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PROP REPORT



Lodha Codename Bullseye

MahaRERA Number : P51700012991



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 Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar comprising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
kainkiya post	Kanikya	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 36 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **22.5 Km**
- Mangal Nagari Chowk Bus Stop **100 Mtrs**
- Mira Road East Railway Station **3.0 Km**
- Mira Bhayandar Road **550 Mtrs**
- Deepak Hospital **2.3 Km**
- U.S. Ostwal English Academy **280 Mtrs**
- Maxus Mall **4.3 Km**
- D Mart **1.2 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	2

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
IndusInd Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2021	17100 Sqmt	1 BHK,1.5 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Sauna,Spa,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Party Lawn,Clubhouse
Eco Friendly Features	Herb Garden,Green Zone,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
Tower 1	2	24	3	1 BHK	72

Tower 2	2	24	4	2 BHK	96
Tower 3	2	24	4	1.5 BHK,2 BHK	96
Tower 4	2	24	5	1 BHK	120
Tower 5	2	24	6	1 BHK,2 BHK	144

First Habitable Floor	1st
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Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Sprinkler System,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	443 - 488 sqft

2 BHK	622 - 644 sqft
1.5 BHK	568 sqft
2 BHK	622 - 644 sqft
1 BHK	345 - 487 sqft
1 BHK	248 sqft
2 BHK	580 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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	Luster Finish Paint, Dry Walls, Double glazed glass windows
HVAC Service	Split / Box A/C Provision

Technology	Optic Fiber Cable
White Goods	Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	--	--	INR 7934960
1 BHK	--	--	INR 3464560 to 6817360
2 BHK	--	--	INR 8102600 to 8996680

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
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IndusInd Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

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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
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Place	63
Connectivity	83
Infrastructure	92
Local Environment	80
Land & Approvals	62
Project	73
People	48
Amenities	76
Building	65
Layout	43
Interiors	63
Pricing	30
Total	65/100

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