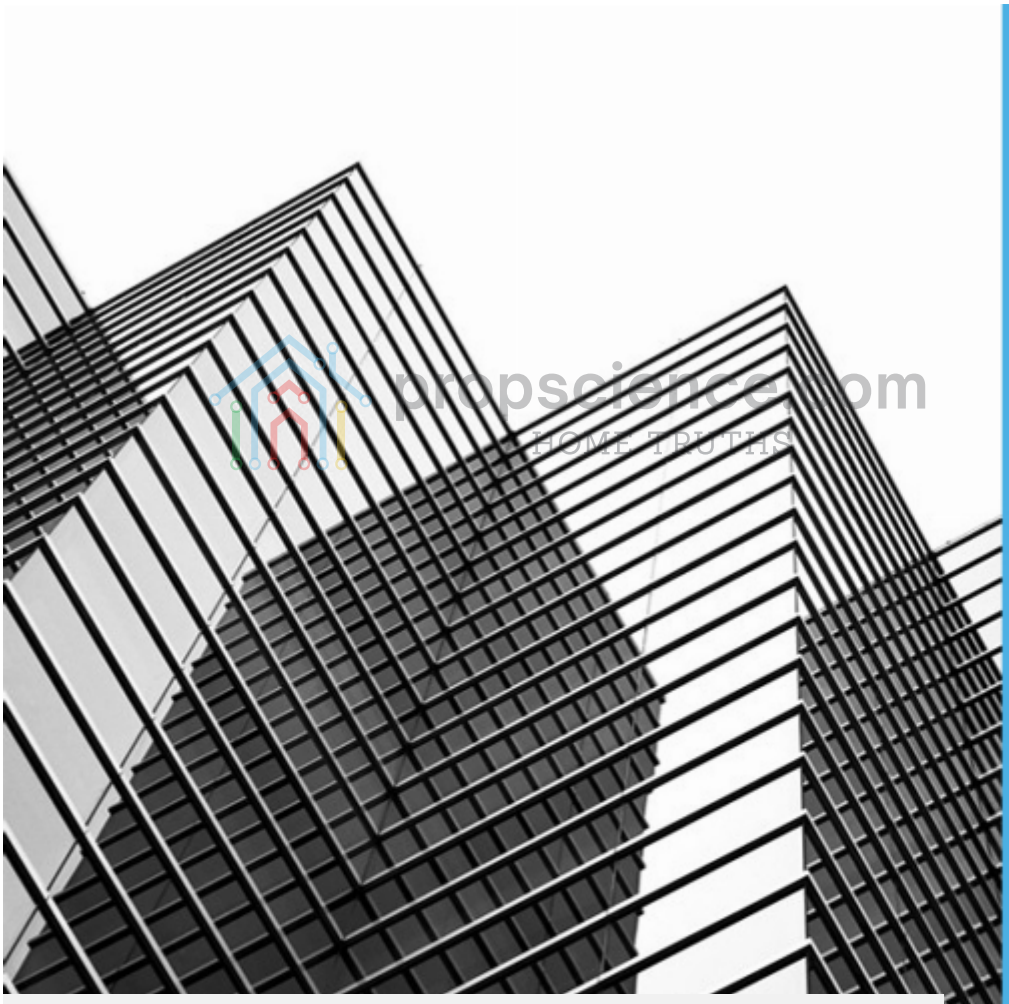
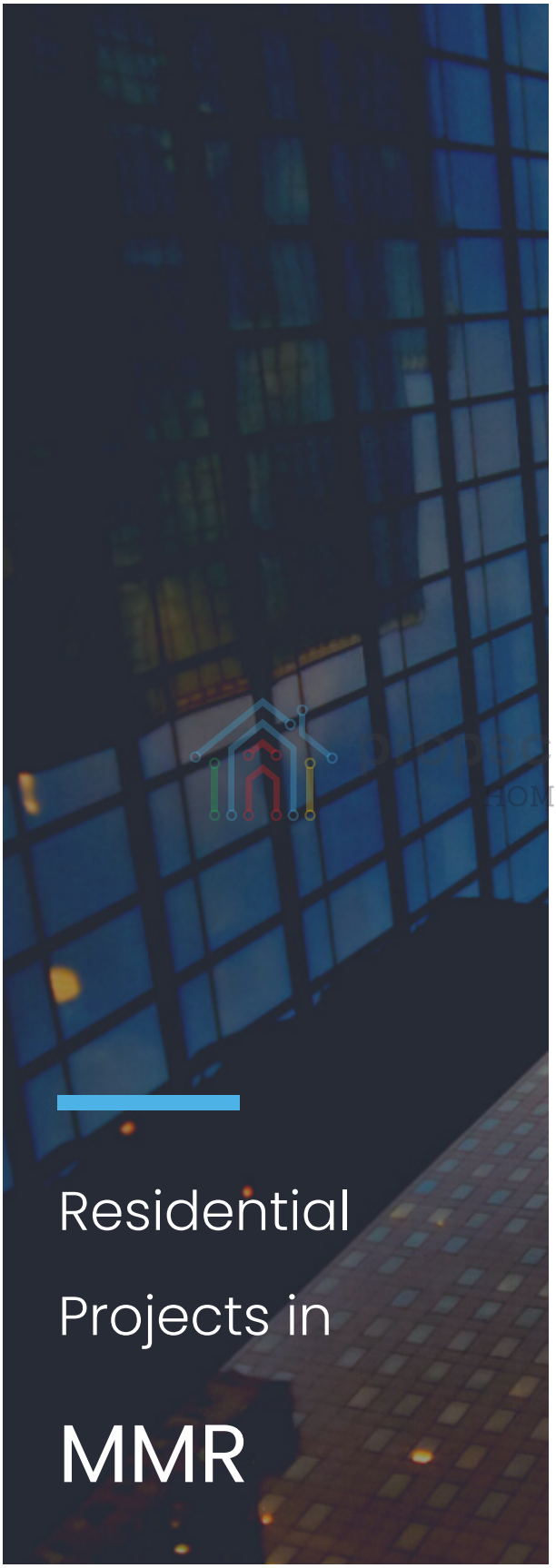
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PROP REPORT



