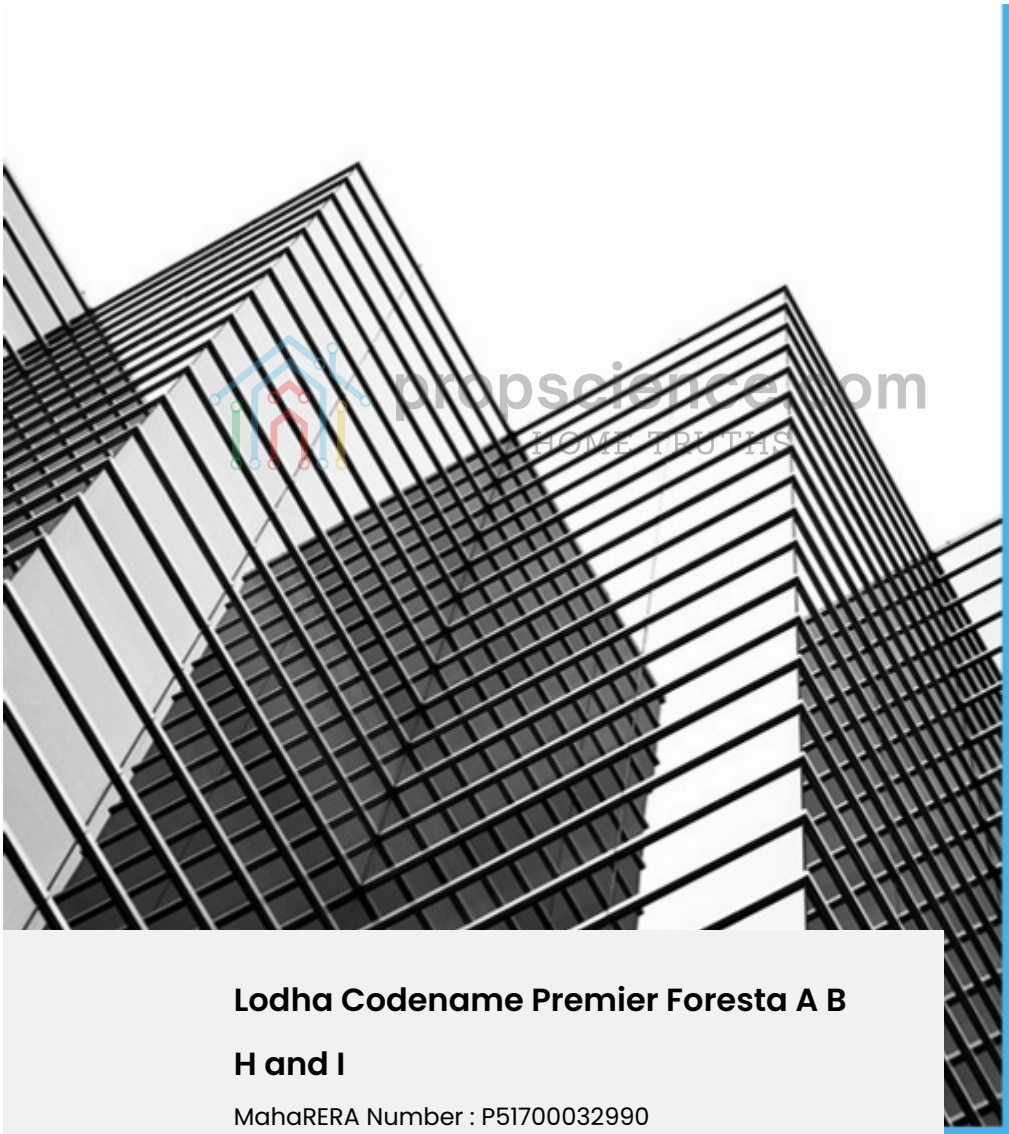
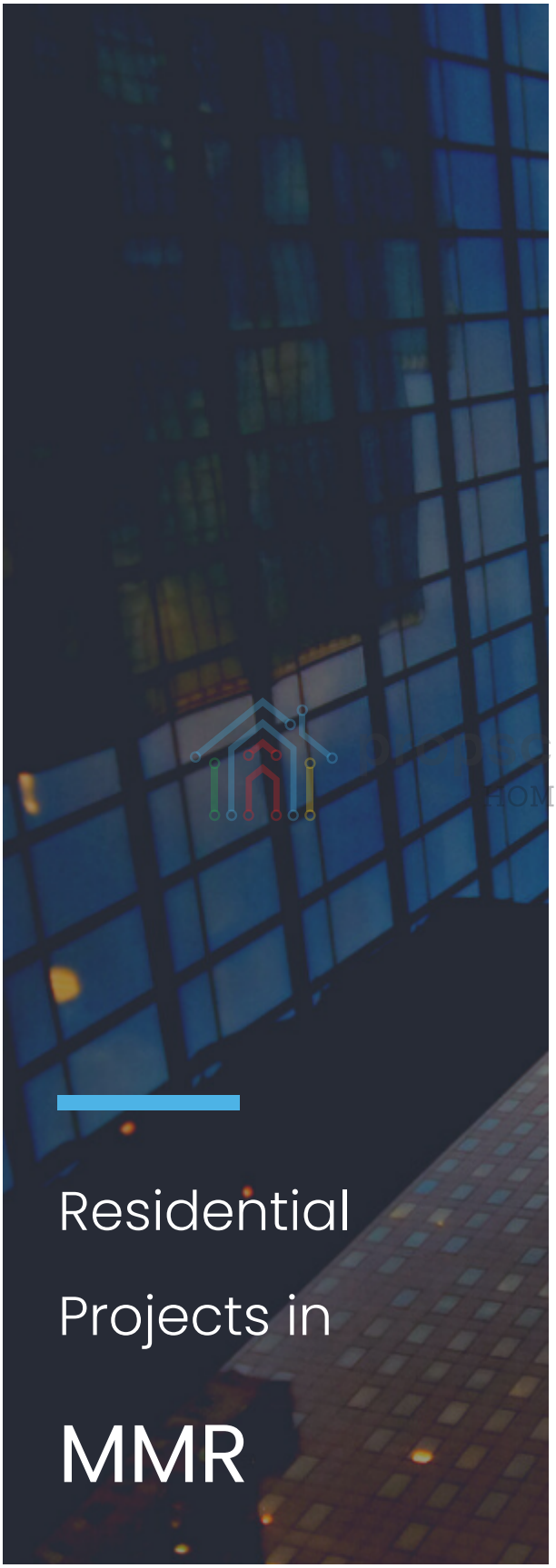
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PROP REPORT



