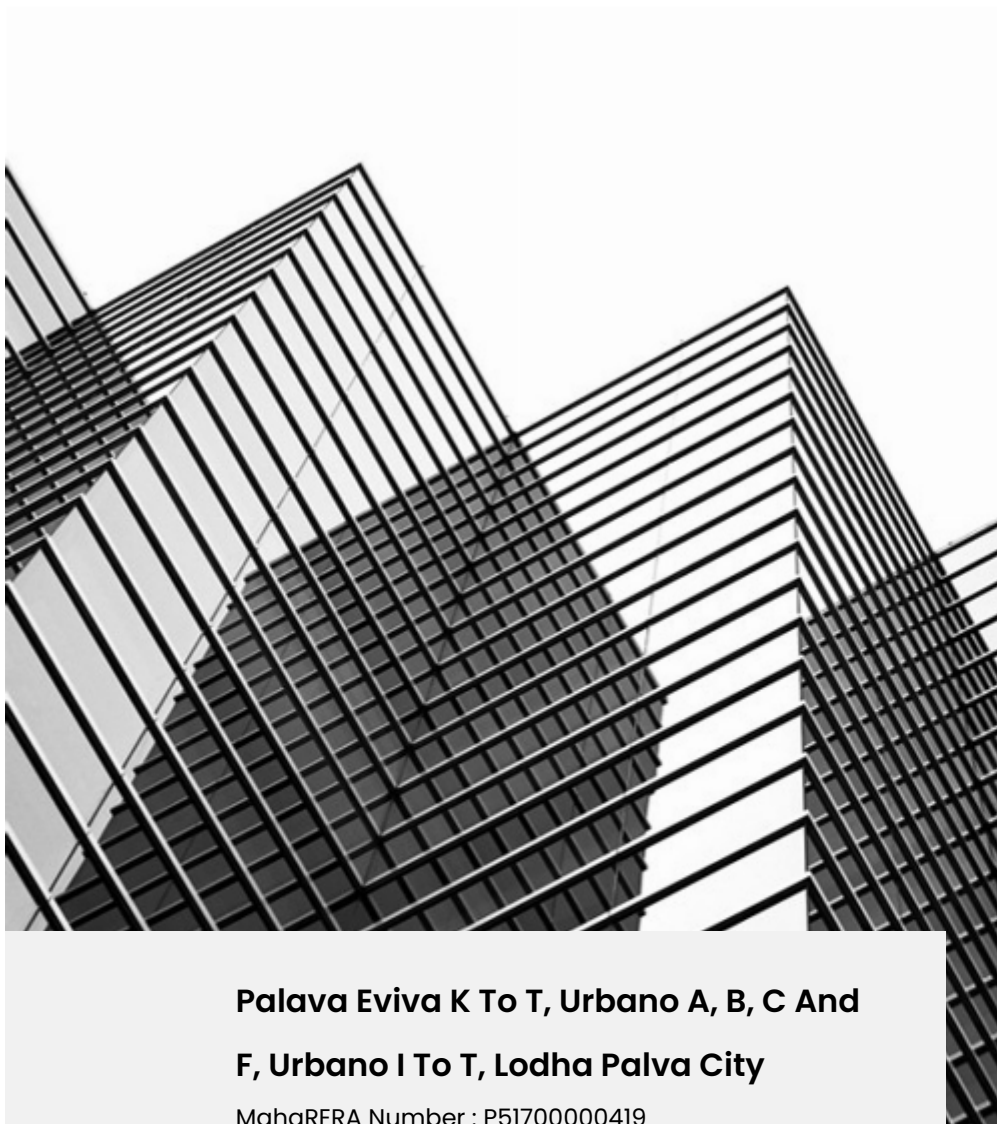


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PROP REPORT



**Palava Eviva K To T, Urbano A, B, C And
F, Urbano I To T, Lodha Palva City**

MahaRERA Number : P51700000419



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT

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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.

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

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **49.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.1 Km**
- Pagdya Pada Bus Stop **1.1 Km**
- Dombivali Railway Station **9.9 Km**
- Khoni - Talaja Rd **600 Mtrs**
- MGM Hospital **5.6 Km**
- Lodha World School **1.1 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar **7.9 Km**

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LAND & APPROVALS

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
NA	NA	1

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2019	26987 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK,5 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,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Reflexology Park,Pergola
Business & Hospitality	Banquet Hall,Laundromat,Barbeque Pit,ATM / Bank Attached,Clubhouse

Eco Friendly Features

Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
EVIVA K	2	17	6	1 BHK,2 BHK	102
EVIVA L	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA M	2	17	6	1 BHK,2 BHK	102
EVIVA N	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA O	2	17	6	1 BHK,2 BHK	102
EVIVA P	2	17	6	1 BHK,2 BHK	102

EVIVA Q	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA R	2	17	6	1 BHK,2 BHK	102
EVIVA S	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA T	2	17	6	1 BHK,2 BHK	102
URBANO I	2	17	6	2 BHK,3 BHK	102
URBANO A	2	17	6	2 BHK,3 BHK	102
URBANO B	2	17	6	2 BHK,3 BHK	102
URBANO J	2	17	6	2 BHK,3 BHK	102
URBANO K	2	17	6	2 BHK,3 BHK	102
URBANO L	2	17	6	2 BHK,3 BHK	102
URBANO M	2	17	6	2 BHK,3 BHK	102
URBANO N	2	17	6	2 BHK,3 BHK	102
URBANO C	2	17	6	2 BHK,3 BHK	102

