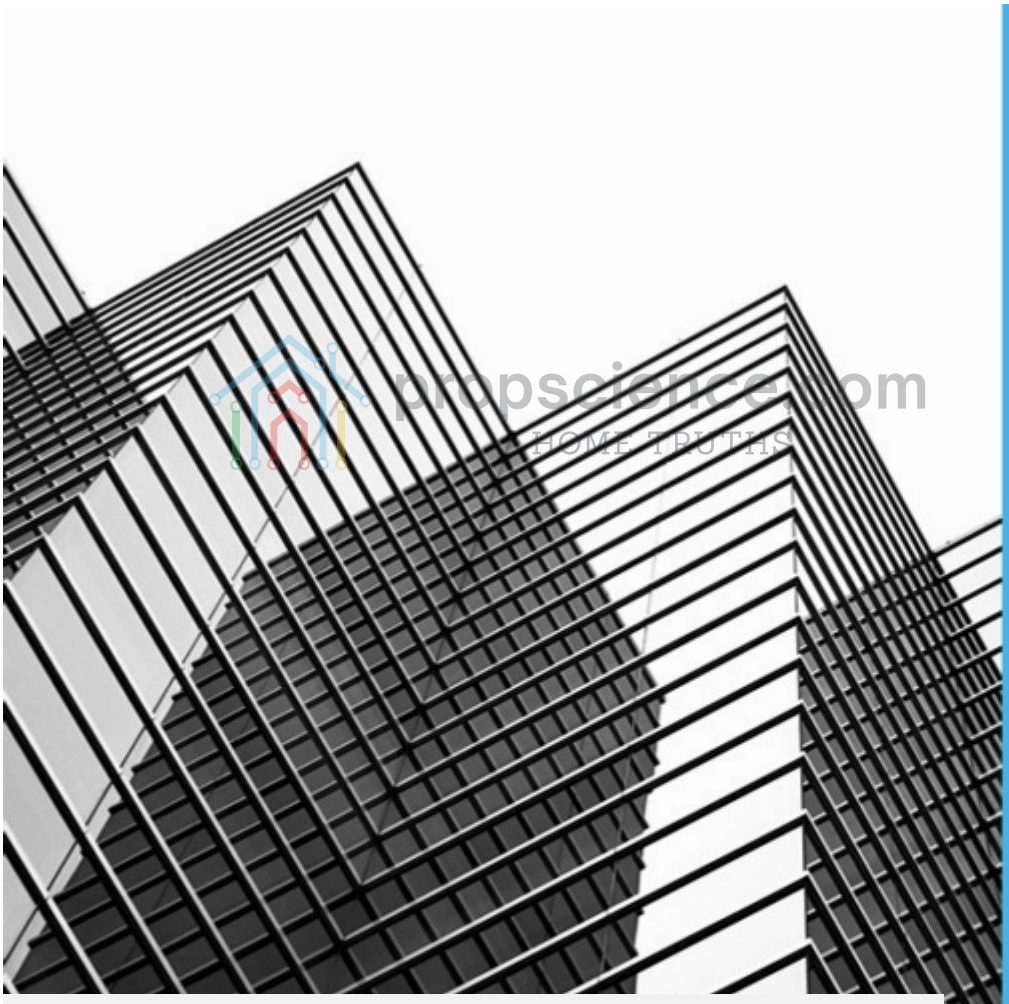
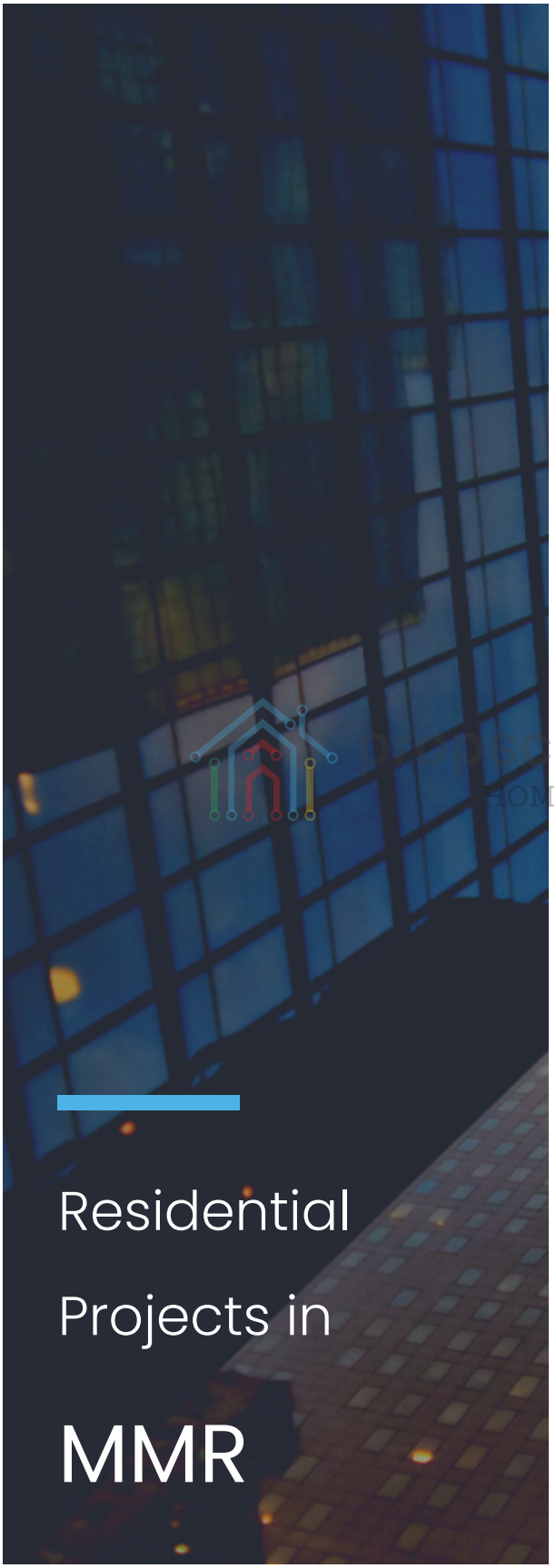
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PROP REPORT