Lodha Upper Thane 4(Tiara A To B)

MahaRERA Number : P51700014814



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 Bhiwandi -Thane Road. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

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Post Office	Police Station	Municipal Ward
Anjur	Bhiwandi Taluka Police Station	Bhiwandi-Nizampur Municipal Corporation

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 135 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **39.1 Km**
- Chhatrapati Shivaji Maharaj International Airp **31.5 Km**
- Mankoli, Bus Stop **1.7 Km**
- Bhiwandi Railway Station Rd, **6.5 Km**
- Mankoli, Bhiwandi **1.7 Km**
- Lotus Hospital **1.8 Km**
- Shree Halari Visa Oswal School And College **7.4 Km**
- Viviana Mall **11.5 Km**
- Reliance Market **8.4 Km**

LODHA UPPER THANE 4(TIARA A TO B)

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	NA	1

LODHA UPPER THANE 4(TIARA A TO B)

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 UPPER THANE 4(TIARA A TO B)

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2022	1859.58 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Temple,Sit-out Area
Business & Hospitality	Visitor's Room,Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel,STP Plant

LODHA UPPER THANE 4(TIARA A TO B)

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tiara A-B	2	20	6	2 BHK,3 BHK	120

First Habitable Floor	Ground Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

LODHA UPPER THANE 4(TIARA A TO B)

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	489 - 689 sqft
3 BHK	805 - 1003 sqft

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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	Air Conditioners

LODHA UPPER THANE 4(TIARA A TO B)

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 13490	INR 6596610	INR 6943800 to 9783800
3 BHK	INR 13490	INR 10859450	INR 11431000 to 14242600

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,YES Bank

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Transaction History

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

LODHA UPPER THANE 4(TIARA A TO B)

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

July 2022	517	2	INR 1401000	INR 2709.86
July 2022	502	2	INR 1299500	INR 2588.65
June 2022	498	5	INR 2200000	INR 4417.67
June 2022	458	11	INR 4984472	INR 10883.13
June 2022	458	12	INR 2250000	INR 4912.66
May 2022	487	2	INR 5253400	INR 10787.27
May 2022	539	16	INR 1527000	INR 2833.02
May 2022	614	20	INR 6592400	INR 10736.81
April 2022	531	7	INR 5843400	INR 11004.52
April 2022	459	8	INR 4500000	INR 9803.92
April 2022	632	18	INR 6233993	INR 9863.91
March 2022	560	5	INR 1590500	INR 2840.18
March 2022	632	11	INR 6335844	INR 10025.07
March 2022	498	7	INR 1350000	INR 2710.84

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February 2022	536	2	INR 1553500	INR 2898.32
February 2022	614	1	INR 6824000	INR 11114.01
February 2022	476	17	INR 1338500	INR 2811.97
January 2022	544	4	INR 5600000	INR 10294.12
January 2022	560	12	INR 5459067	INR 9748.33
January 2022	476	12	INR 1338500	INR 2811.97

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LODHA UPPER THANE 4(TIARA A TO B)

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	65
Connectivity	65
Infrastructure	44
Local Environment	90
Land & Approvals	64
Project	71
People	56
Amenities	84
Building	80
Layout	56
Interiors	63
Pricing	40
Total	65/100

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