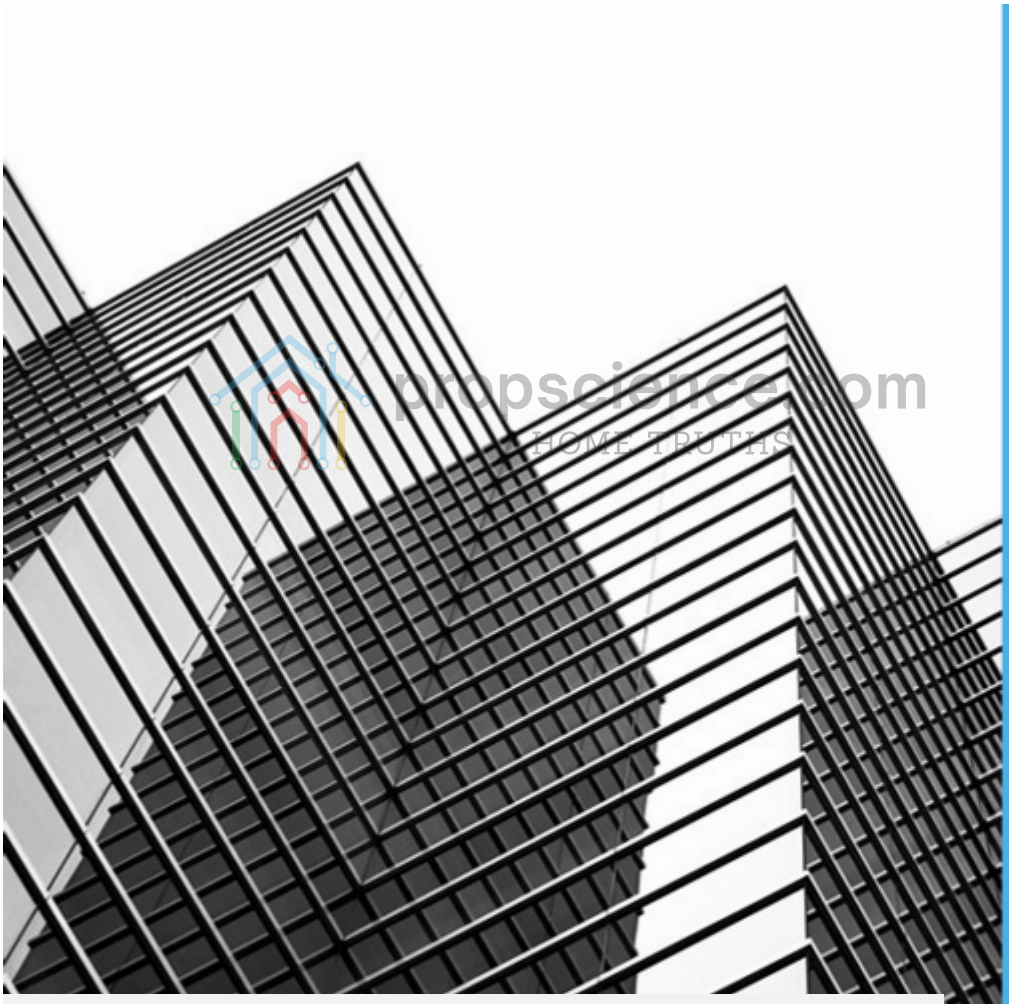
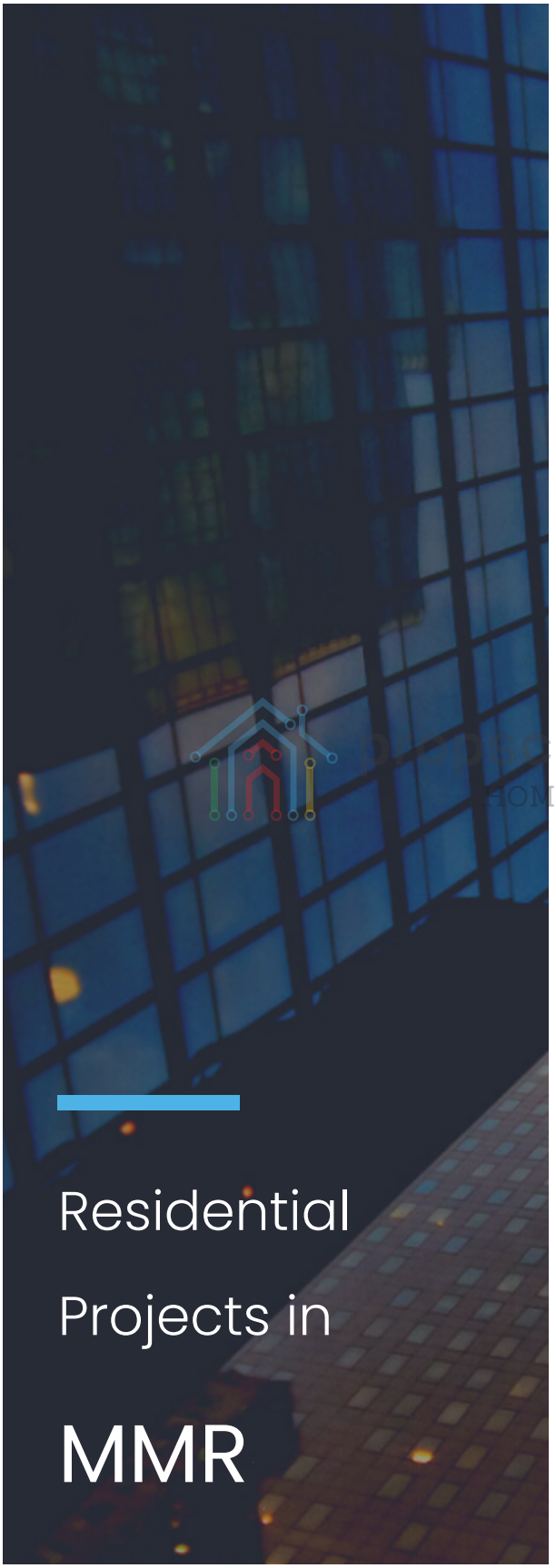
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PROP REPORT



