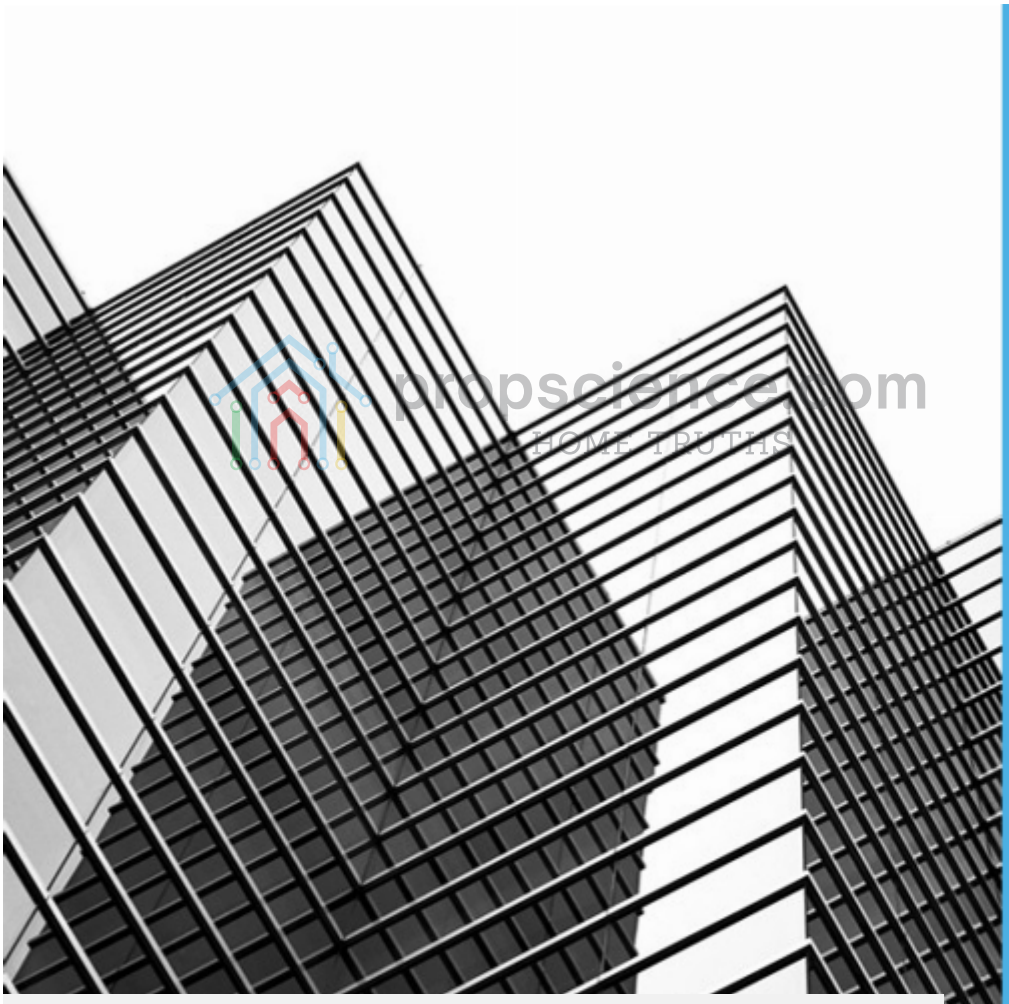
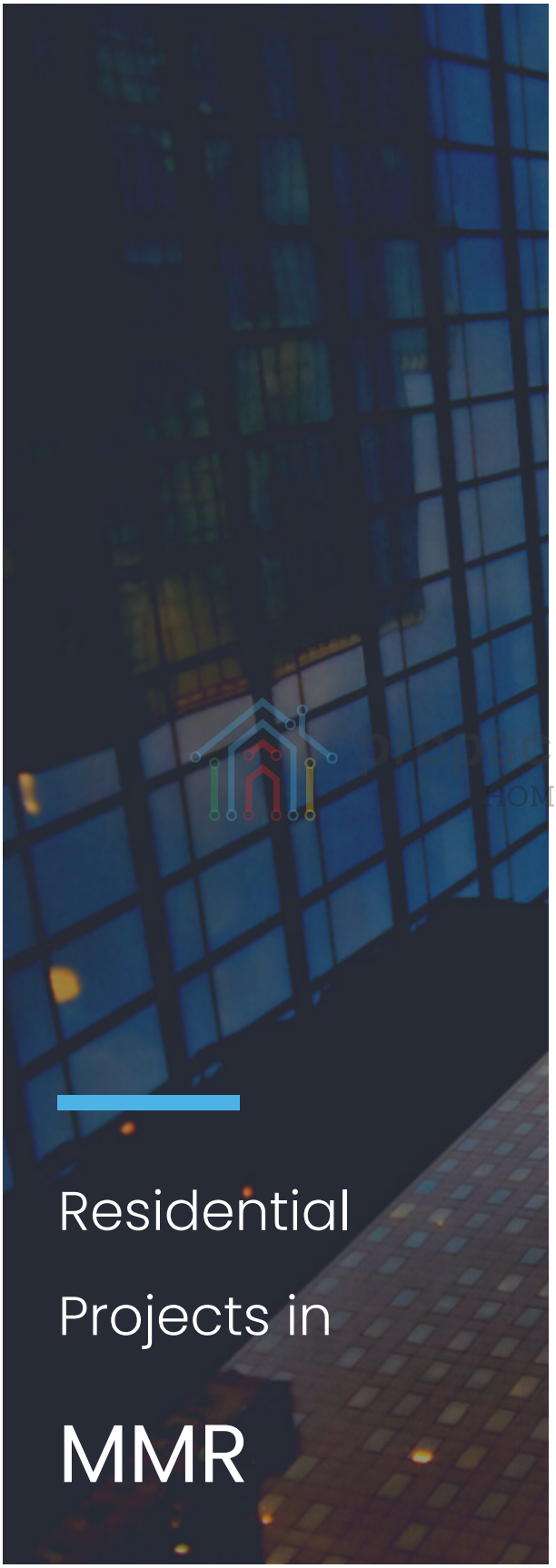
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PROP REPORT