Crown Splendora Tower 1

MahaRERA Number : P51700029329



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.

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LOCATION

The project is in Moghar Pada-Kasarvadavali. Kasarvadavali is an area in Thane Ghodbunder Road, located between the Waghbil and Bhainderpada areas. It is well connected by state buses. Thane Railway Station is approximately 9 kilometres from the location and Mumbai International Airport is approximately 34 km. The planned Kasarvadavali Metro Station of Wadala-Mulund-Kasarvadavali metro line is under construction. There are many famous schools, colleges, hospitals, and shopping centres in the area. It is home to one of the famous temples from 600 AD. This temple is called Ram Temple and it is surrounded by a beautiful pond.

Post Office	Police Station	Municipal Ward
NA	NA	NA

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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 256 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **30.8 Km**
- Lodha Complex Bus Stop **450 Mtrs**
- Thane Railway Station West **11.9 Km**
- Godbunder Road **450 Mtrs**
- Vedant Super Speciality Hospital **2.0 Km**
- A. P. Shah Institute of Technology **2.6 Km**
- R Mall **6.9 Km**
- D Mart **3.6 Km**

CROWN SPLENDORA

TOWER 1

LAND & APPROVALS

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

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CROWN SPLENDORA

TOWER 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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CROWN SPLENDORA
TOWER 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2025	1965 Sqmt	1 BHK

Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Zone
Leisure	Temple,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Water Storage

CROWN SPLENDORA
TOWER 1

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1	4	20	17	1 BHK	340

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers

- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

CROWN SPLENDORA

TOWER 1

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	317 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

CROWN SPLENDORA
TOWER 1

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 12933.75	INR 4100000	INR 4100000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Canara Bank,ICICI Bank,Kotak Bank,SBI Bank

Transaction History

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

CROWN SPLENDORA
TOWER 1

PROJECT PROPSCORE

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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	55
Connectivity	65

Infrastructure	64
Local Environment	83
Land & Approvals	58
Project	76
People	56
Amenities	48
Building	65
Layout	53
Interiors	73
Pricing	40
Total	**61/100**

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CROWN SPLENDORA
TOWER 1

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