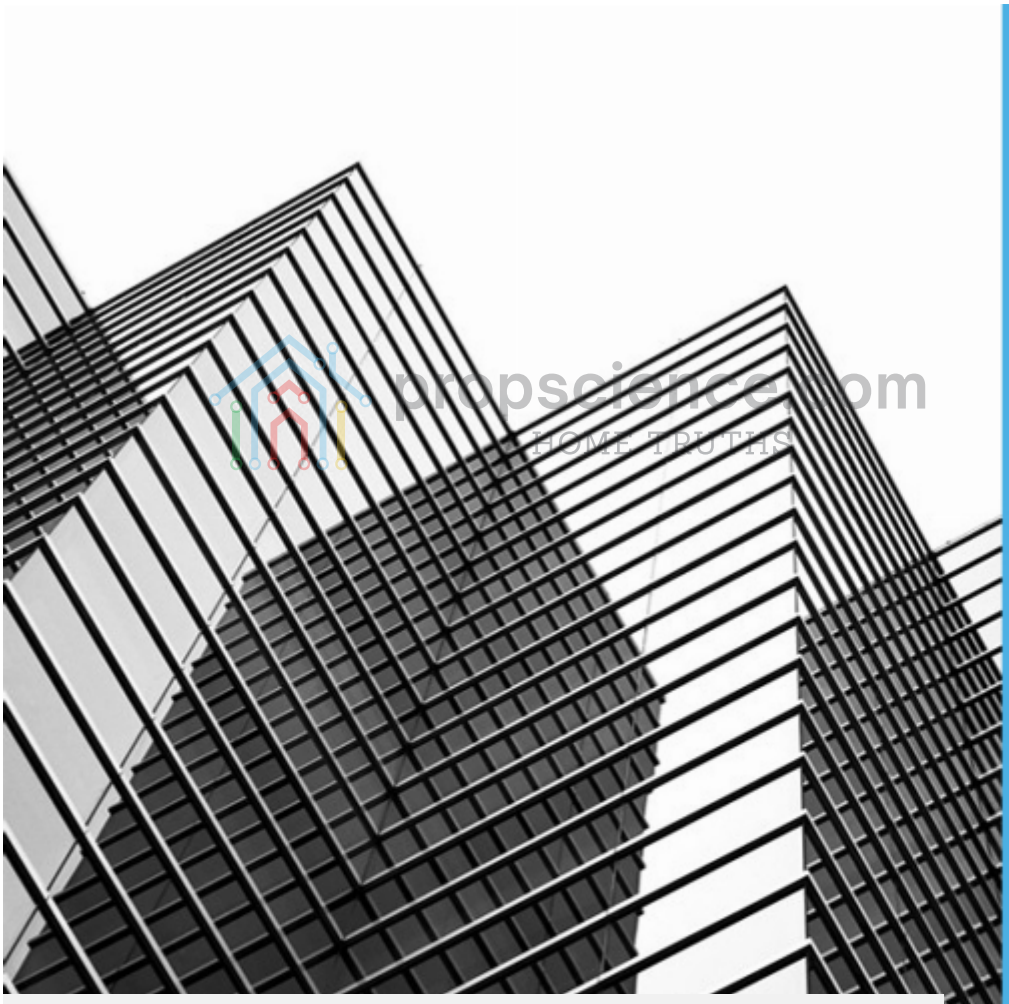
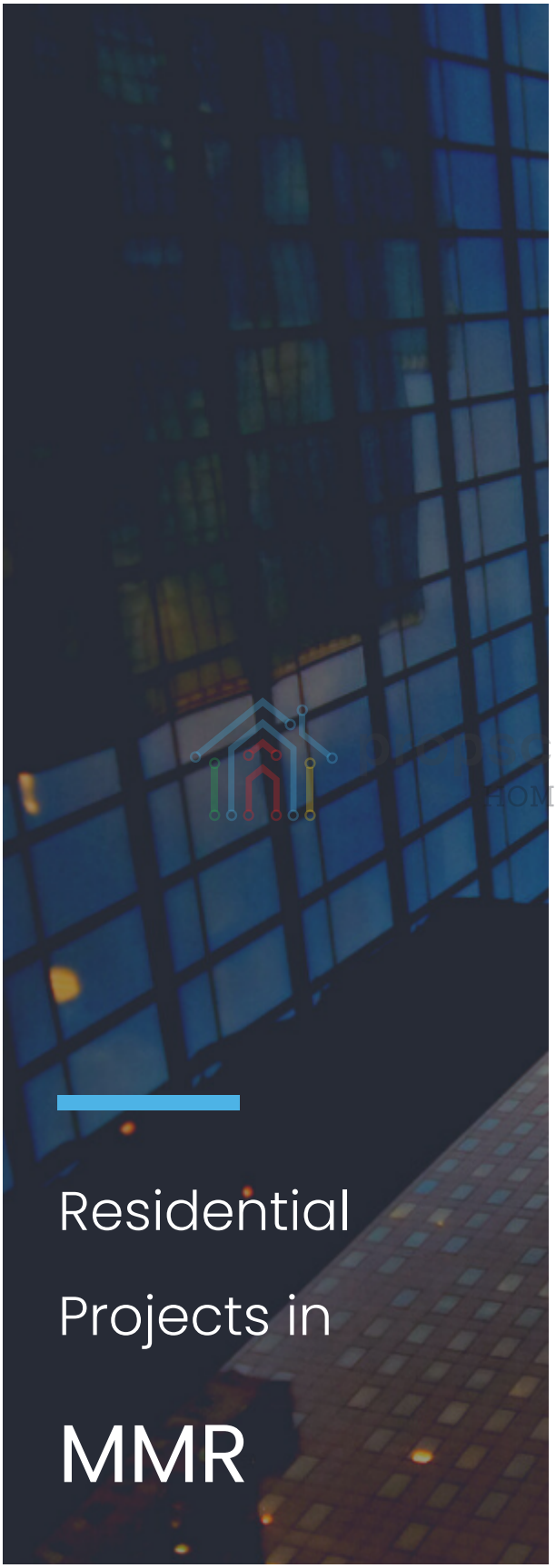
propscience.com

