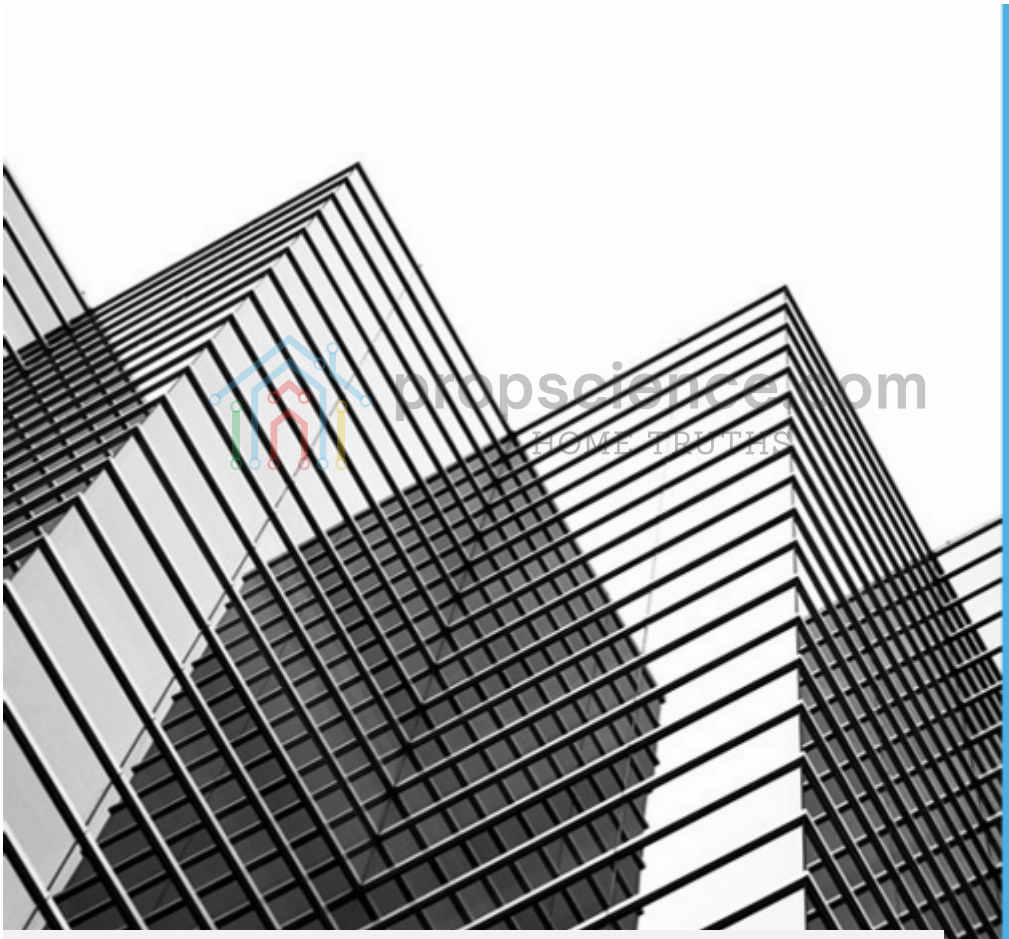
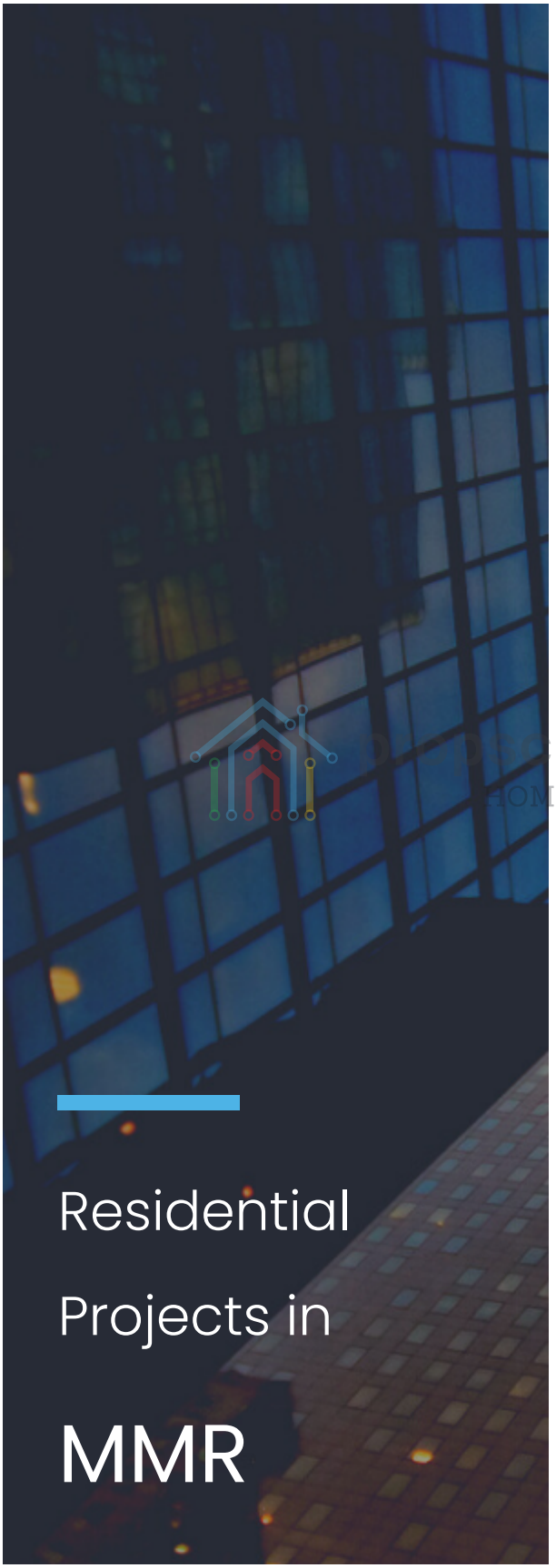
propscience.com