URBANO O	2	17	4	1 BHK,2 BHK,3 BHK	68
URBANO F	2	17	4	1 BHK,2 BHK,3 BHK,4 BHK	68
URBANO P	2	17	4	1 BHK,2 BHK,3 BHK	68
URBANO Q	2	17	6	2 BHK,3 BHK	102
URBANO R	2	17	4	2 BHK,3 BHK,5 BHK	68
URBANO S	2	17	4	2 BHK,3 BHK,5 BHK	68
URBANO T	2	17	6	2 BHK,3 BHK	102

First Habitable Floor	1st 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,Goods Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380.58 - 505.5 sqft
2 BHK	609.02 - 614.29 sqft
1 BHK	456.98 - 494.1 sqft
2 BHK	555.32 - 595.46 sqft
3 BHK	926.01 - 926.65 sqft
1 BHK	380.58 - 505.5 sqft
2 BHK	609.02 - 614.29 sqft
1 BHK	456.98 - 494.1 sqft
2 BHK	555.32 - 595.46 sqft

3 BHK	926.01 – 926.65 sqft
1 BHK	380.58 – 505.5 sqft
2 BHK	609.02 – 614.29 sqft
1 BHK	380.58 – 505.5 sqft
2 BHK	609.02 – 614.29 sqft
1 BHK	456.98 – 494.1 sqft
2 BHK	555.32 – 595.46 sqft
3 BHK	926.01 – 926.65 sqft
1 BHK	380.58 – 505.5 sqft
2 BHK	609.02 – 614.29 sqft
1 BHK	456.98 – 494.1 sqft
2 BHK	555.32 – 595.46 sqft
3 BHK	926.01 – 926.65 sqft
1 BHK	380.58 – 505.5 sqft

2 BHK	609.02 - 614.29 sqft
2 BHK	568.77 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
2 BHK	568.77 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
2 BHK	608.37 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
2 BHK	608.37 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
2 BHK	568.77 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
2 BHK	568.77 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
2 BHK	608.37 - 712.85 sqft

3 BHK	916.86 - 920.63 sqft
2 BHK	568.77 - 712.85 sqft
3 BHK	916.86 - 920.63 sqft
1 BHK	445.36 sqft
2 BHK	701.87 sqft
3 BHK	803.45 - 813.89 sqft
4 BHK	1246.22 sqft
1 BHK	445.36 sqft
2 BHK	701.87 sqft
3 BHK	803.45 - 813.89 sqft
4 BHK	1246.22 sqft
1 BHK	445.36 sqft
2 BHK	700.8 - 701.87 sqft
3 BHK	803.45 - 813.89 sqft

4 BHK	1246.22 sqft
2 BHK	568.34 - 661.42 sqft
3 BHK	926.65 - 930.42 sqft
2 BHK	715.22 - 884.9 sqft
3 BHK	846.6 - 891.57 sqft
5 BHK	1287 - 1351.24 sqft
2 BHK	715.22 - 753.52 sqft
3 BHK	863.71 - 891.57 sqft
5 BHK	1287 - 1351.24 sqft
2 BHK	568.34 - 661.42 sqft
3 BHK	926.65 - 930.42 sqft

Floor To Ceiling Height	Between 9 and 10 feet
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Views Available	Open Grounds / Landscape / Project Amenities
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Flooring	Vitrified Tiles
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Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9315.26	INR 3549200	INR 3736000 to 4963000

2 BHK	INR 9322.45	INR 5179400	INR 5452000 to 7398000
3 BHK	INR 9323.44	INR 7493600	INR 7888000 to 9134000
4 BHK	INR 9322.99	INR 11618500	INR 12230000
5 BHK	INR 9322.55	INR 11998500	INR 12630000 to 13260000

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

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.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	501	4	INR 3800000	INR 7584.83
March 2022	636	6	INR 4200000	INR 6603.77
March 2022	555	8	INR 4768996	INR 8592.79
February 2022	577	NA	INR 5349483	INR 9271.2
January 2022	647	14	INR 4550000	INR 7032.46

December 2021	647	8	INR 5850000	INR 9041.73
December 2021	501	3	INR 3275000	INR 6536.93
December 2021	509	12	INR 3600000	INR 7072.69
November 2021	555	6	INR 4800996	INR 8650.44
November 2021	555	17	INR 4700871	INR 8470.04
November 2021	558	18	INR 4803121	INR 8607.74
October 2021	647	18	INR 6009803	INR 9288.72
October 2021	558	16	INR 4982171	INR 8928.62
October 2021	537	14	INR 4864913	INR 9059.43
September 2021	649	8	INR 5928000	INR 9134.05

August 2021	501	9	INR 3641000	INR 7267.47
August 2021	506	16	INR 4912205	INR 9707.92
July 2021	506	14	INR 4676000	INR 9241.11
July 2021	501	3	INR 3400000	INR 6786.43
July 2021	647	16	INR 6079000	INR 9395.67

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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	38

Connectivity	65
Infrastructure	44
Local Environment	100
Land & Approvals	64
Project	70
People	56
Amenities	92
Building	78
Layout	61
Interiors	55
Pricing	30
Total	63/100

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