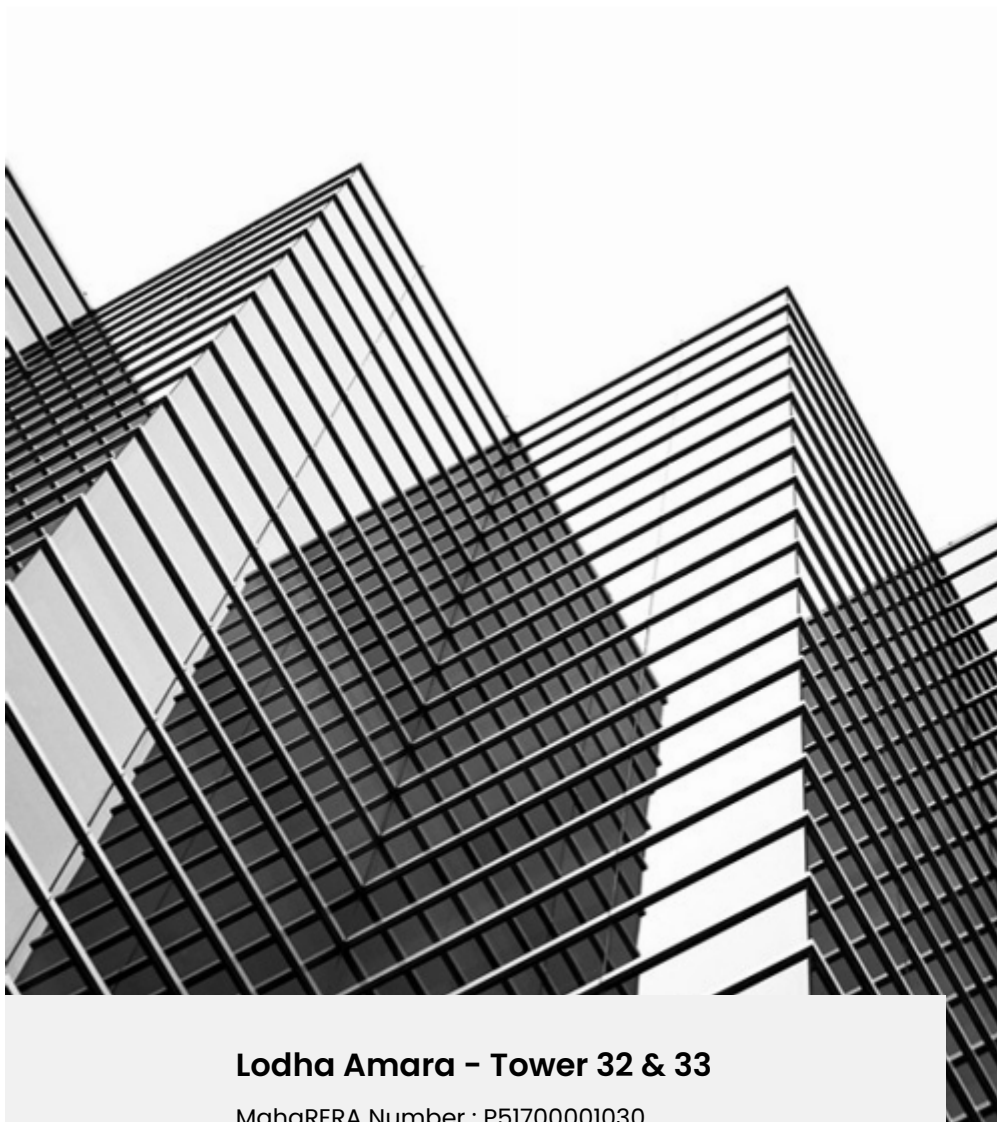


propscience.com

# PROP REPORT



**Lodha Amara - Tower 32 & 33**

MahaRERA Number : P51700001030



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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**

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LODHA AMARA - TOWER

32 & 33

## LAND & APPROVALS

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

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LODHA AMARA - TOWER

32 & 33

# 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  
32 & 33

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 28th August, 2022	2735.6 Sqmt	1 BHK,2 BHK

## Project Amenities

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

LODHA AMARA - TOWER

32 & 33

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 32-33	2	30	6	1 BHK,2 BHK	180

**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

32 & 33

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	366 - 417 sqft
2 BHK	609 sqft
<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities
<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles

<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

LODHA AMARA - TOWER

32 & 33

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6771000 to 7714500
2 BHK	--	--	INR 11266500

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



<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
1%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 500000	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Catalyst Trusteeship Limited,Central Bank of India,DHFL Bank,HDFC Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,Tata Capital

### Transaction History

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

LODHA AMARA - TOWER

32 & 33

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
April 2022	672	0	INR 9500000	INR 14136.9
March 2022	671	0	INR 11000000	INR 16393.44
November 2021	609	30	INR 9750000	INR 16009.85
October 2021	672	27	INR 9850000	INR 14657.74
October 2021	610	8	INR 10000000	INR 16393.44
October 2021	471	9	INR 7508888	INR 15942.44
October 2021	659	3	INR 8600000	INR 13050.08
September 2021	671	30	INR 10471840	INR 15606.32
September 2021	659	3	INR 8600000	INR 13050.08
September 2021	471	18	INR 7319301	INR 15539.92

<b>August 2021</b>	671	0	INR 10519040	INR 15676.66
<b>June 2021</b>	671	23	INR 9918513	INR 14781.69
<b>June 2021</b>	471	0	INR 7483988	INR 15889.57
<b>June 2021</b>	431	15	INR 7500000	INR 17401.39
<b>May 2021</b>	471	30	INR 7036889	INR 14940.32
<b>April 2021</b>	671	29	INR 10299519	INR 15349.51
<b>April 2021</b>	471	26	INR 7408888	INR 15730.12
<b>March 2021</b>	671	0	INR 10749069	INR 16019.48
<b>March 2021</b>	366	24	INR 5759912	INR 15737.46
<b>March 2021</b>	471	21	INR 7458888	INR 15836.28

LODHA AMARA - TOWER

32 & 33

## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	73
<b>Connectivity</b>	73
<b>Infrastructure</b>	84
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	62
<b>Project</b>	75
<b>People</b>	56
<b>Amenities</b>	76
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	63

<b>Pricing</b>	30
<b>Total</b>	<b>67/100</b>

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LODHA AMARA - TOWER

32 & 33

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