Lodha World Towers Phase 1

MahaRERA Number : P51900008345



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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
Delisle Road	NM Joshi Marg Police Station	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle **11.30 Km**
- Chhatrapati Shivaji International Airport **11.70 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **4.30 Km**
- Dadar Terminus, Hindmata, Radhika Saikripa Co-op Society, Dadar East, **1.70 Km**
- Western Express Hwy, Maharashtra **23.00 Km**
- Life Care Hospital, Shilpa Apartments, 1st Floor, Shankar Ghanekar Rd, Dadar West, Prabhadevi, **600 Mtrs**
- ISME School of Management and Entrepreneurship **1.10 Km**
- Palladium mall, A-2, UNIT NO 83 & 84, SHAH & NAHAR INDUSTRIAL ESTATE, S.J. ROAD, LOWER PAREL, Lower, Parel, Mumbai, Maharashtra 400013 **1.30 Km**
- Lower Parel, Lower Parel Bridge, BDD Chawl, station road market **1.00 Km**

LODHA WORLD TOWERS
PHASE 1

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2021	NA	5

LODHA WORLD TOWERS
PHASE 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

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LODHA WORLD TOWERS
PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2018	17 Acre	3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Barbeque Pit,Day Care,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting

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LODHA WORLD TOWERS
PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
World Crest	4	76	2	3 BHK,4 BHK	152

First Habitable Floor	8th Floor

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** NA

LODHA WORLD TOWERS
PHASE 1

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	2185 - 2198 sqft
4 BHK	2657 sqft

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Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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	Air Conditioners

LODHA WORLD TOWERS PHASE 1

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 46407.32	--	INR 101400000 to 123700000
4 BHK	INR 55739.56	--	INR 148100000

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

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,IDBI Bank,PNB Housing Finance Ltd

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Transaction History

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

LODHA WORLD TOWERS PHASE 1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	2699	28	INR 127691500	INR 47310.67

August 2022	1328	0	INR 82000000	INR 61746.99
July 2022	2476	16	INR 75000000	INR 30290.79
May 2022	2467	40	INR 94000000	INR 38102.96
February 2022	2065	14	INR 73500000	INR 35593.22
December 2021	2015	51	INR 93100000	INR 46203.47
March 2021	1710	33	INR 76800000	INR 44912.28
March 2021	2195	18	INR 87904000	INR 40047.38
March 2021	2039	10	INR 73500000	INR 36047.08
February 2021	2309	21	INR 93750000	INR 40601.99
December 2020	2440	15	INR 81600000	INR 33442.62
November 2020	2015	42	INR 73800000	INR 36625.31
November 2020	2635	58	INR 96000000	INR 36432.64

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September 2020	2618	48	INR 118563805	INR 45287.93
June 2020	2353	47	INR 170000000	INR 72248.19
March 2020	4644	NA	INR 172518000	INR 37148.58
January 2020	2618	51	INR 117871906	INR 45023.65
December 2019	2064	16	INR 72100000	INR 34932.17
October 2019	2194	52	INR 99965915	INR 45563.32
October 2019	1880	60	INR 100532625	INR 53474.8

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LODHA WORLD TOWERS
PHASE 1

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	55
Infrastructure	100
Local Environment	100
Land & Approvals	64
Project	74
People	56
Amenities	72
Building	55
Layout	85
Interiors	53
Pricing	30
Total	**69/100**

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