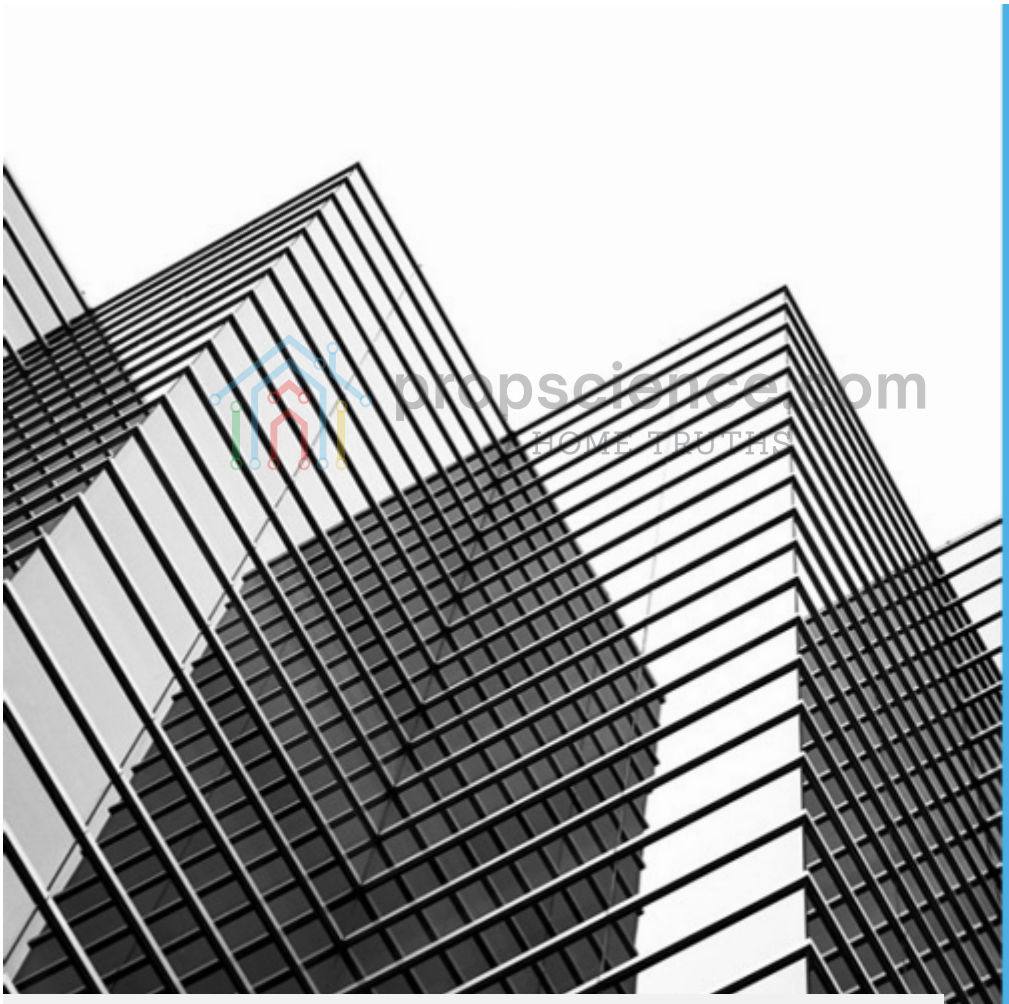
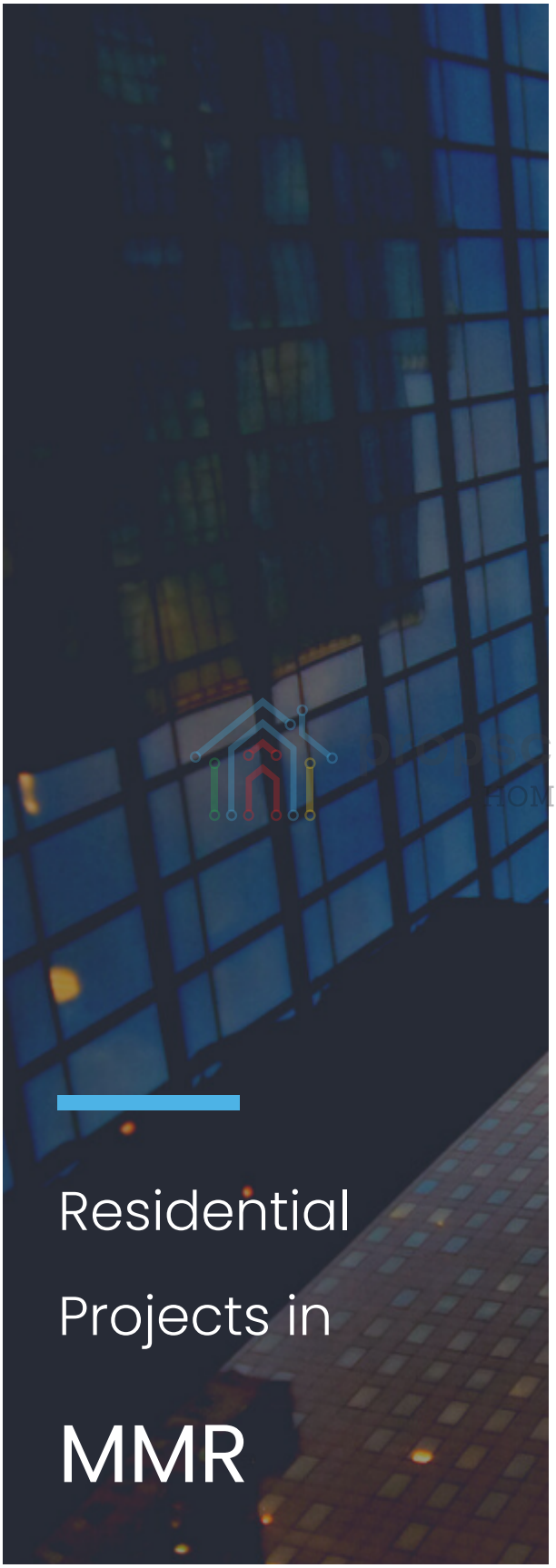
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PROP REPORT



Lodha Dream Heights Phase 1

MahaRERA Number : P99000009825



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

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 79 AQI and the noise pollution is 0 to 50 dB.

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HOME TRUTHS

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **41.9 Km**
- Vasai Railway Station **2.5 Km**
- Dr. Shus Dental Clinic **2.8 Km**
- Don Bosco High School & Junior College **3.2 Km**
- Carnival Cinemas **6.7 Km**
- D Mart **9.6 Km**

LODHA DREAM HEIGHTS
PHASE 1

LAND & APPROVALS

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

LODHA DREAM HEIGHTS PHASE 1

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).

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

LODHA DREAM HEIGHTS PHASE 1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	0.74 Acre	1 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Pet Friendly
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation

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LODHA DREAM HEIGHTS
PHASE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Dream Heights	1	8	4	1 BHK	32

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

LODHA DREAM HEIGHTS PHASE 1

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	279 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

LODHA DREAM HEIGHTS PHASE 1

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8960.57	--	INR 2500000

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

GST	Stamp Duty	Registration

2%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank

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Transaction History

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

LODHA DREAM HEIGHTS PHASE 1

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	73
Connectivity	33
Infrastructure	50
Local Environment	90
Land & Approvals	50
Project	71
People	56
Amenities	30
Building	63
Layout	45
Interiors	48
Pricing	50
Total	**55/100**

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