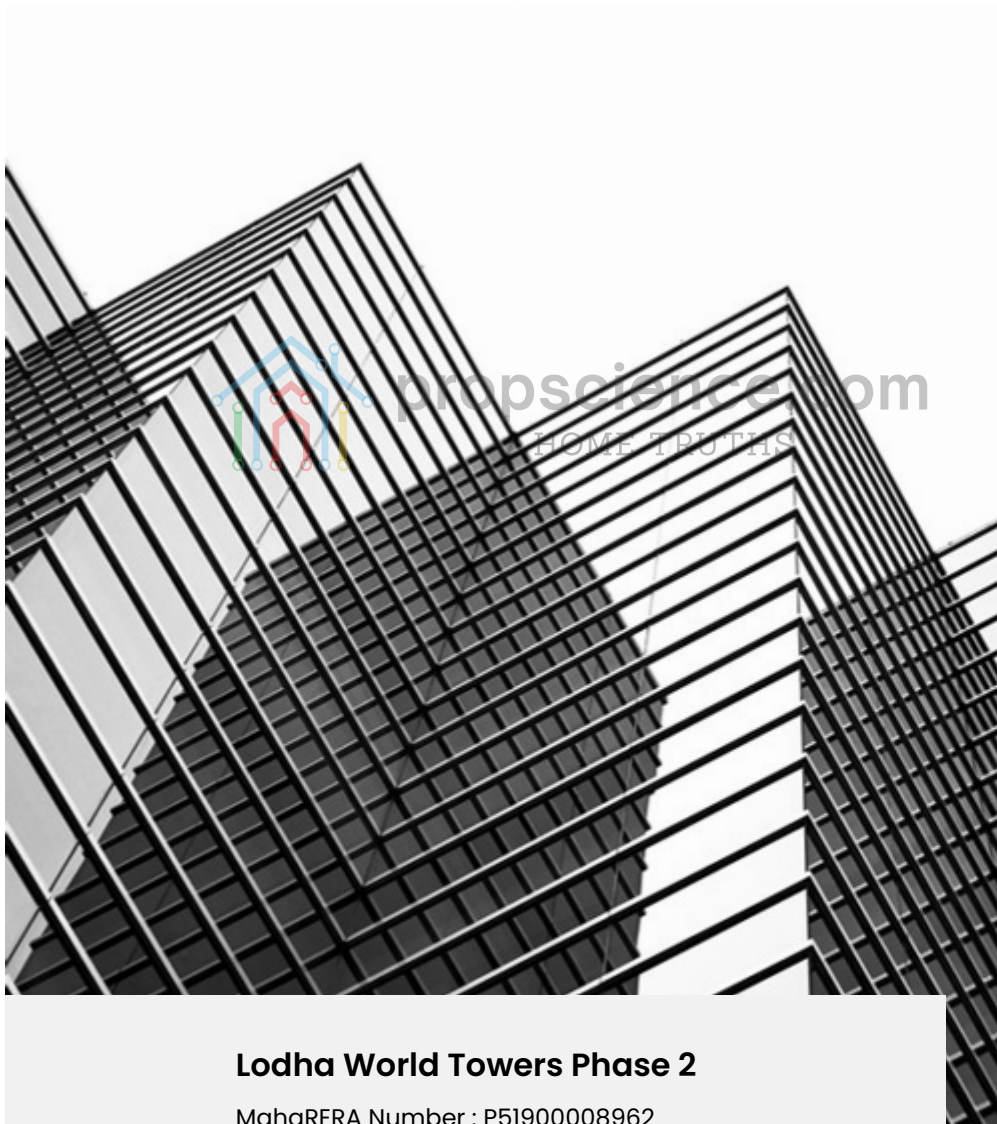


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# PROP REPORT



**Lodha World Towers Phase 2**

MahaRERA Number : P51900008962



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 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   |

### 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

- Chhatrapati Shivaji Maharaj International Airport **13.20 Km**
- MSRTC Shivneri Bus stand Dadar, Mobile No ---836772752, 9, Dr Baba Saheb Ambedkar Rd, Lokmanya Tilak Colony, Dadar, Mumbai, Maharashtra 400014 **4.20 Km**
- Dadar Terminus, 2R5V+X37, Hindmata, Radhika Saikripa Co-op Society, Dadar East, Mumbai, Maharashtra 400014 **3.00 Km**
- Eastern Express Highway **2.90 Km**
- J J Hospital, JJ Hospital Road, Noor Baug, Nagpada, Mumbai Central, Mumbai, Maharashtra 400008 **5.60 Km**
- ISME School of Management and Entrepreneurship, One India Bulls Center Tower 2B, 4th Floor, Senapati Bapat Marg, Parel, Mumbai, Maharashtra 400013 **1.20 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 2