PROP REPORT



Lodha Sterling - Tower H

MahaRERA Number : P51700020189



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.

Propscience.com HOME TRUTHS

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
Sandozbaugh	NA	NA

propscience.com
HOME TRUTHS

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 **24.0 Km**
- Khopat Bus Depot **4.5 Km**
- Thane Railway Station **6.1 Km**
- Godbunder Road **2.5 Km**
- Jupiter Hospital **3.6 Km**
- Rainbow International School Brahmand **3.6 Km**
- Viviana Mall **3.7 Km**
- DMart Kolshet **1.3 Km**

LODHA STERLING - TOWER H

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

LODHA STERLING - TOWER H

propscience.com
REAL ESTATE INSIGHTS

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 STERLING - TOWER H

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th May, 2024	5273 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

propscience.com
HOME TRUTHS

Sports	Badminton Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Restaurant / Cafe,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens,Water Storage,Eco Friendly Paint,STP Plant

LODHA STERLING - TOWER H

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Trafalgar Square	3	9	5	2 BHK,3 BHK,4 BHK	45

First Habitable Floor	1st

propscience.com
HOME TRUTHS

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **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

LODHA STERLING - TOWER H

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	756 - 811 sqft
3 BHK	897 - 1305 sqft
4 BHK	1830 - 1842 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	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Home Automation,Optic Fiber Cable
White Goods	NA

propscience.com
HOME TRUTHS

LODHA STERLING - TOWER H

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21100000 to 22700000
3 BHK	--	--	INR 25116000 to 36540000
4 BHK	--	--	INR 51240000 to 51576000

propscience.com
HOME TRUTHS

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

GST	Stamp Duty	Registration
1%	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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IDBI Trusteeship Services Limited,IndusInd Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,SBI Bank,Standard Chartered Bank,Tata Capital

Transaction History

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

propscience.com
HOME TRUTHS

LODHA STERLING - TOWER H

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	819	5	INR 15027618	INR 18348.74
November 2022	901	8	INR 17339592	INR 19244.83

November 2022	1040	8	INR 19654323	INR 18898.39
November 2022	868	6	INR 16323883	INR 18806.32
November 2022	2039	7	INR 45471283	INR 22300.78
November 2022	1040	4	INR 18754637	INR 18033.3
November 2022	1040	2	INR 19559040	INR 18806.77
November 2022	901	2	INR 17200180	INR 19090.1
November 2022	868	4	INR 16321054	INR 18803.06
November 2022	1266	2	INR 27030995	INR 21351.5
November 2022	819	2	INR 14036871	INR 17139.04
November 2022	901	3	INR 16821705	INR 18670.04

propscience.com
HOME TRUTHS

November 2022	1041	8	INR 18247852	INR 17529.16
October 2022	1266	8	INR 23833020	INR 18825.45
October 2022	1133	3	INR 20925775	INR 18469.35
October 2022	1041	2	INR 18337050	INR 17614.84
October 2022	1266	6	INR 25119940	INR 19841.97
October 2022	901	8	INR 17893031	INR 19859.08
October 2022	1040	5	INR 19369233	INR 18624.26
October 2022	1040	3	INR 19369233	INR 18624.26

propscience.com
HOME TRUTHS

LODHA STERLING - TOWER H

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	55
Infrastructure	76
Local Environment	100
Land & Approvals	56
Project	70
People	56
Amenities	84
Building	67
Layout	67

propscience.com
HOME TRUTHS

Interiors	63
Pricing	40
Total	**67/100**

LODHA STERLING - TOWER H

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

propscience.com
HOME TRUTHS

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or,

for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information of data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.

propscience.com
HOME TRUTHS