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# PROP REPORT



**Lodha Primo**

MahaRERA Number : P51900014910



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Parel. Parel locality in central Mumbai gets its name from the Parali Vaijanath Mahadev temple. Parel used to have a number of mills, but these have been replaced by new office developments.

Post Office	Police Station	Municipal Ward
Parel	Bhoiwada Police Station	Ward F South

### Neighborhood & Surroundings

#### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **13.10 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.60 Km**
- Parel Railway Station **1.00 Km**
- Tata Memorial Hospital **750 Mtrs**
- JBCN International School **750 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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September 2022

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## 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**

NA

**Architect**

NA

**Civil Contractor**

NA

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## PROJECT & AMENITIES

**Time Line**

**Size**

**Typography**

Completed on 31st October, 2022

1.06 Acre

2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
<b>Leisure</b>	Temple
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Primo	5	42	4	2 BHK,3 BHK	168

  

<b>First Habitable Floor</b>	7 th floor
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## Services & Safety

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

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	1746 sqft
3 BHK	2034 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	Air Conditioners

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 20045.82	--	INR 35000000
3 BHK	INR 21140.61	--	INR 43000000

**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
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<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>	IDBI Bank

### Transaction History

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

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## ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2021	1050	41	INR 32189428	INR 30656.6
October 2021	733	NA	INR 25558496	INR 34868.34



<b>September 2021</b>	1050	39	INR 33017230	INR 31444.98
<b>August 2021</b>	733	19	INR 24845829	INR 33896.08
<b>July 2021</b>	1050	10	INR 30269317	INR 28827.92
<b>May 2021</b>	1050	12	INR 30285201	INR 28843.05
<b>April 2021</b>	1050	14	INR 24788065	INR 23607.68
<b>March 2021</b>	1050	19	INR 27201019	INR 25905.73
<b>March 2021</b>	1115	30	INR 28458248	INR 25523.09
<b>December 2020</b>	733	41	INR 26332849	INR 35924.76
<b>December 2020</b>	733	42	INR 27638361	INR 37705.81
<b>November 2020</b>	1050	22	INR 25570195	INR 24352.57
<b>August 2020</b>	1050	11	INR 27760211	INR 26438.3
<b>July 2020</b>	733	41	INR 21318512	INR 29083.92
<b>July 2020</b>	1049	22	INR 23608551	INR 22505.77

<b>June 2020</b>	1050	11	INR 27760211	INR 26438.3
<b>March 2020</b>	733	38	INR 27190406	INR 37094.69
<b>December 2019</b>	1050	22	INR 32767641	INR 31207.28
<b>November 2019</b>	1050	35	INR 24652549	INR 23478.62
<b>October 2019</b>	733	39	INR 20584279	INR 28082.24

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## 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>	73

<b>Connectivity</b>	48
<b>Infrastructure</b>	64
<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	68
<b>People</b>	56
<b>Amenities</b>	50
<b>Building</b>	53
<b>Layout</b>	55
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>52/100</b>

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