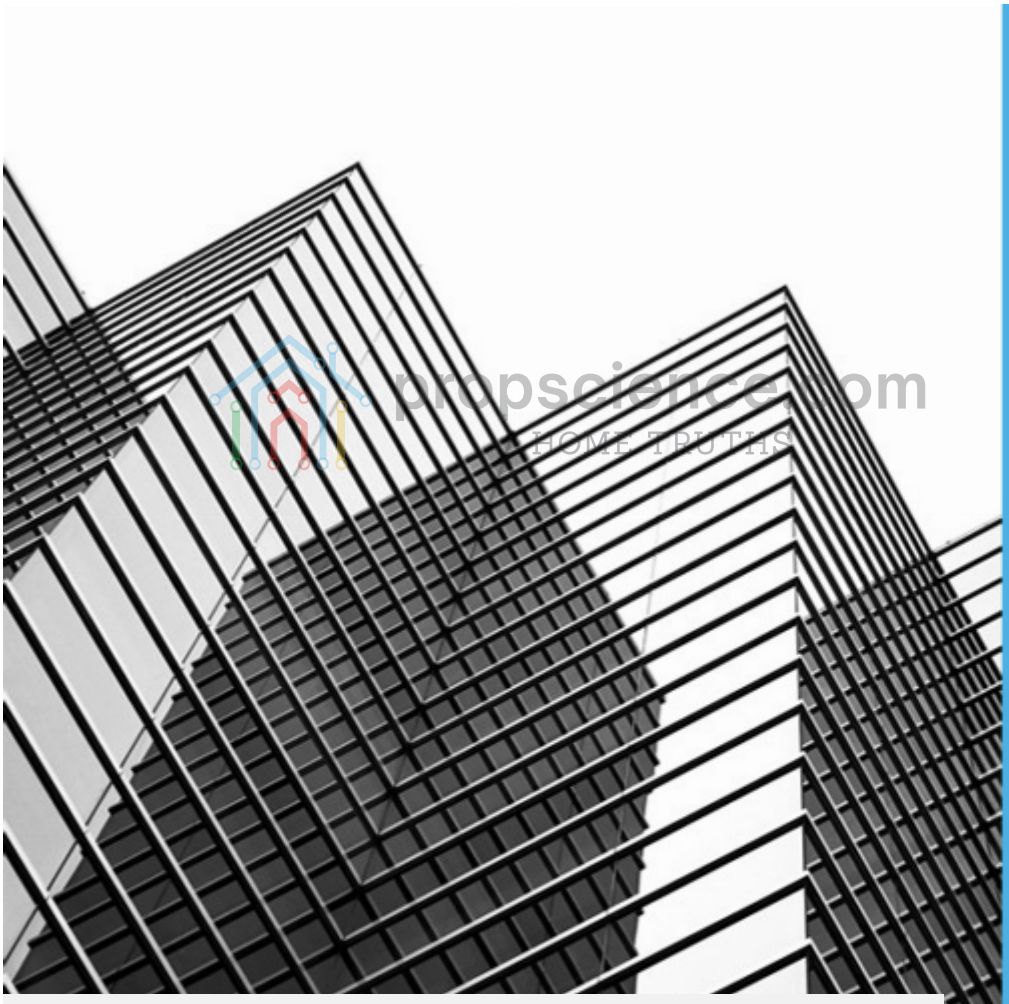
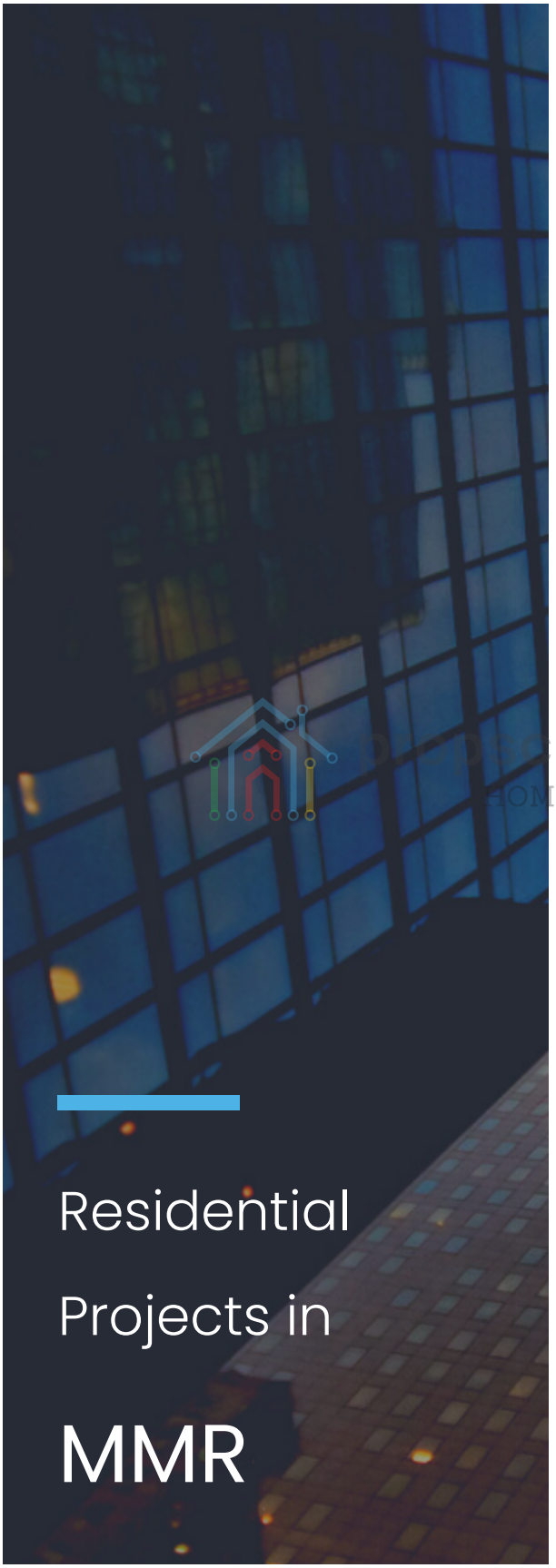
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PROP REPORT



