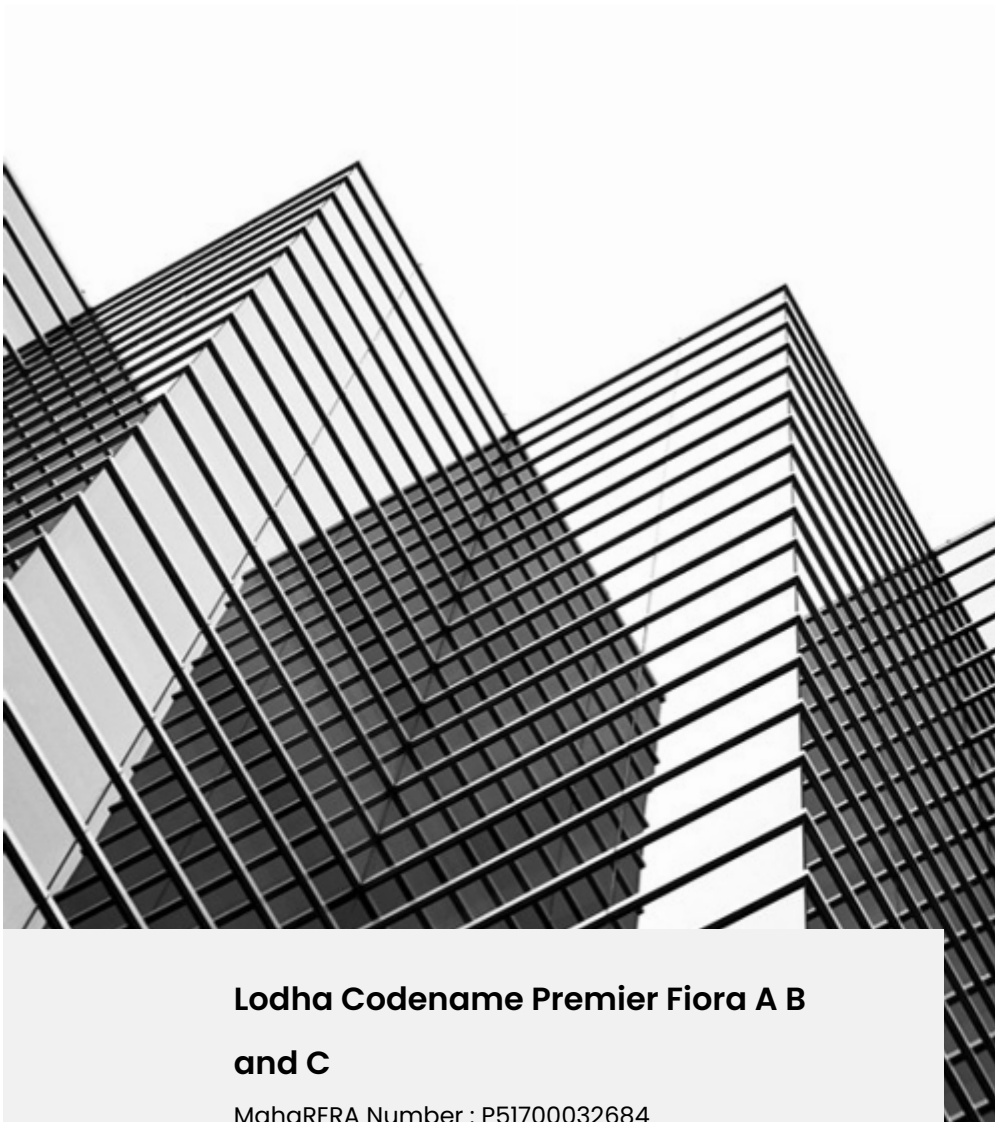


propscience.com

# 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.

LODHA CODENAME

PREMIER FIORA A B AND C

## 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 |
|-------------|----------------|----------------|
| 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

---

| 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               |

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

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Gym,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Senior Citizen Zone,Pet Friendly,Temple   |
| <b>Business &amp; Hospitality</b> | Multipurpose Hall   |
| <b>Eco Friendly Features</b>      | 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

## 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

| 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

|   |   |
|---|---|
| <b>Flooring</b>                         | Vitrified Tiles   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows        |
| <b>HVAC Service</b>                     | Split / Box A/C Provision   |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | NA  |

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            |

|                       |   |
|-----------------------|---|
| <b>Festive Offers</b> | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>   | 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

| 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     |

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

## 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    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 78            |
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 65            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>64/100</b> |

LODHA CODENAME  
PREMIER FIORA A B AND C

### **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 or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

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.