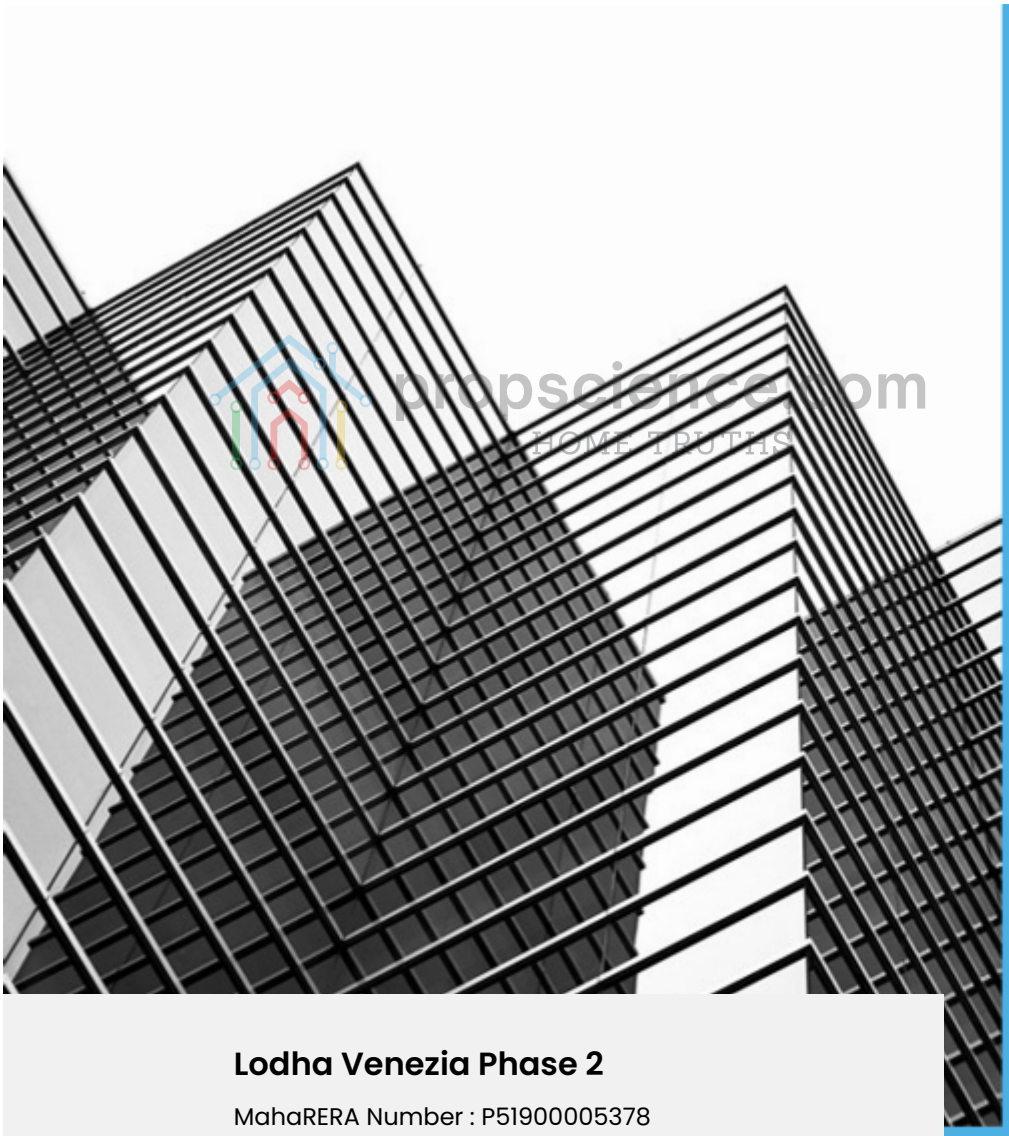
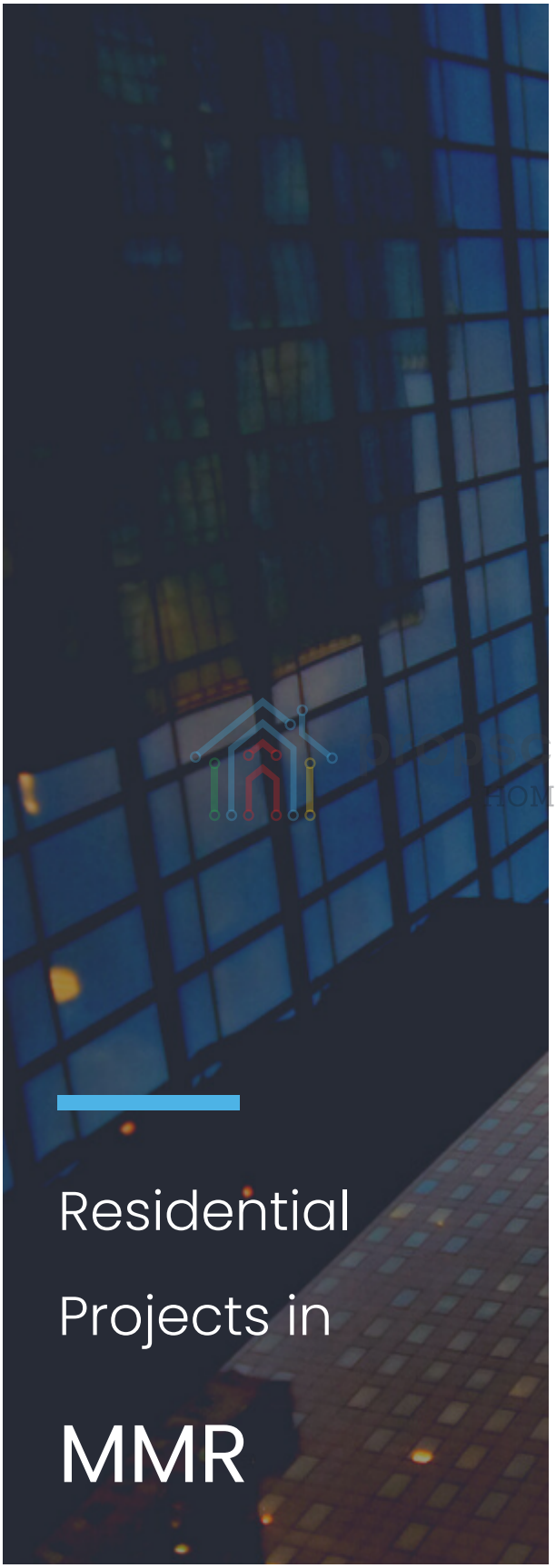
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PROP REPORT



Lodha Venezia Phase 2

MahaRERA Number : P51900005378



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.

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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**
- Global Hospitals **1.8 Km**
- JBCN Education **1.4 Km**
- High Street Phoenix **2.9 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	5	1

LODHA VENEZIA PHASE 2

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 2

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	1 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Amphitheatre,Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	NA

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LODHA VENEZIA PHASE 2

BUILDING LAYOUT

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

Tower B	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 2

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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 2

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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 2

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.

Category	Score
Place	83
Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	56
Project	64
People	48
Amenities	36
Building	53
Layout	55
Interiors	30
Pricing	30

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Total	**50/100**

LODHA VENEZIA PHASE 2

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