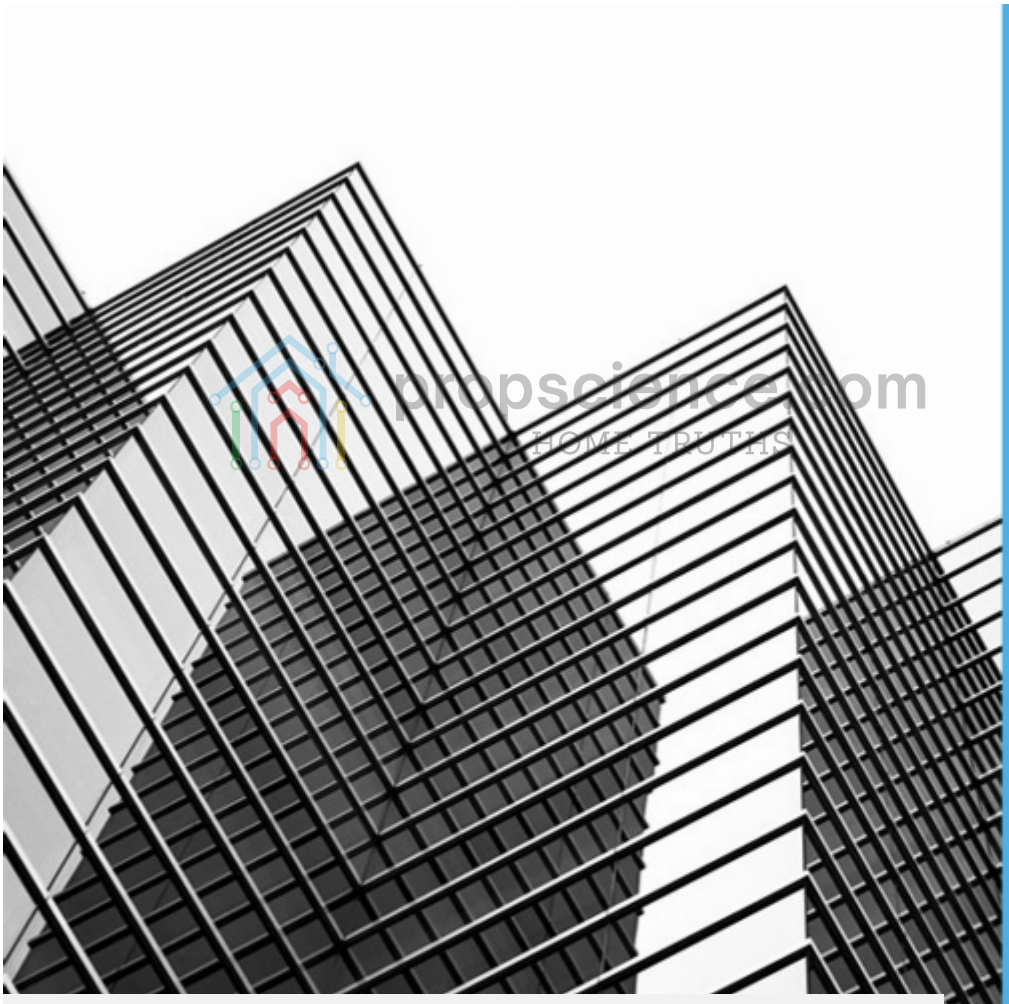
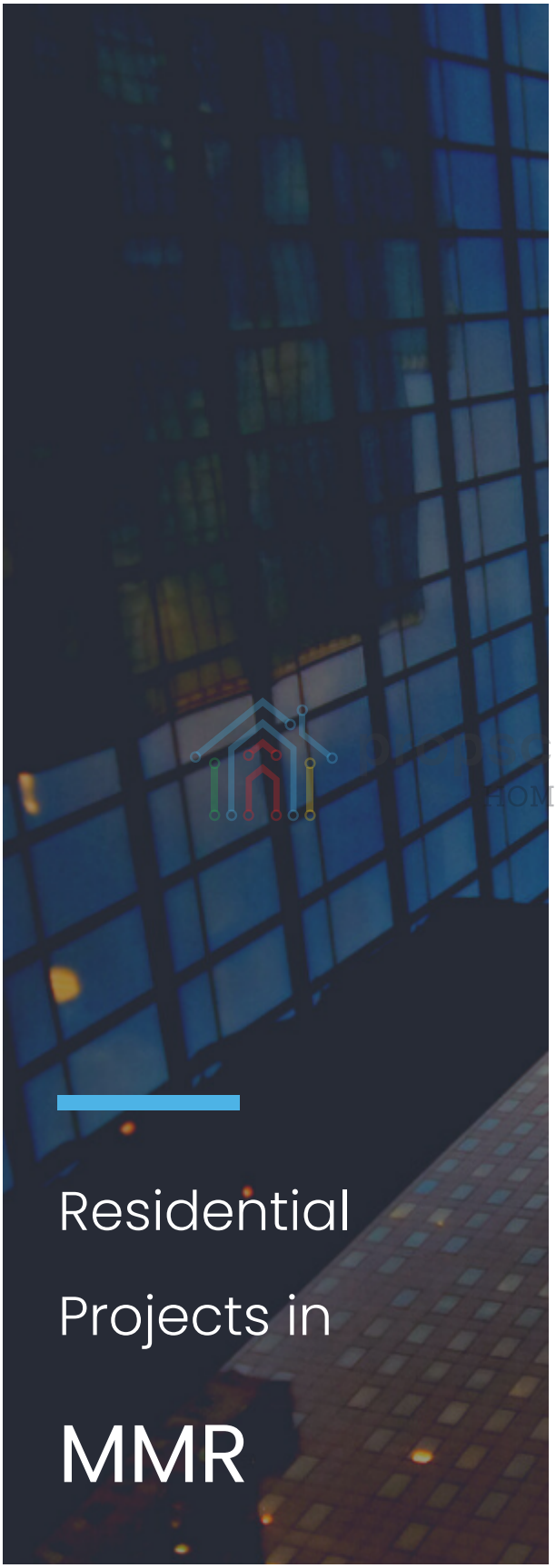
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PROP REPORT



Lodha Park Tower 6

MahaRERA Number : P51900014937



Residential Projects in MMR

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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

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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

LODHA PARK TOWER 6

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

PROJECT & AMENITIES

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

Project Amenities

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

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LODHA PARK TOWER 6

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

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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

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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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.

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GST	Stamp Duty	Registration
0%	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	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

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

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July 2022	1253	63	INR 61374351	INR 48981.92
March 2022	937	39	INR 49051290	INR 52349.3
February 2022	1260	40	INR 62039843	INR 49237.97
March 2019	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.

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Category	Score
Place	65
Connectivity	23
Infrastructure	52

Local Environment	30
Land & Approvals	50
Project	66
People	56
Amenities	76
Building	53
Layout	53
Interiors	53
Pricing	30
Total	**51/100**

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