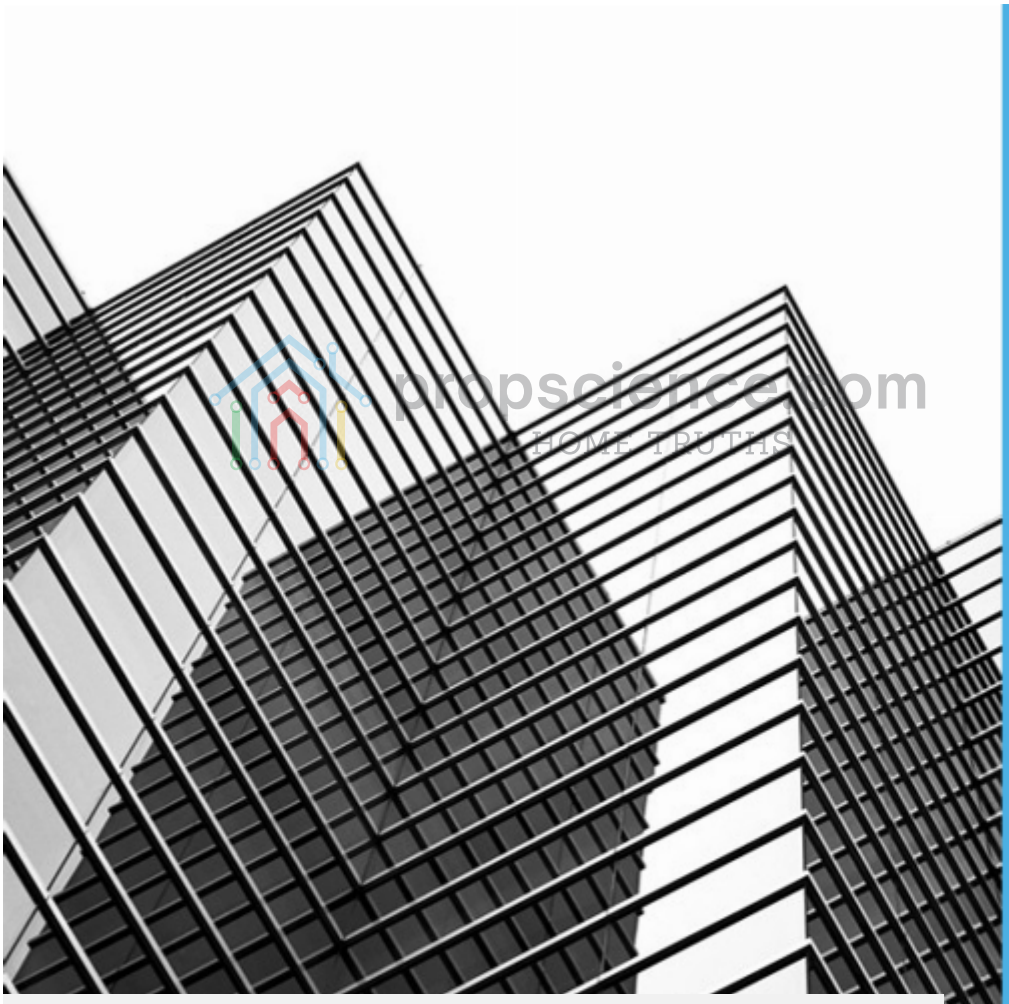
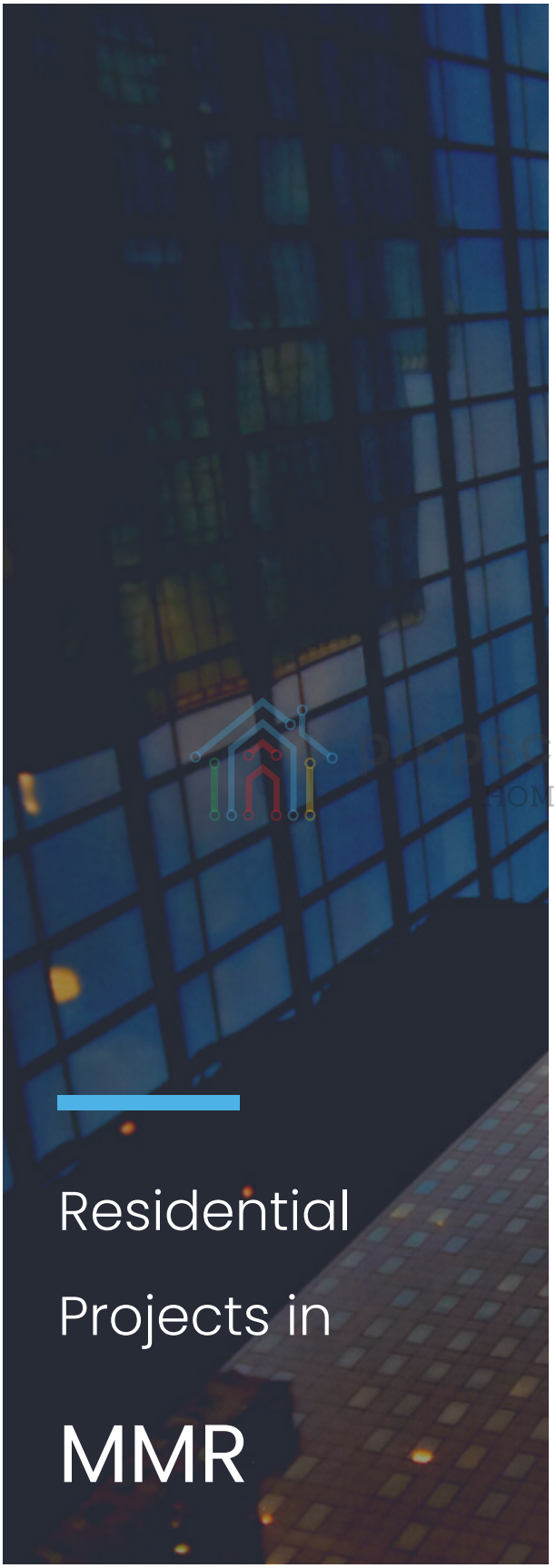
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PROP REPORT



