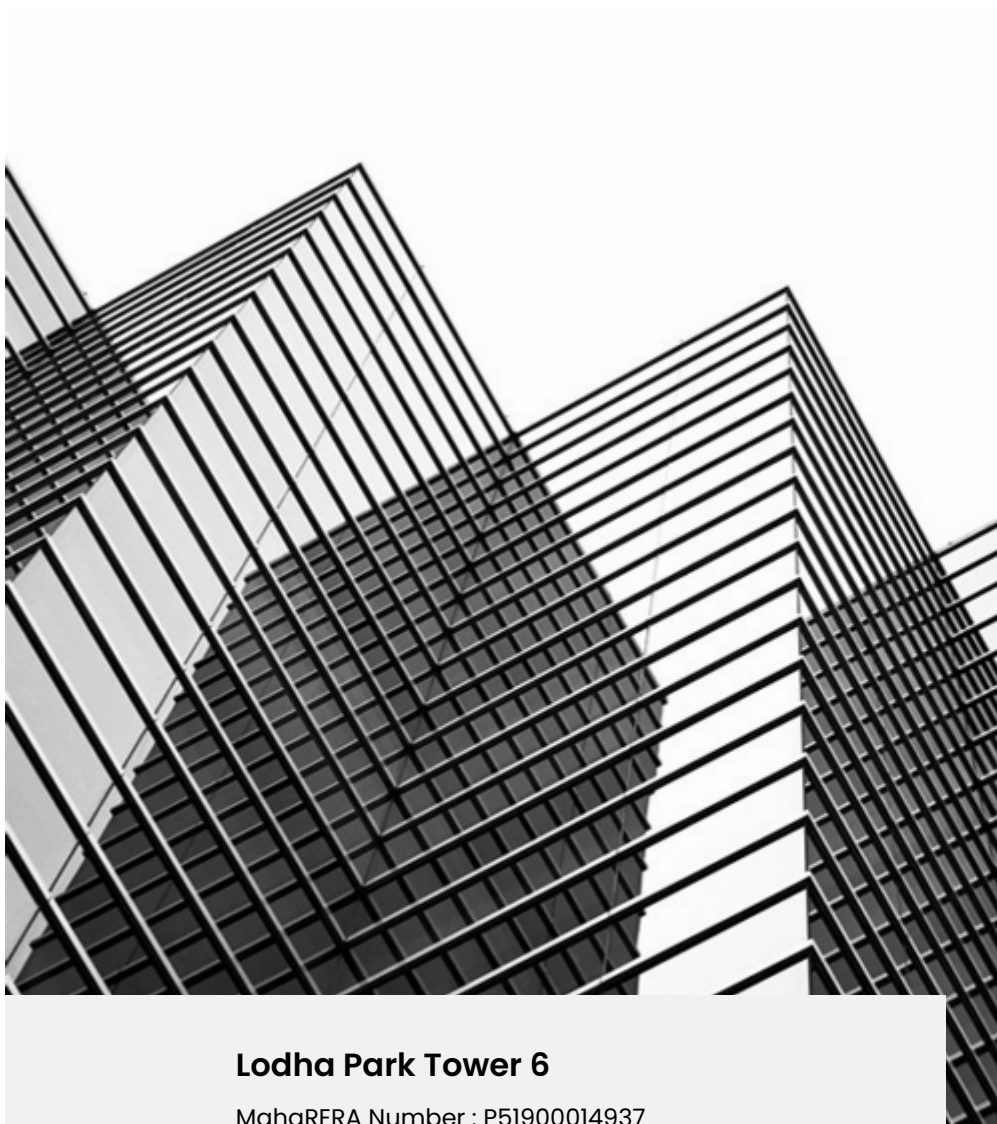


propscience.com

# PROP REPORT



**Lodha Park Tower 6**

MahaRERA Number : P51900014937



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 Worli. Worli is a locality in Mumbai. It is one of the four peninsulas of Mumbai, the others being Colaba, Bandra and Malabar Hill. The focal point of upscale Worli is its seaside promenade, with views of the Arabian Sea and the striking Bandra-Worli Sea Link cable bridge. Worli is a popular residential choice, with some of the cities most affluent businessmen owning bungalows in the vicinity. The Bandra-Worli Sea Link connect the locality to Mumbai Suburbs, making it very centrally located. Some of the most expensive residences in the city are being constructed in this area. The localities boasts of several eateries, hotels and recreational centres.

Post Office	Police Station	Municipal Ward
NA	Worli Police Station	NA

### Neighborhood & Surroundings

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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, **14.00 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.50 Km**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mum **3.80 Km**
- TATA MEMORIAL HOSPITAL, Homi Bhabha Block, Parel East, Parel, **3.20 Km**
- K.G.T.I. International School, Yashwant Bhavan, Pandurang Budhkar Marg, Century Mills, Lower Parel, **150 Mtrs**

## LAND & APPROVALS

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

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	17 Acre	2 BHK,3 BHK,4 BHK,5 BHK

### Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
<b>Leisure</b>	Mini Theatre,Steam Room,Sauna,Spa,Library / Reading Room
<b>Business &amp; Hospitality</b>	Conference / Meeting Room,Barbeque Pit,ATM / Bank Attached,Restaurant / Cafe,Clubhouse,Community Hall
<b>Eco Friendly Features</b>	Rain Water Harvesting,Landscaped Gardens,Water Storage

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lodha Park Tower 6	14	78	6	2 BHK,3 BHK,4 BHK,5 BHK	468
First Habitable Floor					8th

## Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

LODHA PARK TOWER 6

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	839 - 920 sqft
3 BHK	975 - 1674 sqft

4 BHK	1471 – 1942 sqft
5 BHK	2221.99 sqft

<b>Floor To Ceiling Height</b>	NA
<b>Views Available</b>	NA

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	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>	NA

LODHA PARK TOWER 6

## COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 52000	INR 43628000	INR 43628000 to 47840000
3 BHK	INR 52000	INR 50700000	INR 50700000 to 87048000
4 BHK	INR 52000	INR 76492000	INR 76492000 to 100984000
5 BHK	INR 52000	INR 115543480	INR 115543480

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
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>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

### Transaction History

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

LODHA PARK TOWER 6

## ANNEXURE A

<b>Transection Date</b>	<b>Carpet Area</b>	<b>Floor</b>	<b>Sale Price</b>	<b>Rate per sq.ft.</b>
<b>October 2022</b>	2115	NA	INR 93119947	INR 44028.34
<b>October 2022</b>	1265	NA	INR 58008518	INR 45856.54
<b>September 2022</b>	1265	NA	INR 52401484	INR 41424.1
<b>September 2022</b>	943	NA	INR 47865455	INR 50758.7
<b>August 2022</b>	967	50	INR 49469394	INR 51157.59

<b>July 2022</b>	1253	63	INR 61374351	INR 48981.92
<b>March 2022</b>	937	39	INR 49051290	INR 52349.3
<b>February 2022</b>	1260	40	INR 62039843	INR 49237.97
<b>March 2019</b>	2879	8	INR 180157000	INR 62576.24

LODHA PARK TOWER 6

## 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>	65
<b>Connectivity</b>	23
<b>Infrastructure</b>	52

<b>Local Environment</b>	30
<b>Land &amp; Approvals</b>	50
<b>Project</b>	66
<b>People</b>	56
<b>Amenities</b>	76
<b>Building</b>	53
<b>Layout</b>	53
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>51/100</b>

---

LODHA PARK TOWER 6

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-

generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such

loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.