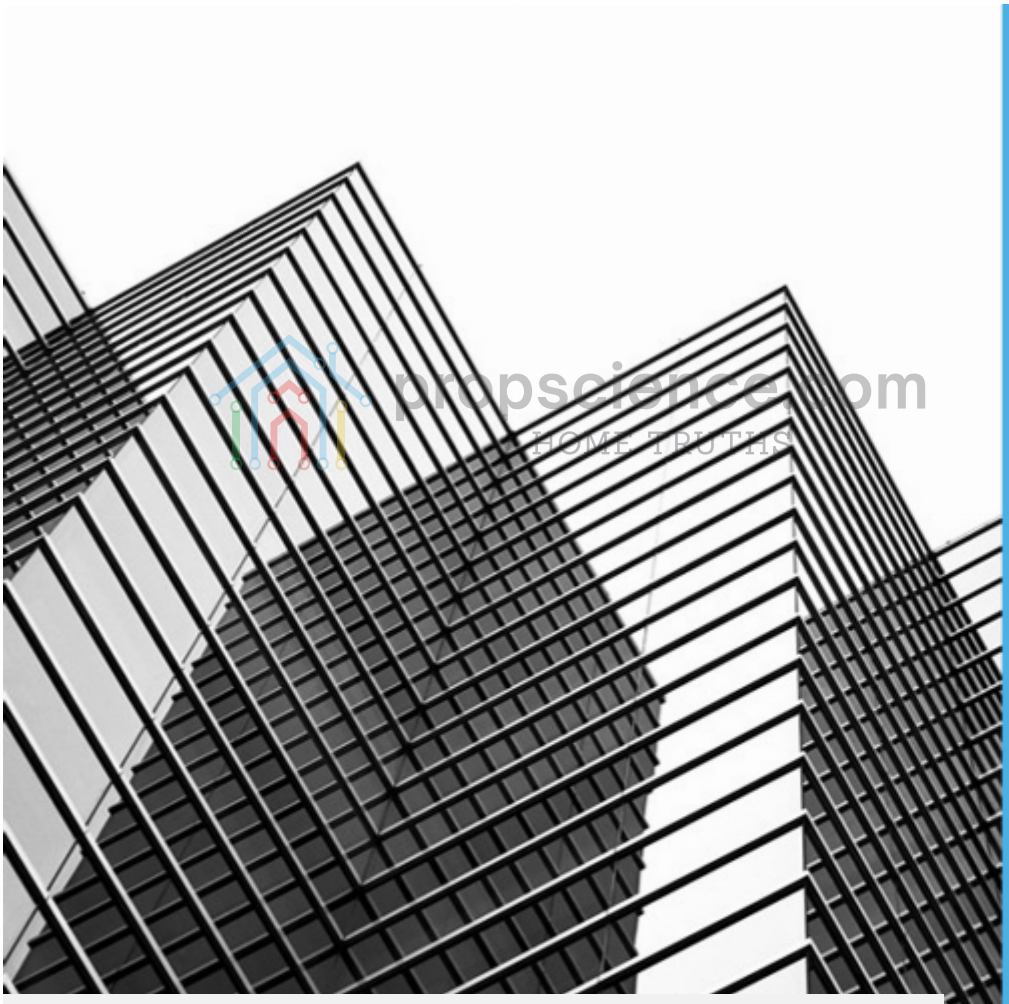
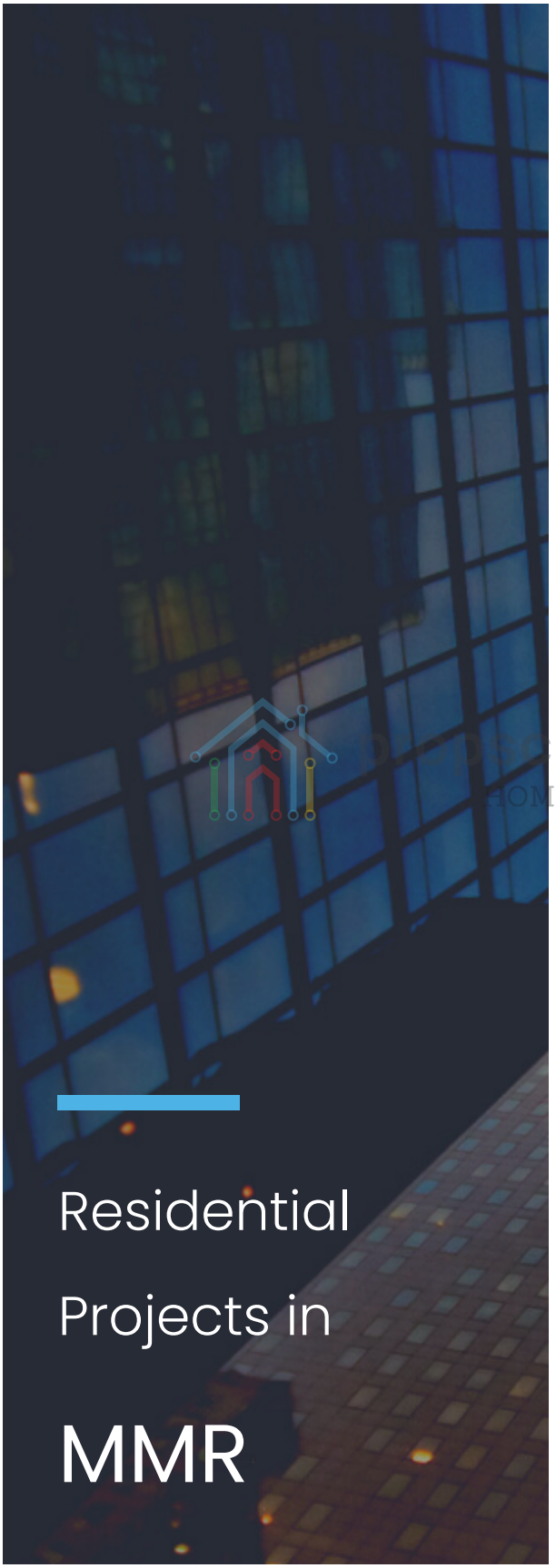
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PROP REPORT



