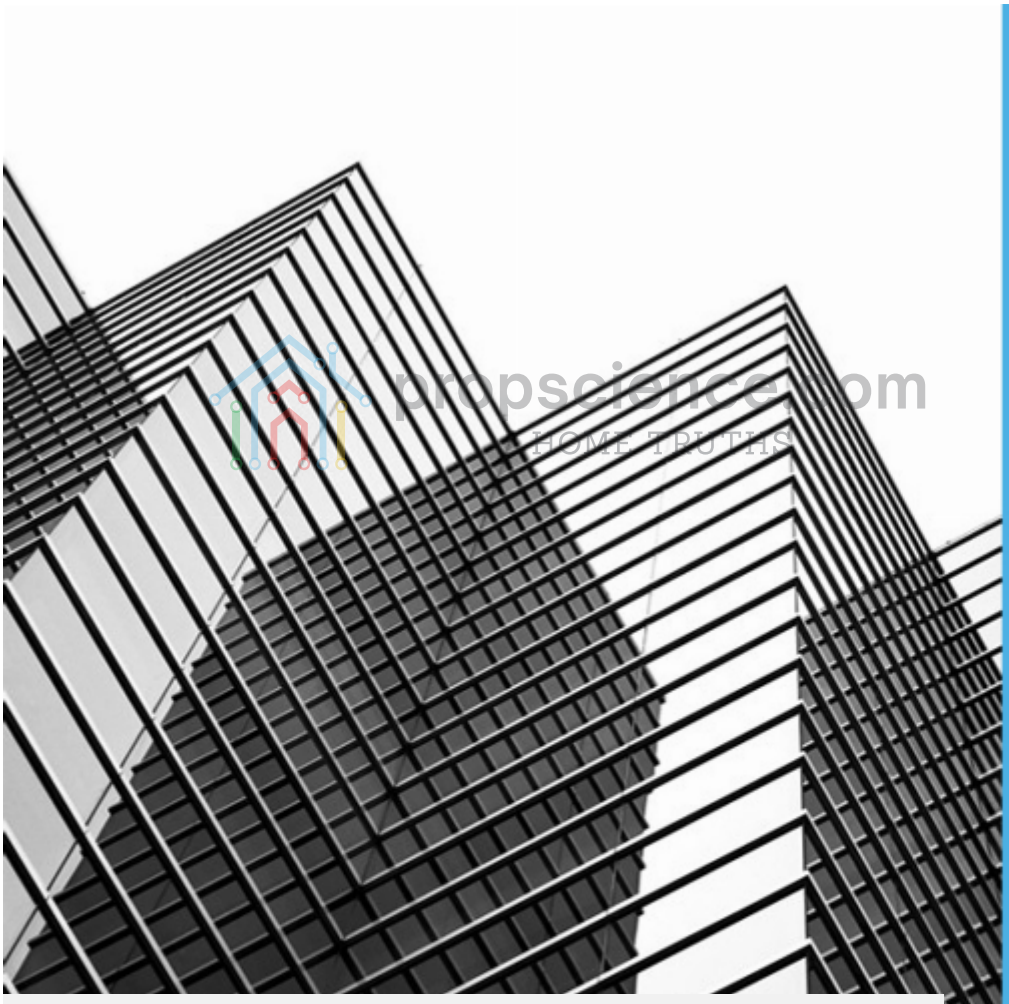
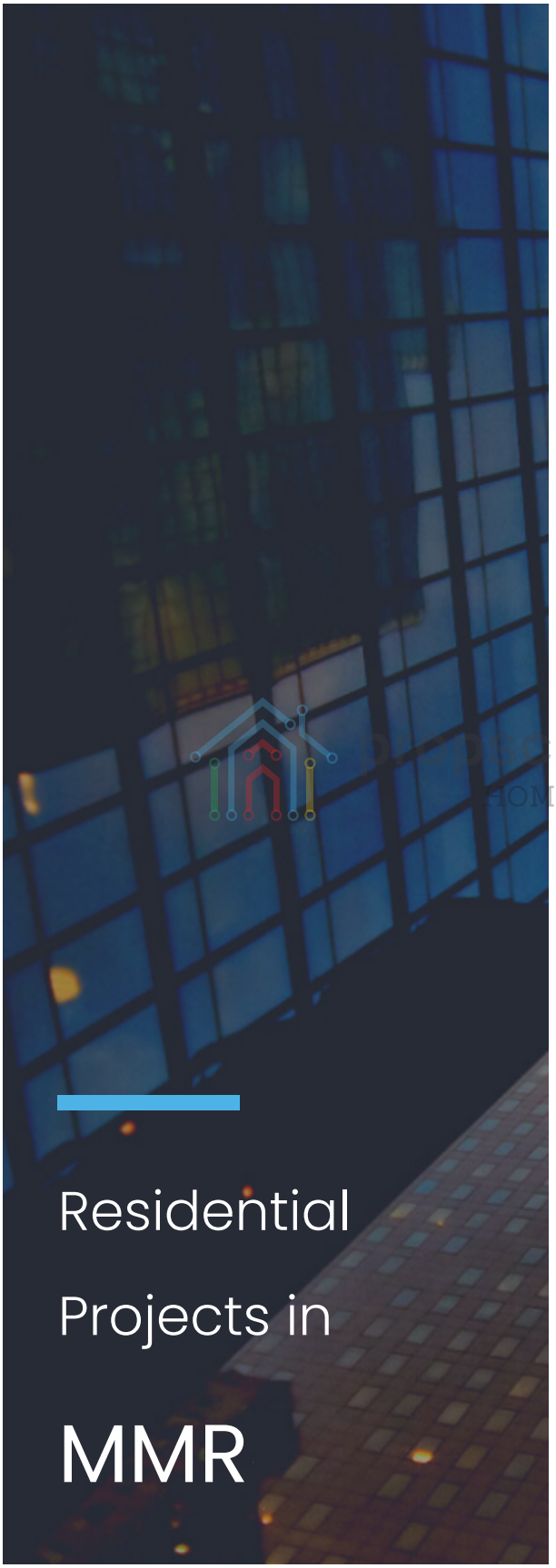
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PROP REPORT