Lodha Eternis Serena C

MahaRERA Number : P51800020147



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.

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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

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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**
- Chakala Metro Station **1.10 Km**
- 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 SERENA C

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LAND & APPROVALS

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

LODHA ETERNIS SERENA 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
NA	NA	NA

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LODHA ETERNIS SERENA C

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	4.50 Acre	2 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,Temple
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 SERENA C

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lodha Eternis Serena C	2	9	9	2 BHK	81

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 SERENA C

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	623 - 657 sqft

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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 SERENA C

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 36529.68	INR 23051000	INR 23051000 to 24000000

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	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,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,PNB Housing Finance Ltd,SBI Bank,YES 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.
June 2022	636	NA	INR 16295489	INR 25621.84
May 2022	1009	NA	INR 18500000	INR 18334.99
May 2022	993	NA	INR 30234252	INR 30447.38
March 2022	636	NA	INR 15457381	INR 24304.06

March 2022	937	NA	INR 26641907	INR 28433.2
March 2022	937	3	INR 24675004	INR 26334.05
February 2022	993	8	INR 28652792	INR 28854.78
January 2022	993	5	INR 28293974	INR 28493.43
December 2021	636	8	INR 15667789	INR 24634.89
December 2021	649	8	INR 16650968	INR 25656.35
December 2021	970	1	INR 27110988	INR 27949.47
November 2021	636	2	INR 15449117	INR 24291.06
October 2021	970	5	INR 24730011	INR 25494.86
September 2021	993	7	INR 27618439	INR 27813.13
September 2021	970	4	INR 24634989	INR 25396.9

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August 2021	702	7	INR 18998684	INR 27063.65
July 2021	993	2	INR 26946988	INR 27136.95
July 2021	636	1	INR 17055949	INR 26817.53
June 2021	761	6	INR 20040183	INR 26334.01
April 2021	761	4	INR 19669653	INR 25847.11

LODHA ETERNIS SERENA C

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	65
Connectivity	90
Infrastructure	84

Local Environment	100
Land & Approvals	50
Project	74
People	56
Amenities	84
Building	65
Layout	63
Interiors	73
Pricing	40
Total	**70/100**

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LODHA ETERNIS SERENA C

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