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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| December 2021                        | NA                   | 3                          |

LODHA WORLD TOWERS

PHASE 2

# 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               |

LODHA WORLD TOWERS  
PHASE 2

# PROJECT & AMENITIES


| Time Line                    | Size    | Typography        |
|------------------------------|---------|-------------------|
| Completed on 30th June, 2020 | 17 Acre | 3 BHK,4 BHK,5 BHK |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Cricket Pitch, Multipurpose Court, Squash Court, Tennis Court, Gymnasium |
| <b>Leisure</b>                    | Amphitheatre, Spa  |
| <b>Business &amp; Hospitality</b> | Banquet Hall, Barbeque Pit   |
| <b>Eco Friendly Features</b>      | Landscaped Gardens   |

**LODHA WORLD TOWERS  
PHASE 2**

## BUILDING LAYOUT



| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| World View            | 8               | 76           | 5               | 3 BHK, 4 BHK   | 380            |
| 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 2

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 3 BHK         | 1704 - 1721 sqft  |
| 4 BHK         | 1989 - 2080 sqft  |

|                         |  |
|-------------------------|--|
| 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                  | Refrigerator   |

LODHA WORLD TOWERS

PHASE 2

## COMMERCIALS

| Configuration | Rate Per Sqft   | Agreement Value | Box Price                   |
|---------------|-----------------|-----------------|-----------------------------|
| 3 BHK         | INR<br>44659.62 | --              | INR 76100000 to<br>79000000 |
| 4 BHK         | INR<br>46254.86 | --              | INR 91494000 to<br>98000000 |

**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.

|                            |   |
|----------------------------|---|
| <b>Payment Plan</b>        | NA  |
| <b>Bank Approved Loans</b> | HDFC Bank, ICICI Bank, IDBI Bank, PNB Housing Finance Ltd |

### Transaction History

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

LODHA WORLD TOWERS  
PHASE 2

## ANNEXURE A

| Transaction 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    |

|                       |      |    |               |              |
|-----------------------|------|----|---------------|--------------|
| <b>December 2021</b>  | 2015 | 51 | INR 93100000  | INR 46203.47 |
| <b>March 2021</b>     | 1710 | 33 | INR 76800000  | INR 44912.28 |
| <b>March 2021</b>     | 2195 | 18 | INR 87904000  | INR 40047.38 |
| <b>March 2021</b>     | 2039 | 10 | INR 73500000  | INR 36047.08 |
| <b>February 2021</b>  | 2309 | 21 | INR 93750000  | INR 40601.99 |
| <b>December 2020</b>  | 2440 | 15 | INR 81600000  | INR 33442.62 |
| <b>November 2020</b>  | 2015 | 42 | INR 73800000  | INR 36625.31 |
| <b>November 2020</b>  | 2635 | 58 | INR 96000000  | INR 36432.64 |
| <b>September 2020</b> | 2618 | 48 | INR 118563805 | INR 45287.93 |
| <b>June 2020</b>      | 2353 | 47 | INR 170000000 | INR 72248.19 |
| <b>March 2020</b>     | 4644 | NA | INR 172518000 | INR 37148.58 |
| <b>January 2020</b>   | 2618 | 51 | INR 117871906 | INR 45023.65 |



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HOME TRUTHS

|                          |      |    |               |              |
|--------------------------|------|----|---------------|--------------|
| <b>December<br/>2019</b> | 2064 | 16 | INR 72100000  | INR 34932.17 |
| <b>October<br/>2019</b>  | 2194 | 52 | INR 99965915  | INR 45563.32 |
| <b>October<br/>2019</b>  | 1880 | 60 | INR 100532625 | INR 53474.8  |

LODHA WORLD TOWERS  
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   | 73    |
| Infrastructure | 86    |

|                             |               |
|-----------------------------|---------------|
| <b>Local Environment</b>    | 100           |
| <b>Land &amp; Approvals</b> | 64            |
| <b>Project</b>              | 75            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 36            |
| <b>Building</b>             | 55            |
| <b>Layout</b>               | 87            |
| <b>Interiors</b>            | 53            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>66/100</b> |



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HOME TRUTHS

LODHA WORLD TOWERS  
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