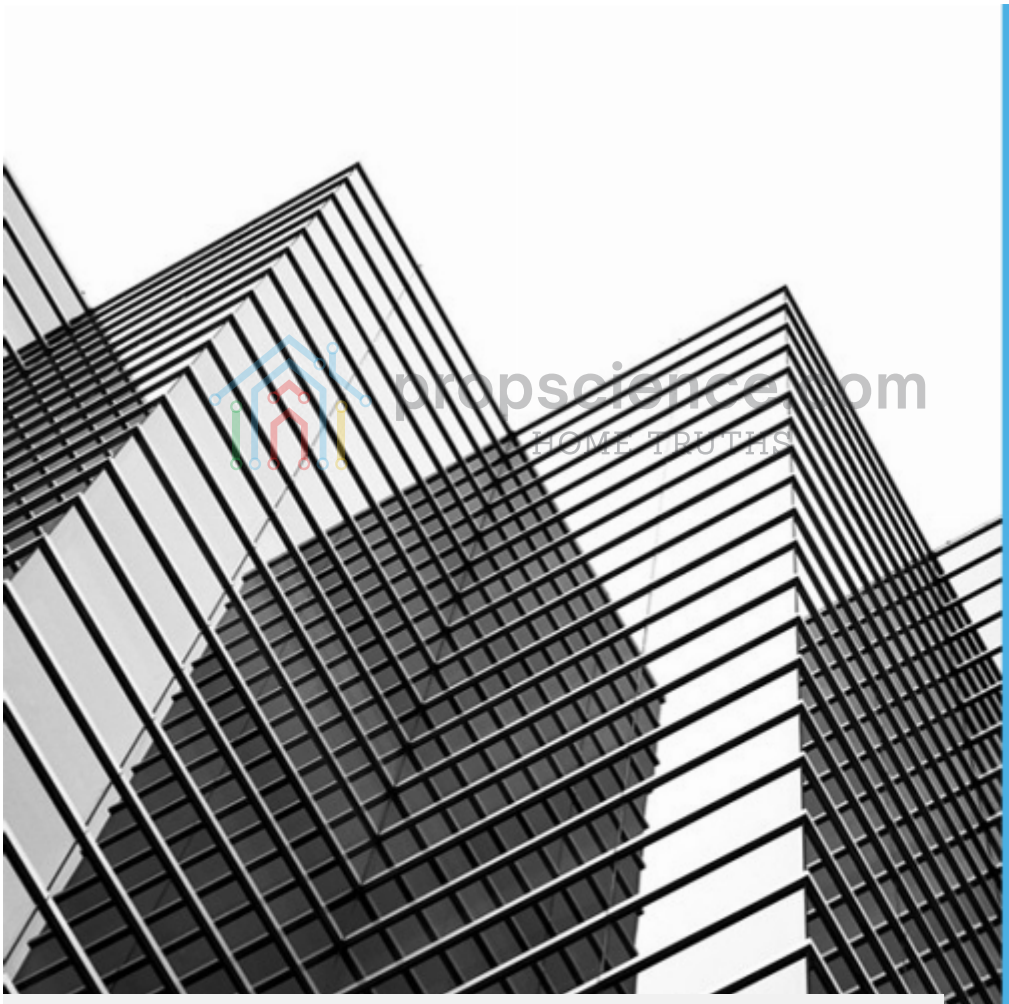
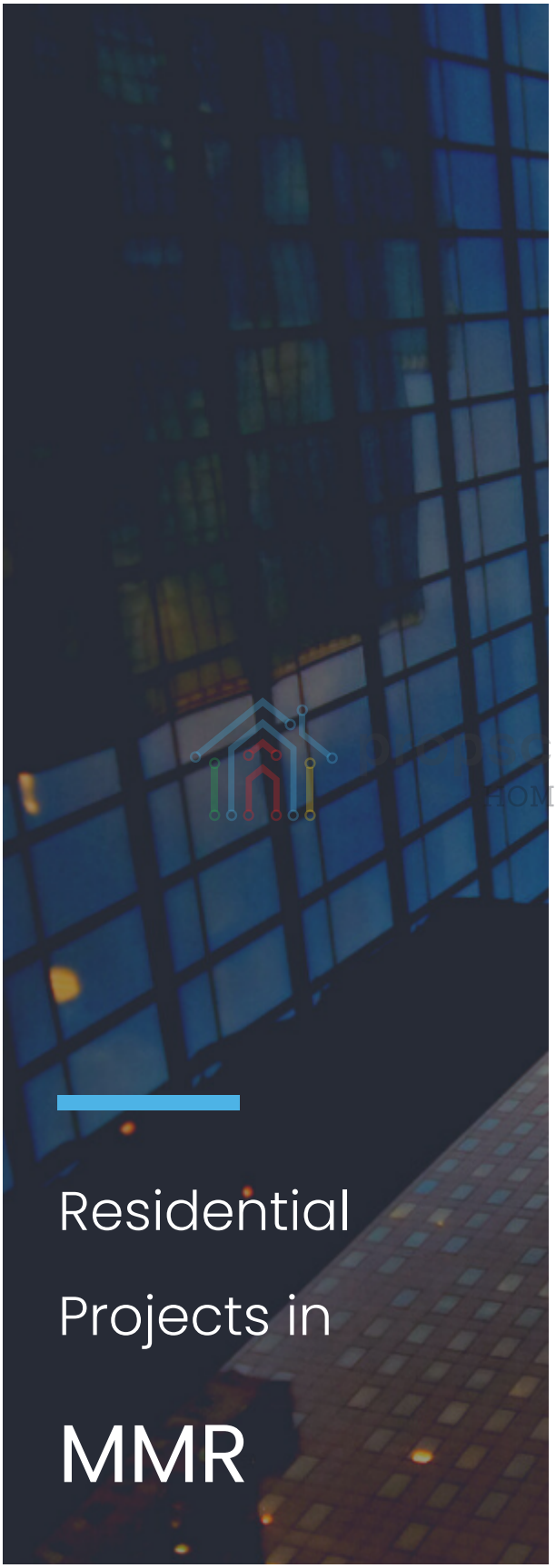
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PROP REPORT



