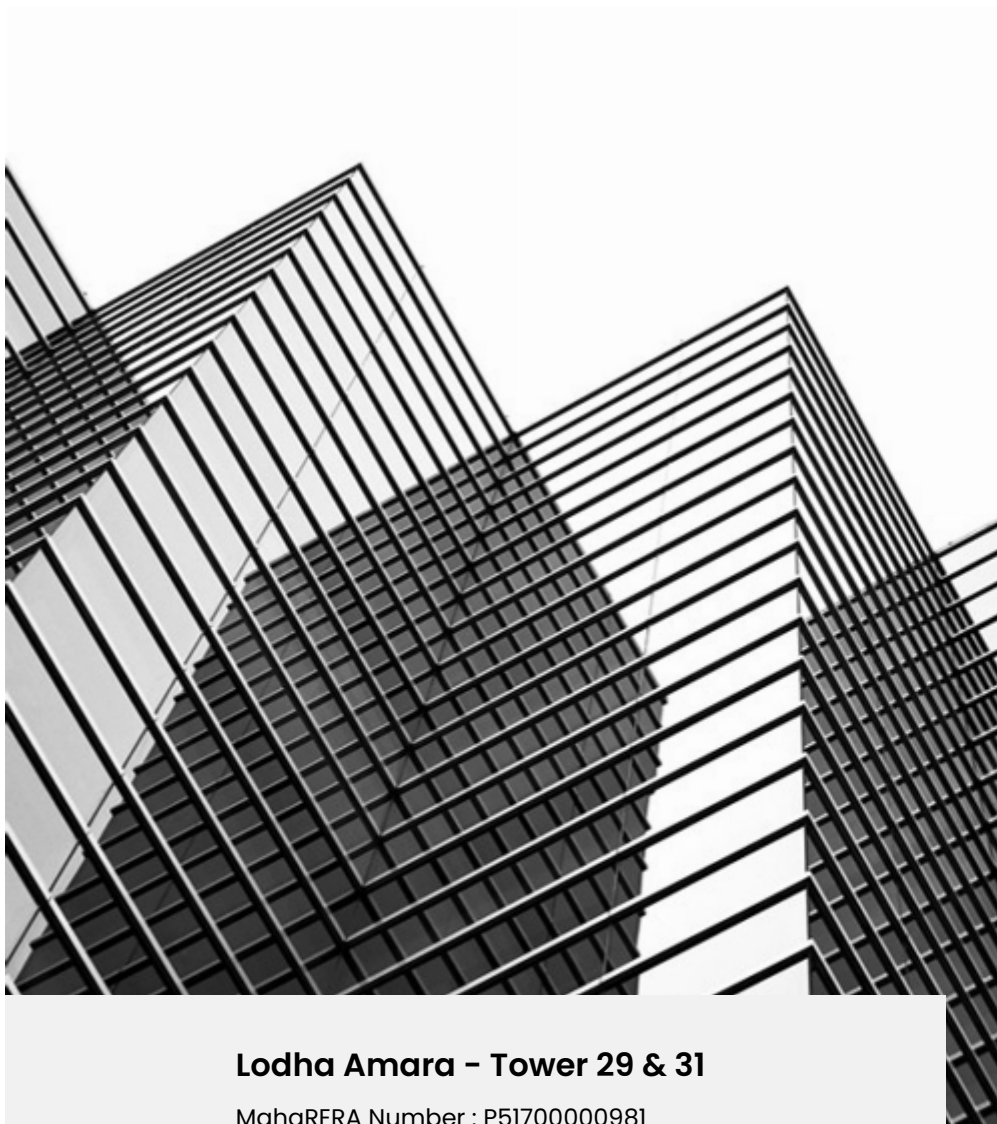


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PROP REPORT



Lodha Amara – Tower 29 & 31

MahaRERA Number : P51700000981



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.

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 a 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 |

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**
- Amara **200 Mtrs**
- 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

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| November 2021 | 2 | 1 |

LODHA AMARA - TOWER

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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 AMARA - TOWER
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PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-------------|-------------------|
| Completed on 30th July, 2022 | 2741.8 Sqmt | 1 BHK,2 BHK,3 BHK |

Project Amenities

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

LODHA AMARA – TOWER

29 & 31

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|-------------------|----------------|
| Tower 29 | 2 | 30 | 6 | 2 BHK,3 BHK | 180 |
| Tower 31 | 2 | 30 | 6 | 1 BHK,2 BHK,3 BHK | 180 |

First Habitable Floor

1st

Services & Safety

- **Security** : Society Office, Maintenance Staff, Security System / CCTV
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

LODHA AMARA - TOWER

29 & 31

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 439 - 609 sqft |
| 3 BHK | 1070 sqft |
| 1 BHK | 366 - 417 sqft |
| 2 BHK | 609 sqft |
| 3 BHK | 885 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 | Laminated flush doors, Double glazed glass windows |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | NA |

LODHA AMARA - TOWER

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COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|
|---------------|---------------|-----------------|-----------|

| | | | |
|-------|----|----|-----------------------------|
| 1 BHK | -- | -- | INR 6588000 to 7506000 |
| 2 BHK | -- | -- | INR 7902000 to 10962000 |
| 3 BHK | -- | -- | INR 15930000 to 19260000 |

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 |

| | |
|----------------------------|--|
| 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.

LODHA AMARA – TOWER

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ANNEXURE A

| Transaction Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| August 2022 | 640 | 26 | INR 9600000 | INR 15000 |
| June 2022 | 672 | 25 | INR 10000000 | INR 14880.95 |
| April 2022 | 671 | 30 | INR 10720840 | INR 15977.41 |
| April 2022 | 640 | 21 | INR 8900000 | INR 13906.25 |
| March 2022 | 1102 | 23 | INR 17500000 | INR 15880.22 |
| March 2022 | 672 | 12 | INR 7514520 | INR 11182.32 |
| March 2022 | 659 | 6 | INR 8600000 | INR 13050.08 |
| January 2022 | 671 | 17 | INR 10824775 | INR 16132.3 |

| | | | | |
|--------------------------|-----|----|--------------|--------------|
| January 2022 | 610 | 1 | INR 9300000 | INR 15245.9 |
| December 2021 | 609 | 16 | INR 9500000 | INR 15599.34 |
| October 2021 | 484 | 14 | INR 7100000 | INR 14669.42 |
| October 2021 | 659 | 1 | INR 9311000 | INR 14128.98 |
| August 2021 | 471 | 29 | INR 7411888 | INR 15736.49 |
| August 2021 | 640 | 25 | INR 9500000 | INR 14843.75 |
| June 2021 | 671 | 20 | INR 10346840 | INR 15420.03 |
| June 2021 | 671 | 29 | INR 10235840 | INR 15254.61 |
| March 2021 | 671 | 29 | INR 10399340 | INR 15498.27 |
| March 2021 | 671 | 0 | INR 10433513 | INR 15549.2 |
| March 2021 | 471 | 0 | INR 7605888 | INR 16148.38 |
| February 2021 | 672 | 0 | INR 10846520 | INR 16140.65 |

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 | 73 |
| Infrastructure | 84 |
| Local Environment | 100 |
| Land & Approvals | 62 |
| Project | 61 |
| People | 56 |

| | |
|------------------|---------------|
| Amenities | 76 |
| Building | 53 |
| Layout | 55 |
| Interiors | 63 |
| Pricing | 30 |
| Total | 65/100 |

LODHA AMARA - TOWER
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