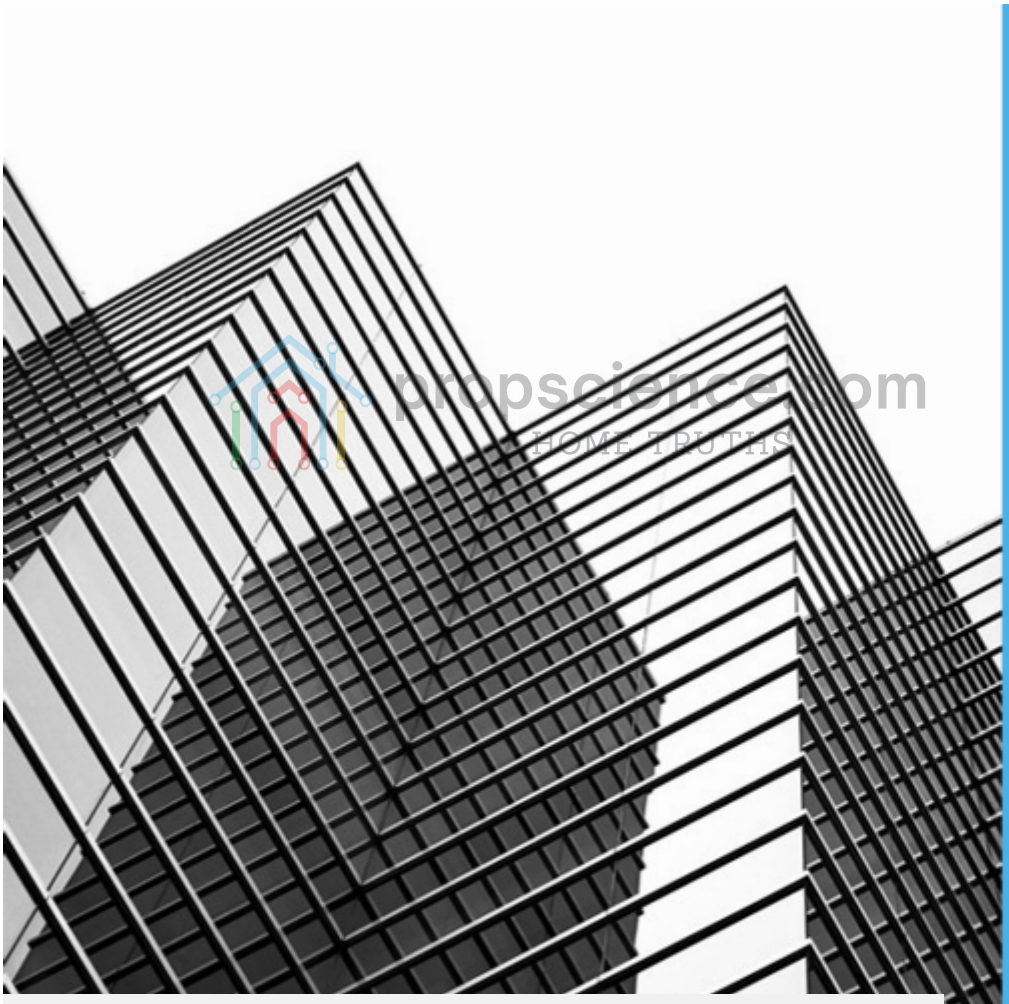
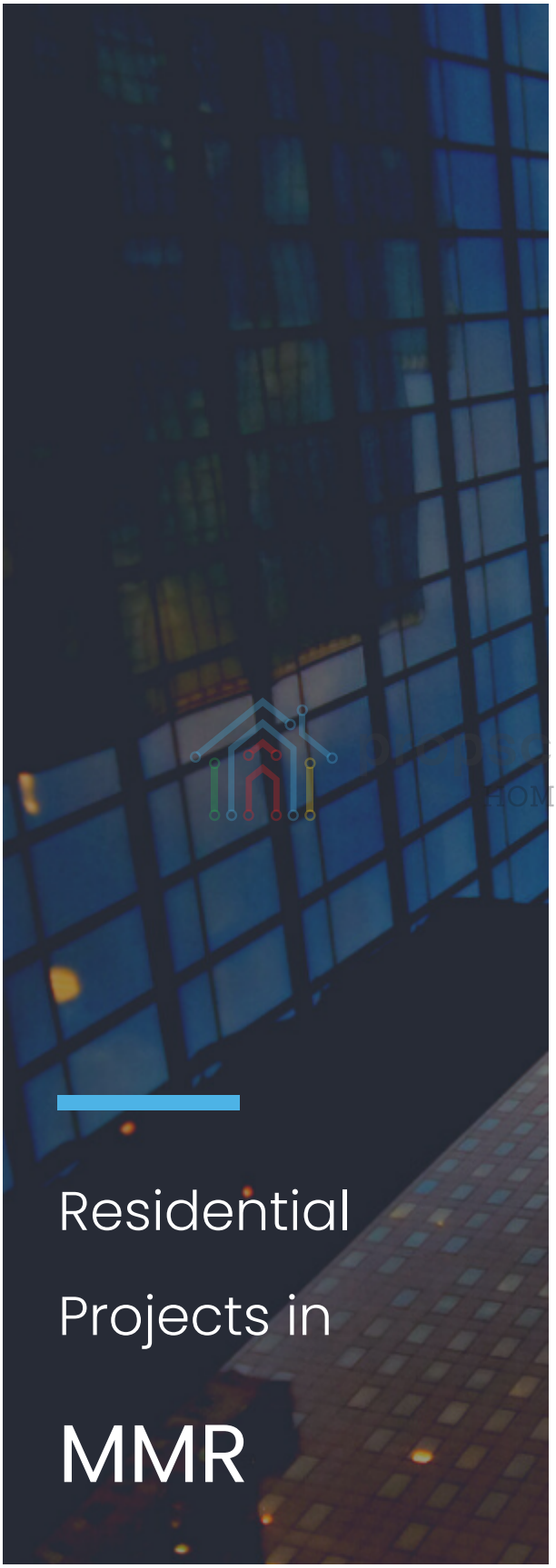
propscience.com

