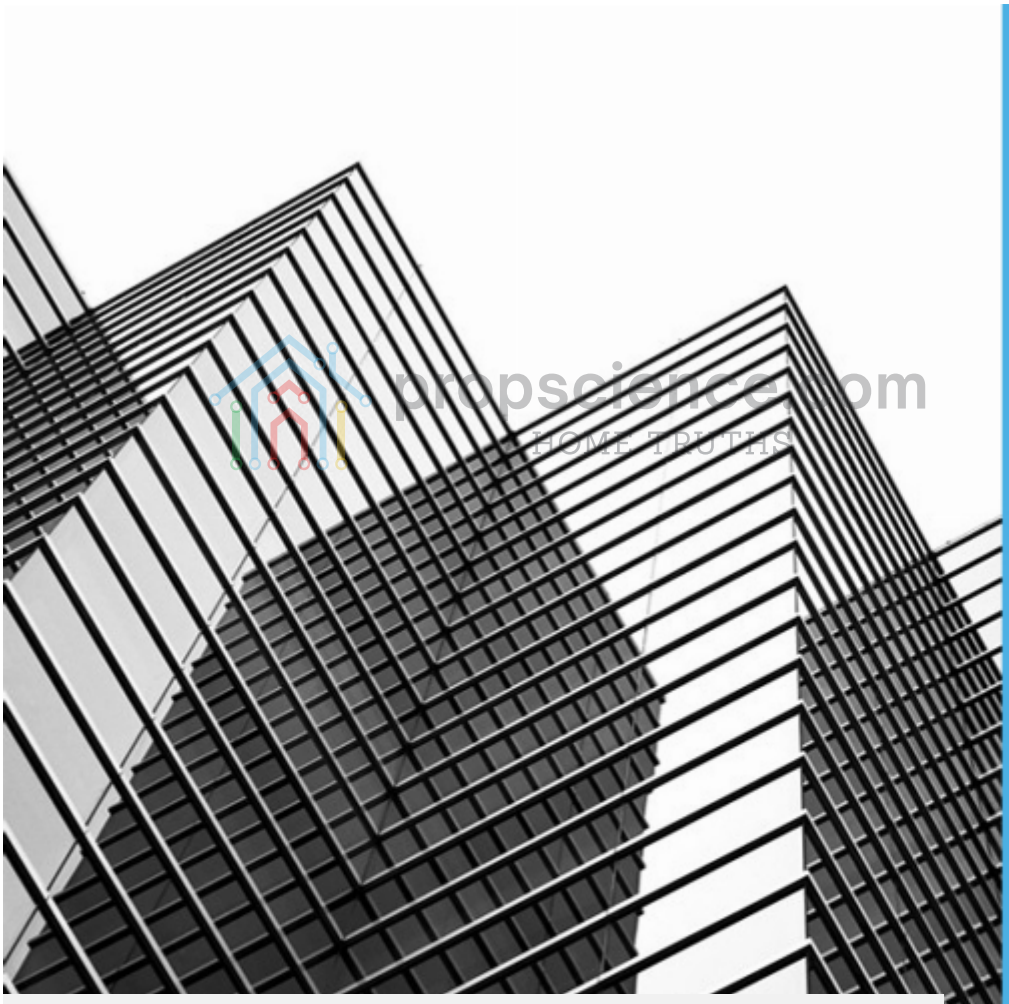
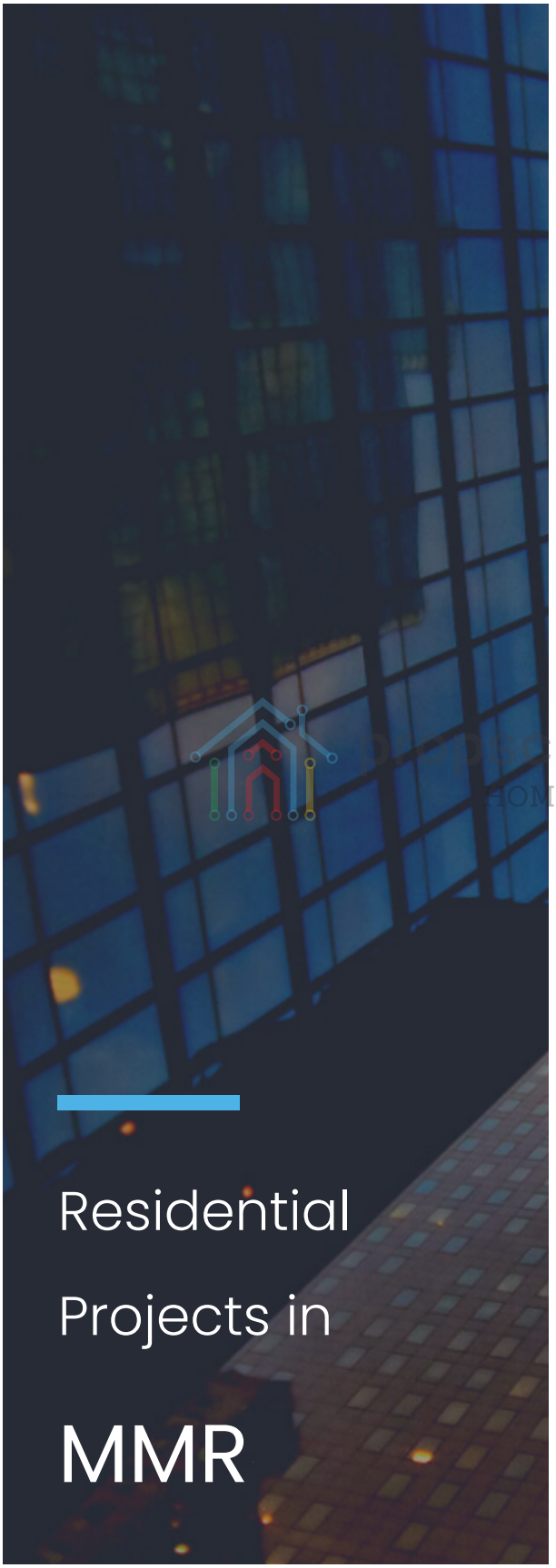
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PROP REPORT