Lodha Kandivali Project - Tower 4

MahaRERA Number : P51800031532



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

Post Office	Police Station	Municipal Ward
Kandivali East	Samta Nagar Police Station	Ward R South

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Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 122 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.2 Km**
- Kandivali Bus Depot **4.8 Km**
- Kandivali Station East **3.0 Km**
- Western Express Highway **2.0 Km**
- Apex Multispeciality Hospital **1.0 Km**
- Thakur College **1.5 Km**
- Growel's 101 **2.0 Km**
- D Mart **2.3 Km**

LAND & APPROVALS

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

LODHA KANDIVALI
PROJECT - TOWER 4

BUILDER & CONSULTANTS

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2025	1015.08 Sqmt	2 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area,Reflexology Park,Tree House
Business & Hospitality	Banquet Hall,Barbeque Pit,Party Lawn,Clubhouse
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 4	2	23	4	2 BHK	92

First Habitable Floor	1st

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

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HOME TRUTHS

LODHA KANDIVALI
PROJECT - TOWER 4

FLAT INTERIORS

Configuration	RERA Carpet Range

2 BHK	687 - 690 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	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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LODHA KANDIVALI
PROJECT - TOWER 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17175000 to 17250000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

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Festive Offers	Fixed Home Loan Rate of 6.99% till 2024
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,Kotak Bank,SBI Bank

Transaction History

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

LODHA KANDIVALI PROJECT - 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	55
Connectivity	73
Infrastructure	86
Local Environment	90
Land & Approvals	58
Project	78
People	56
Amenities	76

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Building	67
Layout	60
Interiors	73
Pricing	50
Total	**68/100**

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