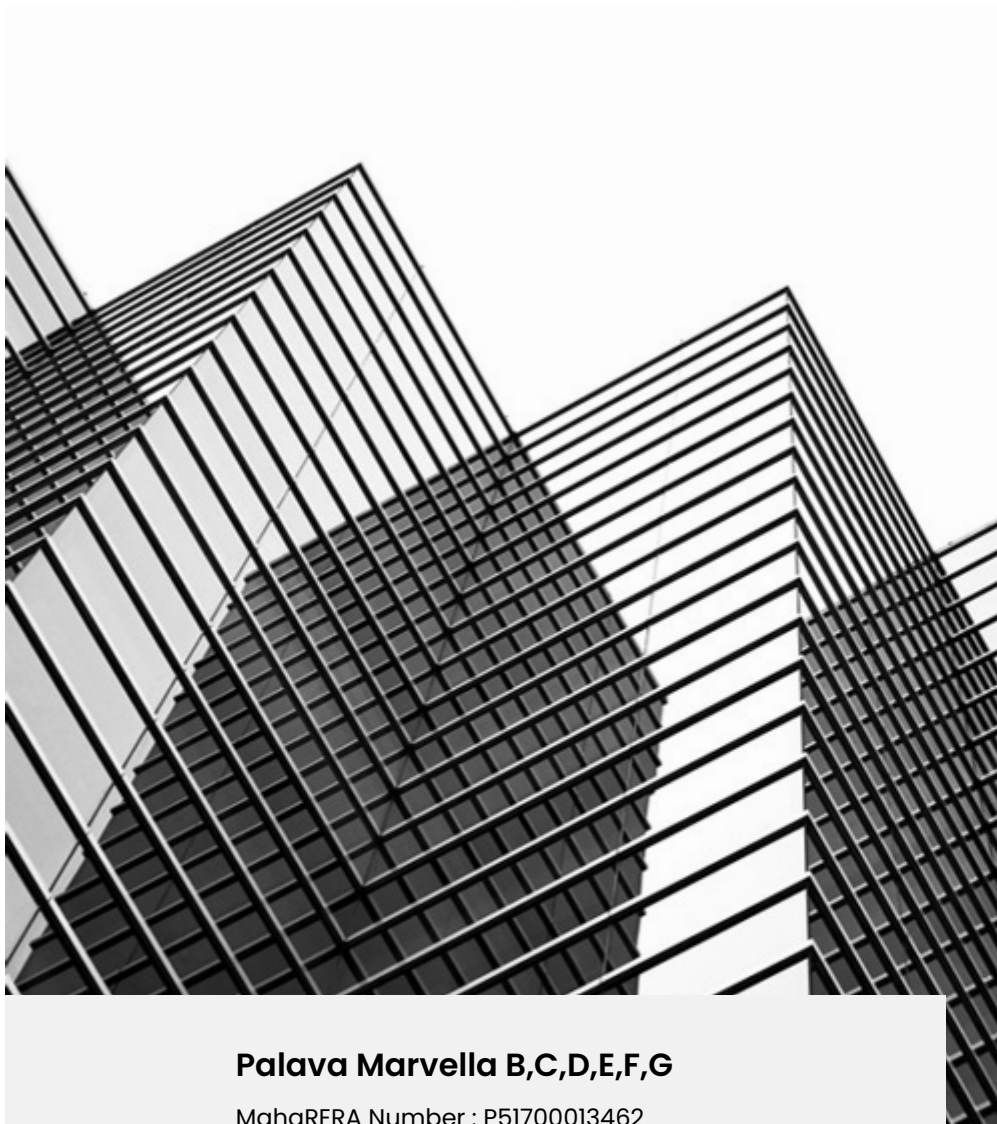


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PROP REPORT



Palava Marvella B,C,D,E,F,G

MahaRERA Number : P51700013462



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.

PALAVA MARVELLA

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LOCATION

The project is in Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

Post Office	Police Station	Municipal Ward
Nilje	NA	Ward E

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **43.1 Km**
- Chhatrapati Shivaji Maharaj International Airport **33.6 Km**
- Dombivali Railway Station / Ram Nagar, Ramnagar **7.3 Km**
- Kalyan - Shilphata Rd **190 Mtrs**
- MGM Hospital **900 Km**
- Lodha World School **240 Km**
- LODHA Xperia Mall **140 Km**
- D Mart **3.8 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	NA	1

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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	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2022	4874 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple
Business & Hospitality	Banquet Hall,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
MARVELLA B	2	17	4	1 BHK,2 BHK,3 BHK	68
MARVELLA C	2	17	4	1 BHK,2 BHK,3 BHK	68

MARVELLA D	2	17	6	1 BHK,2 BHK,3 BHK	102
MARVELLA E	2	17	6	1 BHK,2 BHK,3 BHK	102
MARVELLA G	2	17	4	1 BHK,2 BHK,3 BHK	68
MARVELLA F	2	17	4	1 BHK,2 BHK,3 BHK	68

First Habitable Floor	First Floor
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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	423.94 - 539.4 sqft
2 BHK	526.81 sqft
3 BHK	641.94 - 642.59 sqft
1 BHK	423.94 sqft
2 BHK	526.81 - 592.88 sqft
3 BHK	641.94 - 642.59 sqft
1 BHK	398.12 - 507.66 sqft
2 BHK	539.51 - 568.34 sqft
3 BHK	641.73 sqft
1 BHK	398.12 - 507.66 sqft
2 BHK	539.51 - 568.34 sqft
3 BHK	641.73 sqft
1 BHK	423.94 sqft

2 BHK	526.81 – 592.88 sqft
3 BHK	641.94 – 642.59 sqft
1 BHK	423.94 – 539.4 sqft
2 BHK	526.81 sqft
3 BHK	641.94 – 642.59 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9325.11	INR 3712600	INR 3908000 to 5295000
2 BHK	INR 9325.49	INR 4913400	INR 5172000 to 5820000
3 BHK	INR 9321.7	INR 5985000	INR 6300000 to 6308000

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

GST	Stamp Duty	Registration
5%	4%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	NA

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

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	583	7	INR 5410320	INR 9280.14
February 2022	675	15	INR 5902410	INR 8744.31
January 2022	675	15	INR 5991140	INR 8875.76

December 2021	583	17	INR 5644437	INR 9681.71
November 2021	587	11	INR 5144788	INR 8764.55
November 2021	675	14	INR 5985926	INR 8868.04
October 2021	587	6	INR 5200788	INR 8859.95
September 2021	443	15	INR 4190459	INR 9459.28
September 2021	443	16	INR 3994648	INR 9017.26
September 2021	587	18	INR 5708310	INR 9724.55
August 2021	675	8	INR 5892298	INR 8729.33
July 2021	679	10	INR 6324905	INR 9315.03
July 2021	443	5	INR 4134139	INR 9332.14
July 2021	675	9	INR 6693528	INR 9916.34
June 2021	443	12	INR 4133988	INR 9331.8

May 2021	583	14	INR 5653784	INR 9697.74
April 2021	587	7	INR 5273625	INR 8984.03
April 2021	679	11	INR 6352431	INR 9355.57
April 2021	443	8	INR 3886988	INR 8774.24
April 2021	583	6	INR 5270860	INR 9040.93

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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.

Category	Score
Place	38
Connectivity	40

Infrastructure	30
Local Environment	30
Land & Approvals	64
Project	60
People	56
Amenities	76
Building	53
Layout	38
Interiors	45
Pricing	30
Total	47/100

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