PROP REPORT



Lodha Amara - Tower 1-5 & 7-19

MahaRERA Number : P51700001065



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.

Propscience.com HOME TRUTHS

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

propscience.com
HOME TRUTHS

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

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.6 Km**
- Khopat S.T. Terminus **4.3 Km**
- Metro Station Kapurbawdi **3.3 Km**
- Thane Railway Station **6.6 Km**
- Ghodbunder Rd **2.1 Km**
- Jupiter Hospital **4.2 Km**
- Orchids The International School **2.1 Km**
- Viviana Mall **4.2 Km**
- D Mart Kolshet, Kolshet Rd **1.9 Km**

LODHA AMARA - TOWER 1-5 & 7-19

LAND & APPROVALS

propscience.com
HOME TRUTHS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	2	20

LODHA AMARA - TOWER 1-5 & 7-19

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

propscience.com
HOME TRUTHS

LODHA AMARA - TOWER 1-5 & 7-19

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th November, 2019	27997.62 Sqmt	1 BHK,2 BHK,3 BHK,5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Conference / Meeting Room,Visitor's Room,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

propscience.com
HOME TRUTHS

LODHA AMARA - TOWER 1-5 & 7-19

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 1/3/5/9/11/14/16/18	2	28	4	1 BHK,2 BHK,3 BHK,5 BHK	112

Tower 2/10/13/15	2	28	4	1 BHK,2 BHK,3 BHK	112
Tower 4	2	28	4	1 BHK,2 BHK,3 BHK	112
Tower 8	2	28	4	1 BHK,2 BHK,3 BHK	112
Tower 12	2	28	4	1 BHK,2 BHK,3 BHK	112
Tower 17	2	28	4	1 BHK,2 BHK,3 BHK	112
TOWER 7	2	28	5	1 BHK,2 BHK,3 BHK,5 BHK	140
TOWER 19	2	30	4	2 BHK,3 BHK,5 BHK	120

propscience.com
HOME TRUTHS

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV
- **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 AMARA - TOWER 1-5 & 7-19

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	366 - 417 sqft
2 BHK	609 sqft
3 BHK	885 sqft
5 BHK	1234 sqft
1 BHK	394 - 417 sqft
2 BHK	517 sqft
3 BHK	885 - 1070 sqft
1 BHK	394 - 417 sqft
2 BHK	517 sqft
3 BHK	885 - 1070 sqft

propscience.com
HOME TRUTHS

1 BHK	394 - 417 sqft
2 BHK	518 sqft
3 BHK	885 - 1070 sqft
1 BHK	366 - 417 sqft
2 BHK	609 sqft
3 BHK	885 sqft
2 BHK	439 - 609 sqft
3 BHK	1070 sqft
2 BHK	440 - 609 sqft
3 BHK	1070 sqft
5 BHK	1234 sqft

propscience.com
HOME TRUTHS

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	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	NA

LODHA AMARA - TOWER 1-5 & 7-19

propscience.com
HOME TRUTHS

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6954000 to 7923000
2 BHK	--	--	INR 8341000 to 11571000

3 BHK	--	--	INR 16815000 to 20330000
5 BHK	--	--	INR 23446000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 500000	INR 0

propscience.com
HOME TRUTHS

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	484	14	INR 7000000	INR 14462.81
November 2022	640	14	INR 9650000	INR 15078.13
November 2022	557	10	INR 8500000	INR 15260.32
November 2022	671	28	INR 10800000	INR 16095.38
November 2022	640	15	INR 9600000	INR 15000
November 2022	453	11	INR 7150000	INR 15783.66
October 2022	557	9	INR 8500000	INR 15260.32
October 2022	640	16	INR 9000000	INR 14062.5

propscience.com
HOME TRUTHS

October 2022	640	26	INR 10000000	INR 15625
September 2022	955	18	INR 14000000	INR 14659.69
September 2022	640	12	INR 9500000	INR 14843.75
September 2022	441	29	INR 7050000	INR 15986.39
August 2022	557	9	INR 8200000	INR 14721.72
August 2022	453	7	INR 6800000	INR 15011.04
August 2022	453	15	INR 7250000	INR 16004.42
August 2022	640	4	INR 9750000	INR 15234.38
August 2022	453	6	INR 7000000	INR 15452.54
July 2022	640	17	INR 9650000	INR 15078.13
July 2022	431	2	INR 7100000	INR 16473.32
July 2022	671	0	INR 10796810	INR 16090.63

propscience.com
HOME TRUTHS

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	63
Infrastructure	84
Local Environment	100
Land & Approvals	56
Project	70
People	56

propscience.com
HOME TRUTHS

Amenities	76
Building	55
Layout	59
Interiors	63
Pricing	30
Total	**65/100**

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

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.