PROP REPORT



Lodha Codename Premier Fiora A B and C

MahaRERA Number : P51700032684



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 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.

propscience.com
HOME TRUTHS

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 International 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**
- D mart **1.6 Km**

LODHA CODENAME

PREMIER FIORA A B AND C

LAND & APPROVALS

propscience.com
HOME TRUTHS

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

LODHA CODENAME

PREMIER FIORA A B AND C

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

propscience.com
HOME TRUTHS

LODHA CODENAME

PREMIER FIORA A B AND C

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2025	0.83 Acre	1 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Senior Citizen Zone,Pet Friendly,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,Eco Friendly Paint

LODHA CODENAME
PREMIER FIORA A B AND C

propscience.com
HOME TRUTHS

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Fiora A	2	23	7	1 BHK,3 BHK	161
Fiora B	2	23	7	1 BHK,3 BHK	161
Fiora C	2	23	7	1 BHK,3 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 cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

LODHA CODENAME

PREMIER FIORA A B AND C

FLAT INTERIORS

propscience.com
HOME TRUTHS

Configuration	RERA Carpet Range
1 BHK	423 - 483 sqft
3 BHK	716 sqft
1 BHK	423 - 483 sqft
3 BHK	716 sqft
1 BHK	423 - 483 sqft

3 BHK	716 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,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

propscience.com
HOME TRUTHS

LODHA CODENAME

PREMIER FIORA A B AND C

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9035.4	INR 4094100	INR 4549000 to 4849000
3 BHK	INR 10178.91	INR 7288100	INR 8099000

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

propscience.com
HOME TRUTHS

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,Canara Bank,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,IndusInd Bank,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,YES Bank

Transaction History

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

LODHA CODENAME
PREMIER FIORA A B AND C

ANNEXURE A

propscience.com
HOME TRUTHS

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	444	14	INR 4248869	INR 9569.52
June 2022	444	9	INR 4109680	INR 9256.04
June 2022	444	1	INR 4189643	INR 9436.13
June 2022	444	2	INR 4108616	INR 9253.64
June 2022	478	15	INR 4458867	INR 9328.17
June 2022	444	12	INR 4263948	INR 9603.49

May 2022	444	21	INR 4161116	INR 9371.88
May 2022	444	7	INR 4228643	INR 9523.97
May 2022	478	5	INR 4408867	INR 9223.57
May 2022	478	22	INR 4508867	INR 9432.78
May 2022	478	16	INR 4539639	INR 9497.15
May 2022	444	15	INR 4203044	INR 9466.32
May 2022	478	17	INR 4500000	INR 9414.23
May 2022	478	21	INR 4508867	INR 9432.78
May 2022	478	21	INR 4550498	INR 9519.87
May 2022	478	11	INR 4458867	INR 9328.17
May 2022	478	7	INR 4408867	INR 9223.57
April 2022	873	8	INR 8172643	INR 9361.56
April 2022	444	21	INR 4210866	INR 9483.93
April 2022	873	8	INR 8441633	INR 9669.68

propscience.com
HOME TRUTHS

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	63
Infrastructure	70
Local Environment	100
Land & Approvals	58
Project	71
People	65

propscience.com
HOME TRUTHS

Amenities	78
Building	65
Layout	53
Interiors	65
Pricing	40
Total	**64/100**

propscience.com
HOME TRUTHS

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.

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.

propscience.com
HOME TRUTHS

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.