Lodha Splendora Platino E

MahaRERA Number : P51700000199



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 E

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	8

LODHA SPLENDORA
PLATINO E

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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 E

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2019	9361 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	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly
Business & Hospitality	ATM / Bank Attached,Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

LODHA SPLENDORA
PLATINO E

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
LODHA SPLENDORAPLATINO E	3	32	4	3 BHK	128

First Habitable Floor	1st

Services & Safety

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- **Security :** Society Office,Security System / CCTV,Intercom Facility
- **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,Auto Rescue Device (ARD)

LODHA SPLENDORA PLATINO E

FLAT INTERIORS

Configuration	RERA Carpet Range

3 BHK	1005 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	NA
Technology	Optic Fiber Cable
White Goods	NA

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LODHA SPLENDORA
PLATINO E

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 16600000

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 E

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	483	27	INR 4900000	INR 10144.93
January 2022	750	19	INR 8600000	INR 11466.67
December 2021	483	1	INR 4950000	INR 10248.45
December 2021	750	3	INR 8000000	INR 10666.67
November 2021	483	18	INR 5500000	INR 11387.16
October 2021	750	12	INR 8000000	INR 10666.67
October 2021	750	13	INR 8451000	INR 11268
October 2021	430	27	INR 5500000	INR 12790.7

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September 2021	450	11	INR 4999000	INR 11108.89
August 2021	900	20	INR 8550000	INR 9500
August 2021	450	6	INR 4900000	INR 10888.89
July 2021	750	29	INR 8700000	INR 11600
July 2021	490	23	INR 6055000	INR 12357.14
April 2021	750	10	INR 8100000	INR 10800
April 2021	450	5	INR 5800000	INR 12888.89
March 2021	750	28	INR 8600000	INR 11466.67
March 2021	770	7	INR 7350000	INR 9545.45
February 2021	595	1	INR 6350000	INR 10672.27
February 2021	750	8	INR 9270000	INR 12360
January 2021	770	7	INR 7350000	INR 9545.45

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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	62
Project	76
People	56

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Amenities	56
Building	68
Layout	60
Interiors	63
Pricing	30
Total	**65/100**

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