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# PROP REPORT



**Lodha New Cuffe Parade - Evoq 41St**

**Floor**

MahaRERA Number : P51900000567



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 Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

Post Office	Police Station	Municipal Ward
Wadala Truck Terminal	Wadala Truck Terminal Police Station	Ward F North

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 46 Good AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15 Km**
- Bhakti Park Bus Stop **700 Mtrs**
- Bhaktipark Monorail Station **1.1 Km**
- GTB Nagar Railway Station **2 Km**
- Sewri - Chembur Rd **1.8 Km**
- K.J. Somaiya Hospital & Research Center **2.4 Km**
- St. Joseph High School **4.2 Km**
- Imax Big Cinemas **1.2 Km**
- Champion The Multi Store **1.4 Km**

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	8

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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
2020 Ready to move	1.5 Acre	3 BHK,4 BHK,4.5 BHK

## Project Amenities

<b>Sports</b>	Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Temple,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Party Lawn,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,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
A Wing	4	41	3	3 BHK,4 BHK,4.5 BHK	123

B Wing	4	41	3	3 BHK,4 BHK,4.5 BHK	123
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **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
4 BHK	2005 sqft
3 BHK	1655 sqft
4.5 BHK	2730 sqft

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4 BHK	2005 sqft
4.5 BHK	2730 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Home Automation
<b>White Goods</b>	Chimney & Hob,Modular Kitchen,Air Conditioners

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	INR 31920.2	--	INR 69000000
3 BHK	--	--	INR 55000000
4.5 BHK	--	--	INR 79000000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	2%	INR 1000000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 12500000	INR 0

<b>Festive Offers</b>	25% 25% 50%
<b>Payment Plan</b>	Deferral Payment without Subvention

**Bank Approved  
Loans**

Axis Bank,Bank of India,Kotak Bank,LIC Housing Finance  
Ltd,PNB Housing Finance Ltd

**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.
April 2022	509	NA	INR 14750000	INR 28978.39
April 2022	511	NA	INR 14000000	INR 27397.26
April 2022	956	NA	INR 29101219	INR 30440.61
March 2022	1108	NA	INR 27522000	INR 24839.35
March 2022	935	33	INR 26000000	INR 27807.49
March 2022	456	NA	INR 14801250	INR 32458.88

<b>February 2022</b>	1303	31	INR 29600000	INR 22716.81
<b>February 2022</b>	956	NA	INR 29571699	INR 30932.74
<b>February 2022</b>	1655	36	INR 49222498	INR 29741.69
<b>January 2022</b>	2941	5	INR 71669780	INR 24369.19
<b>January 2022</b>	970	34	INR 30864601	INR 31819.18
<b>January 2022</b>	551	HOME TRU	INR 13000000	INR 23593.47
<b>December 2021</b>	514	8	INR 16100338	INR 31323.61
<b>December 2021</b>	1322	8	INR 39494199	INR 29874.58
<b>December 2021</b>	1596	8	INR 35000000	INR 21929.82
<b>November 2021</b>	514	6	INR 15514890	INR 30184.61

<b>November 2021</b>	907	16	INR 26091639	INR 28766.97
<b>November 2021</b>	1615	2	INR 38170800	INR 23635.17
<b>October 2021</b>	1730	41	INR 83593577	INR 48319.99
<b>October 2021</b>	1110	23	INR 26000000	INR 23423.42

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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	48

<b>Connectivity</b>	83
<b>Infrastructure</b>	78
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	56
<b>Project</b>	66
<b>People</b>	56
<b>Amenities</b>	78
 <b>Building</b>	55
<b>Layout</b>	87
<b>Interiors</b>	80
<b>Pricing</b>	53
<b>Total</b>	<b>70/100</b>

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