Lodha New Cuffe Parade - Estrella

MahaRERA Number : P51900000521



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

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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 Staion **700 Mtrs**
- GTB Nagar Railway Station **2.8 Km**
- Sewri - Chembur Rd **1.8 Km**
- K.J. Somaiya Hospital & Research Center **2.4 Km**
- St. Joseph High School **4.5 Km**
- Imax Big Cinemas **1.2 Km**
- Champion The Multi Store **1.4 Km**

LODHA NEW CUFFE PARADE - ESTRELLA

LAND & APPROVALS

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

LODHA NEW CUFFE PARADE - ESTRELLA

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 NEW CUFFE PARADE - ESTRELLA

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	23 Acre	1 BHK,2 BHK,2.5 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Temple
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

LODHA NEW CUFFE PARADE - ESTRELLA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lodha Estrella	8	43	10	1 BHK,2 BHK,2.5 BHK,3 BHK	430

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

LODHA NEW CUFFE PARADE - ESTRELLA

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	511 sqft
2 BHK	955 sqft
3 BHK	1322 sqft
2.5 BHK	1098 sqft

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

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

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LODHA NEW CUFFE PARADE - ESTRELLA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 235322.9	--	INR 19500000
2 BHK	INR 22120.42	--	INR 34500000

3 BHK	INR 23354.77	--	INR 50000000
2.5 BHK	--	--	INR 42200000

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

GST	Stamp Duty	Registration
0%	2%	INR 1000000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 1250000	INR 0

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Festive Offers	25% 25% 50%
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

LODHA NEW CUFFE PARADE - ESTRELLA

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
February 2022	1303	31	INR 29600000	INR 22716.81
February 2022	956	NA	INR 29571699	INR 30932.74
February 2022	1655	36	INR 49222498	INR 29741.69
January 2022	2941	5	INR 71669780	INR 24369.19

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January 2022	970	34	INR 30864601	INR 31819.18
January 2022	551	11	INR 13000000	INR 23593.47
December 2021	514	8	INR 16100338	INR 31323.61
December 2021	1322	8	INR 39494199	INR 29874.58
December 2021	1596	8	INR 35000000	INR 21929.82
November 2021	514	6	INR 15514890	INR 30184.61
November 2021	907	16	INR 26091639	INR 28766.97
November 2021	1615	2	INR 38170800	INR 23635.17
October 2021	1730	41	INR 83593577	INR 48319.99
October 2021	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
Connectivity	83
Infrastructure	78
Local Environment	100
Land & Approvals	56
Project	69
People	56

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Amenities	84
Building	55
Layout	76
Interiors	80
Pricing	30
Total	**68/100**

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