Lodha Codename Premier Foresta A B H and I

MahaRERA Number : P51700032990



Residential Projects in MMR

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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
Manpada	NA	Ward I

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj Interanational Airport **37 Km**
- MSRTC Bus stand Dombivli **4.8 Km**
- Dombivli Railway station **5 Km**
- Kalyan Shil Road **300 Mtrs**
- AIMS Hospital **4.5 Km**
- Ira Global School **1.4 Km**
- Xperia Mall **3.4 Km**
- Dmart **1.6 Km**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	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
HDFC Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2025	1.55 Acre	1 BHK,2 BHK,2.5 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Temple
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,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
Foresta A	2	23	7	1 BHK,2 BHK,2.5 BHK	161
Foresta B	2	23	7	1 BHK,2 BHK,2.5 BHK	161

Foresta H	2	23	7	2 BHK	161
Foresta I	2	23	7	2 BHK	161

First Habitable Floor	1st

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,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	440 sqft
2 BHK	601 sqft

2.5 BHK	702 sqft
1 BHK	440 sqft
2 BHK	601 sqft
2.5 BHK	702 sqft
2 BHK	422 - 530 sqft
2 BHK	422 - 530 sqft

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

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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,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
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 9304.77	INR 4094100	INR 4549000
2 BHK	INR 9275.12	INR 3914100	INR 4349000 to 6849000
2.5 BHK	INR 10381.91	INR 7288100	INR 8099000

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

GST	Stamp Duty	Registration
6%	5%	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,Bank of Baroda,Bank of India,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,RBL Bank,SBI Bank,Standard Chartered Bank,Tata Capital,The Saraswat Co-op Bank Ltd,YES Bank

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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.
June 2022	571	11	INR 5553496	INR 9725.91

June 2022	655	2	INR 5932481	INR 9057.22
June 2022	540	18	INR 5134011	INR 9507.43
June 2022	655	14	INR 6031147	INR 9207.86
June 2022	759	6	INR 7073431	INR 9319.41
June 2022	571	16	INR 5301227	INR 9284.11
June 2022	540	2	INR 4926590	INR 9123.31
June 2022	571	22	INR 5712257	INR 10003.95
May 2022	655	18	INR 6172481	INR 9423.64
May 2022	655	12	INR 6357819	INR 9706.59
May 2022	571	16	INR 5519870	INR 9667.02
May 2022	540	2	INR 5058343	INR 9367.3
May 2022	655	4	INR 6235297	INR 9519.54
May 2022	540	9	INR 5120343	INR 9482.12
May 2022	655	24	INR 6162819	INR 9408.88
May 2022	571	8	INR 5300229	INR 9282.36

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April 2022	571	12	INR 5393470	INR 9445.66
April 2022	571	4	INR 5203229	INR 9112.49
April 2022	571	12	INR 5000000	INR 8756.57
April 2022	571	4	INR 5327496	INR 9330.12

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PROJECT PROPSCORE

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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	63
Infrastructure	70

Local Environment	100
Land & Approvals	58
Project	73
People	65
Amenities	72
Building	67
Layout	55
Interiors	65
Pricing	40
Total	**64/100**

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