Palava - Estela D To G, Lodha Palva City

MahaRERA Number : P51700011068



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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Nilje	NA	Ward E

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.1 Km**
- Pagdya Pada Bus Stop **1.1 Km**
- Dombivali Railway Station / Ram Nagar **9.9 Km**
- Khoni - Taloja Rd **600 Mtrs**
- MGM Hospital **5.6 Km**
- Lodha World School **1.1 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar **7.8 Km**

PALAVA - ESTELA D TO G, LODHA PALVA CITY

LAND & APPROVALS

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Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold land. In August 2014 Maharashtra Government gave clearance for the development of the township on the particular land. The initial landowners were Mahavir Build Estate Pvt. Ltd. and Microtec Construction Pvt. Ltd. Both the owners amalgamated with Palava Dwellers Pvt. Ltd. in Feb 2015 and May 2017 respectively and Palava Dwellers Pvt. Ltd. had full ownership of the land. The Environmental Department gave clearance for development in December 2015.

Encumbrances

The land upon which the project has been constructed is mortgaged to HDFC Bank.

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

April 2022	1	1

PALAVA - ESTELA D TO G, LODHA PALVA CITY

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).

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

PALAVA - ESTELA D TO G, LODHA PALVA CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2022	4167 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Reflexology Park
Business & Hospitality	Banquet Hall,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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PALAVA - ESTELA D TO G, LODHA PALVA CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
ESTELA D	2	17	4	1 BHK,2 BHK,3 BHK	68
ESTELA E	2	17	6	1 BHK,2 BHK,3 BHK	102
ESTELA F	2	17	6	1 BHK,2 BHK,3 BHK	102
ESTELA G	2	17	4	1 BHK,2 BHK,3 BHK	68
First Habitable Floor	First Floor				

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Key Card Entry,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

PALAVA - ESTELA D TO G, LODHA PALVA CITY

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	641.94 - 642.59 sqft
2 BHK	526.81 - 592.88 sqft
1 BHK	423.94 sqft
3 BHK	641.94 - 642.59 sqft
2 BHK	526.81 - 592.88 sqft
1 BHK	423.94 sqft
1 BHK	398.12 - 507.66 sqft
2 BHK	539.51 - 568.34 sqft
3 BHK	641.73 sqft
3 BHK	641.94 - 642.59 sqft
1 BHK	423.94 - 539.4 sqft

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2 BHK	526.81 sqft

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

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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PALAVA - ESTELA D TO G, LODHA PALVA CITY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 9325.7	INR 5985000	INR 6300000 to 6308000
2 BHK	INR 9325.49	INR 4913400	INR 5172000 to 5820000
1 BHK	INR 9325.11	INR 3712600	INR 3908000 to 5295000

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

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GST	Stamp Duty	Registration
5%	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	Time Linked Payment

Bank Approved Loans	HDFC Bank

Transaction History

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

PALAVA - ESTELA D TO G, LODHA PALVA CITY

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
February 2022	443	11	INR 4008307	INR 9048.1
November 2021	583	7	INR 5226217	INR 8964.35
October 2021	583	15	INR 5416670	INR 9291.03
August 2021	583	18	INR 5702915	INR 9782.02
August 2021	675	9	INR 5717298	INR 8470.07
July 2021	443	15	INR 4121761	INR 9304.2

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June 2021	587	16	INR 5615549	INR 9566.52
May 2021	583	15	INR 5440257	INR 9331.49
May 2021	443	12	INR 4174988	INR 9424.35
May 2021	443	9	INR 4037291	INR 9113.52
April 2021	443	9	INR 3890291	INR 8781.7
April 2021	587	11	INR 5419549	INR 9232.62
March 2021	675	7	INR 6084274	INR 9013.74
March 2021	443	0	INR 3980091	INR 8984.4
March 2021	587	7	INR 5268125	INR 8974.66
February 2021	443	15	INR 4215787	INR 9516.45
February 2021	443	5	INR 3928090	INR 8867.02
December 2020	583	17	INR 5369669	INR 9210.41
December 2020	443	2	INR 3755418	INR 8477.24

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November 2020	583	5	INR 5279341	INR 9055.47

PALAVA - ESTELA D TO G, LODHA PALVA CITY

PROJECT PROPSCORE

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Category	Score
Place	38
Connectivity	65
Infrastructure	44
Local Environment	100
Land & Approvals	64
Project	61

People	56
Amenities	92
Building	78
Layout	53
Interiors	55
Pricing	30
Total	**61/100**

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