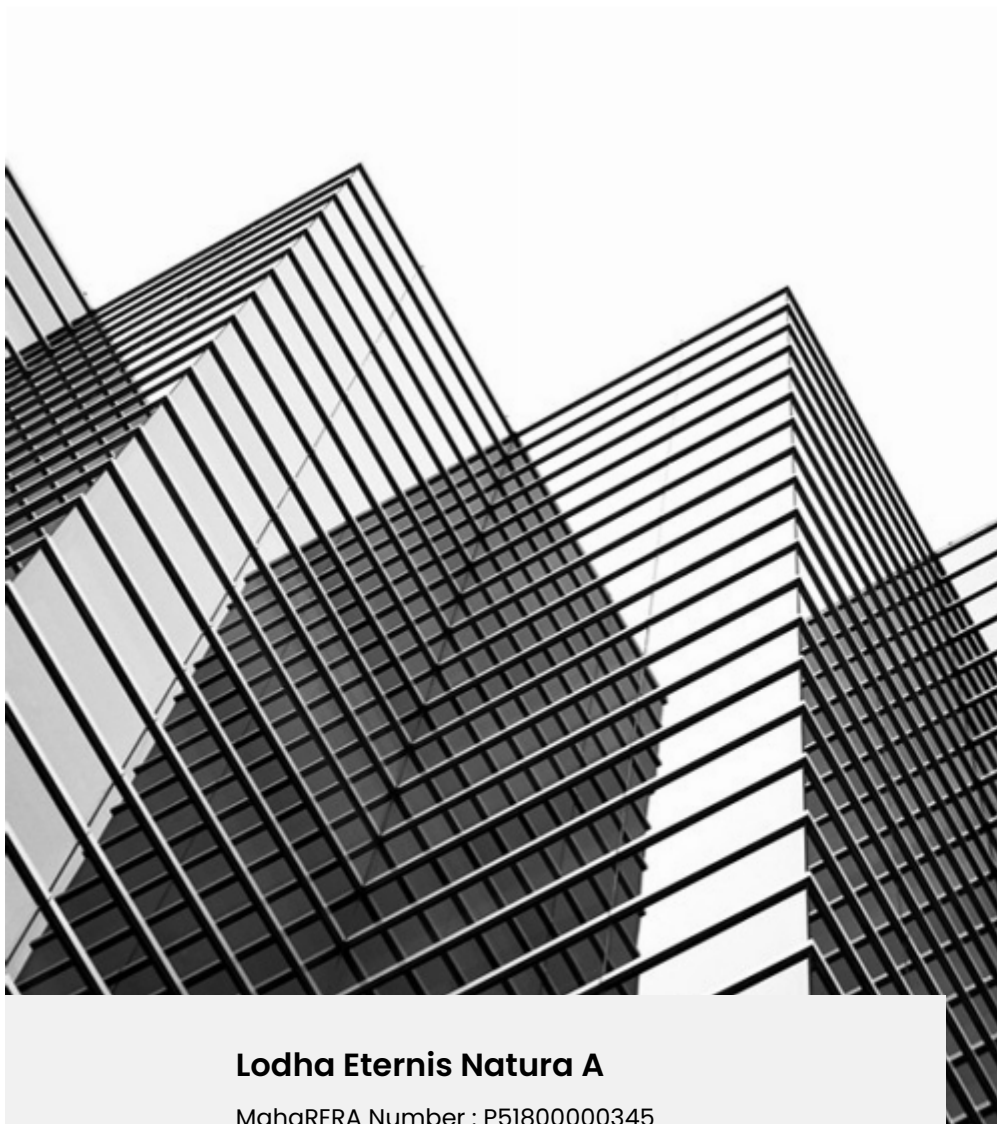


propscience.com

PROP REPORT



Lodha Eternis Natura A

MahaRERA Number : P51800000345



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.

LOCATION

The project is in Andheri (East). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. A busy mix of residential homes and corporate offices, Andheri East is known for its fast-growing food scene, including unfussy lunch spots for Indian food and upmarket hotel restaurants

| Post Office | Police Station | Municipal Ward |
|--------------|------------------------|----------------|
| Chakala Midc | M I D C Police Station | Ward K East |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 56 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **3.50 Km**
- Chakala Bus Stop **450 Mtrs**
- Agarkar Chowk Andheri Bus / Railway Station (E), Andheri East, Mumbai, Maharashtra 400053 **2.90 Km**
- Western Express Highway **2.20 Km**
- Seven Hills Hospital, Marol Maroshi Rd, Mahavir Nagar, Pandit Dindayala Upadhaya Nagar, Andheri East, Mumbai, Maharashtra 400059 **3.20 Km**
- Holy Family High School and Junior College, B-5 A/B, Mahakali Caves Rd, Gundavali, Andheri East, Mumbai, Maharashtra 400093 **450 Mtrs**
- PVR Andheri East, Cinemax, Andheri - Kurla Rd, behind Gurunanak Petrol Pump, Gundavali, Andheri East, Mumbai, Maharashtra 400059 **1.20 Km**
- Shopper Mandi, Shop no 17, Takshila Building Number 4, 29, Takshila Colony, Indira Nagar, Andheri East, Mumbai, Maharashtra 400093 **1.80 Km**

LODHA ETERNIS NATURA A

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| April 2022 | 18 | 1 |

LODHA ETERNIS NATURA A

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 ETERNIS NATURA A

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-------------------------------|-----------|---------------|
| Completed on 30th March, 2022 | 4.50 Acre | 2 BHK,2.5 BHK |

Project Amenities

| | |
|-----------------------------------|--|
| Sports | Badminton Court,Basketball Court,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone |
| Business & Hospitality | Banquet Hall,Visitor's Room,Party Lawn,Sky Lounge / Bar,Restaurant / Cafe,Community Hall,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens |

LODHA ETERNIS NATURA A

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Lodha Eternis Natura A | 2 | 8 | 4 | 2 BHK,2.5 BHK | 32 |

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

LODHA ETERNIS NATURA A

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|------------------------------|--|
| 2 BHK | 783 sqft |
| 2.5 BHK | 894 sqft |
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards |

| | |
|---------------------|---|
| Finishing | Luster Finish Paint,False Ceiling,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | NA |
| White Goods | Modular Kitchen |

LODHA ETERNIS NATURA A

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | INR 37000 | INR 28971000 | INR 28971000 |
| 2.5 BHK | INR 37000 | INR 33078000 | INR 33078000 |

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 | NA | NA |
|----|----|----|

| | |
|----------------------------|---|
| 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,Canara Bank,HDFC Bank,IIFL Bank,Kotak Bank,PNB Housing Finance Ltd,YES Bank |

Transaction History

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

LODHA ETERNIS NATURA A

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 | 90 |
| Infrastructure | 84 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 83 |
| People | 56 |
| Amenities | 76 |
| Building | 65 |
| Layout | 70 |
| Interiors | 73 |
| Pricing | 40 |
| Total | 71/100 |

LODHA ETERNIS NATURA A

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