Lodha Splendora -Platino-B

MahaRERA Number : P51700000258



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	Kasarwadawali Police Station	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 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **32.1 Km**
- Bhyanderpada Bus Stop **400 Mtrs**
- Thane Railway Station **12 Km**
- Eastern Express Highway **8.3 Km**
- Vedant Hospital, Owale **1.6 Km**
- New Horizon Scholar's School **3.2 Km**
- Big Mall **2.4 Km**
- D-Mart, Ghodbunder Rd **3.3 Km**

LODHA SPLENDORA - PLATINO-B

LAND & APPROVALS

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

LODHA SPLENDORA - PLATINO-B

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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

LODHA SPLENDORA - PLATINO-B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2019	1050 Sqmt	3 BHK

Project Amenities

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Sports	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage,STP Plant

LODHA SPLENDORA - PLATINO-B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Platino B	3	32	4	3 BHK	128

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device

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LODHA SPLENDORA - PLATINO-B

FLAT INTERIORS

Configuration	RERA Carpet Range

3 BHK	805 sqft

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

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	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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LODHA SPLENDORA - PLATINO-B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 13400000

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

GST	Stamp Duty	Registration
0%	7%	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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,SBI Bank

Transaction History

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

LODHA SPLENDORA - PLATINO-B

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	1124	1	INR 13066582	INR 11625.07
February 2022	848	1	INR 9000000	INR 10613.21
February 2022	750	16	INR 8650000	INR 11533.33
January 2022	848	9	INR 8310400	INR 9800
December 2021	1082	25	INR 12500000	INR 11552.68
November 2021	1082	3	INR 11100000	INR 10258.78
November 2021	1082	18	INR 12350000	INR 11414.05
October 2021	1298	11	INR 12700000	INR 9784.28

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September 2021	1082	10	INR 11750000	INR 10859.52
August 2021	1082	14	INR 11800000	INR 10905.73
July 2021	1123	30	INR 13066592	INR 11635.43
July 2021	1082	5	INR 11300000	INR 10443.62
April 2021	1298	17	INR 10000000	INR 7704.16
March 2021	848	14	INR 8950000	INR 10554.25
March 2021	848	9	INR 9600000	INR 11320.75
February 2021	1123	7	INR 13697592	INR 12197.32
February 2021	1082	6	INR 11725000	INR 10836.41
February 2021	1082	25	INR 11700000	INR 10813.31
January 2021	1123	28	INR 13247592	INR 11796.61
January 2021	1123	29	INR 13347592	INR 11885.66

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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	73
Connectivity	48
Infrastructure	84
Local Environment	100
Land & Approvals	56
Project	68
People	56

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Amenities	70
Building	68
Layout	60
Interiors	63
Pricing	30
Total	**65/100**

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