Lodha Crown Kolshet-Tower 4

MahaRERA Number : P51700046037



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
Sandozbaugh	NA	NA

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.3 Km**
- Khopat Bus Depot **5.1 Km**
- Thane Railway Station **6.7 Km**
- Ghodbunder Road **1.4 Km**
- Jupiter Hospital **5.8 Km**
- C.P. Goenka International School **3.4 Km**
- Viviana Mall **5.6 Km**
- DMart Kolshet **2.1 Km**

LODHA CROWN KOLSHET-TOWER 4

LAND & APPROVALS

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

NA	NA	NA

LODHA CROWN KOLSHET-TOWER 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2026	1363.14 Sqmt	2 BHK,2.5 BHK

Project Amenities

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Sports	Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Pet Friendly,Temple
Business & Hospitality	ATM / Bank Attached,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Solar Pannel,Charging Ports - Electrical Cars

LODHA CROWN KOLSHET-TOWER 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Crown Kolshet - Tower 4	3	23	18	2 BHK,2.5 BHK	414
First Habitable Floor					1st

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Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

LODHA CROWN KOLSHET-TOWER 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	530 sqft
2.5 BHK	813 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

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LODHA CROWN KOLSHET-TOWER 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 9500000
2.5 BHK	--	--	INR 14500000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 300000	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,Bajaj Finance Ltd,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,Punjab & Sind Bank,RBL Bank,SBI Bank,Tata Capital

Transaction History

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

LODHA CROWN KOLSHET-TOWER 4

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	530	9	INR 8361123	INR 15775.7
October 2022	530	15	INR 8361123	INR 15775.7
October 2022	530	17	INR 8361123	INR 15775.7
October 2022	530	15	INR 8646837	INR 16314.79

October 2022	530	11	INR 8453980	INR 15950.91
October 2022	530	12	INR 8646387	INR 16313.94
October 2022	530	15	INR 8551149	INR 16134.24
October 2022	530	12	INR 8456631	INR 15955.91
September 2022	530	12	INR 8599218	INR 16224.94
September 2022	530	11	INR 8408742	INR 15865.55
September 2022	530	15	INR 8361123	INR 15775.7
September 2022	530	9	INR 8408742	INR 15865.55
September 2022	530	8	INR 8361123	INR 15775.7
September 2022	530	11	INR 8456631	INR 15955.91

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September 2022	530	14	INR 8360673	INR 15774.85
September 2022	530	7	INR 8361123	INR 15775.7
September 2022	530	16	INR 7838131	INR 14788.93
September 2022	530	15	INR 8455911	INR 15954.55
September 2022	530	9	INR 7882988	INR 14873.56
September 2022	530	11	INR 8408742	INR 15865.55

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LODHA CROWN KOLSHET-TOWER 4

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	48
Infrastructure	64
Local Environment	100
Land & Approvals	50
Project	71
People	56
Amenities	92
Building	65
Layout	56
Interiors	63
Pricing	40
Total	65/100

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