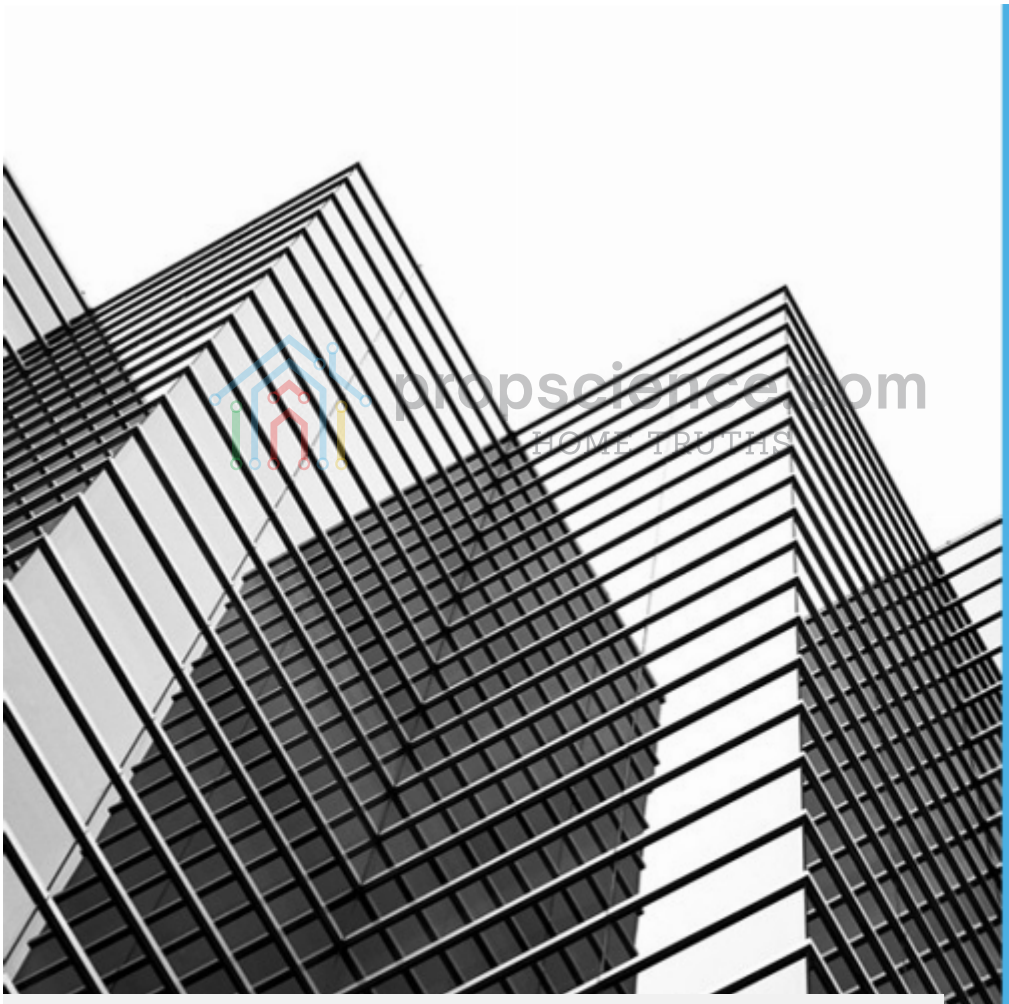
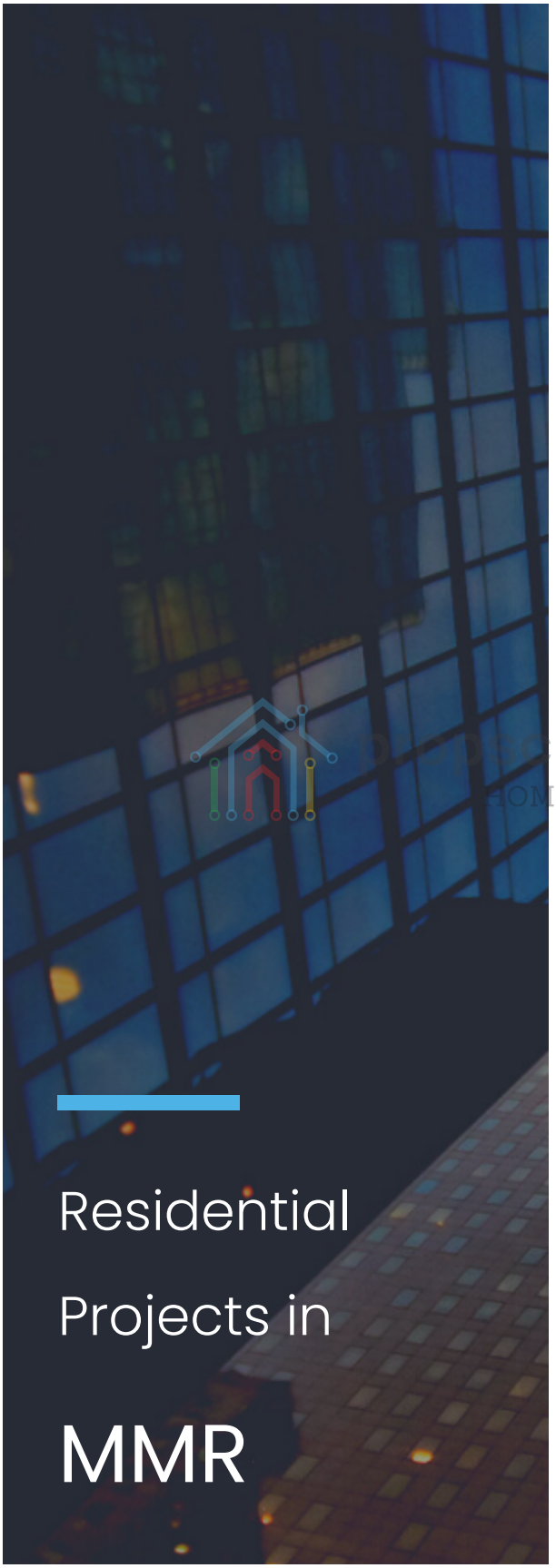
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PROP REPORT



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.

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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 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 29 & 31

LAND & APPROVALS

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

LODHA AMARA - TOWER 29 & 31

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

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LODHA AMARA - TOWER 29 & 31

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

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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

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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

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LODHA AMARA - TOWER 29 & 31

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

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

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 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 29 & 31

ANNEXURE A

Transection 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

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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

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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

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

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