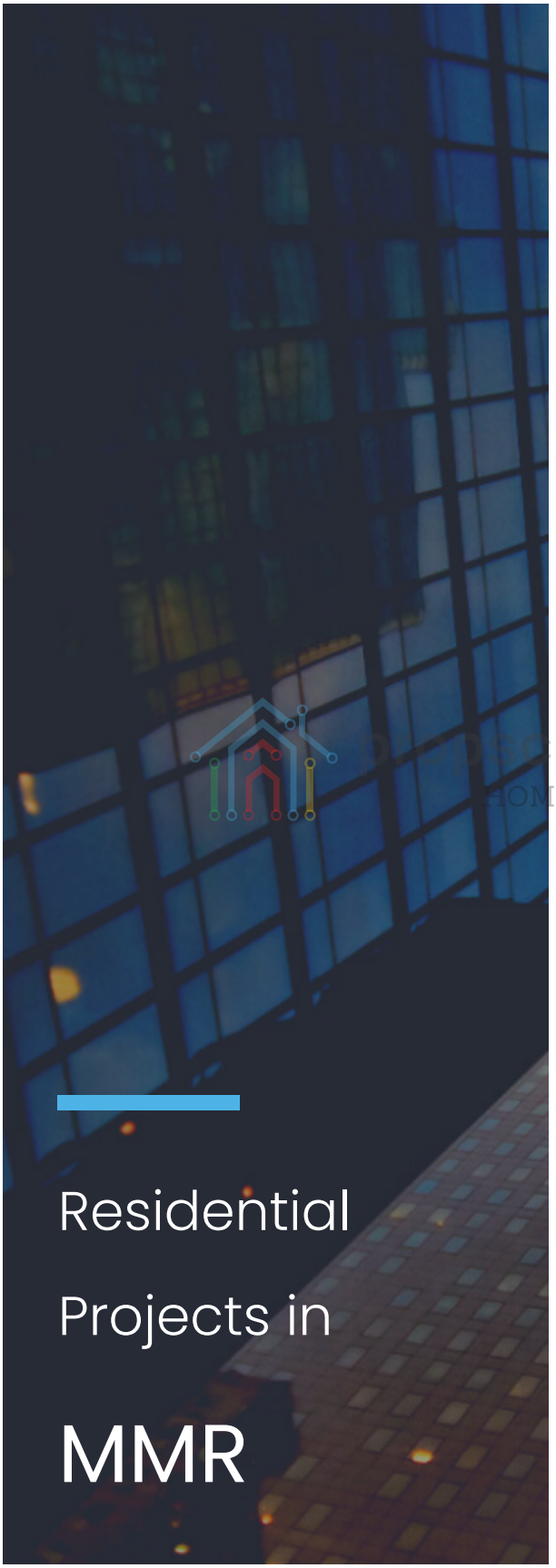
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PROP REPORT



Lodha Venezia Phase 1

MahaRERA Number : P51900000828



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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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

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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

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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

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

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LODHA VENEZIA PHASE 1

BUILDING LAYOUT

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

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

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FLAT INTERIORS

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

Floor To Ceiling Height	NA

Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners

LODHA VENEZIA PHASE 1

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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	--	--	INR 0

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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

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Transaction History

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

LODHA VENEZIA PHASE 1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	1588	13	INR 49600000	INR 31234.26

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

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

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LODHA VENEZIA PHASE 1

PROJECT PROPSCORE

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

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