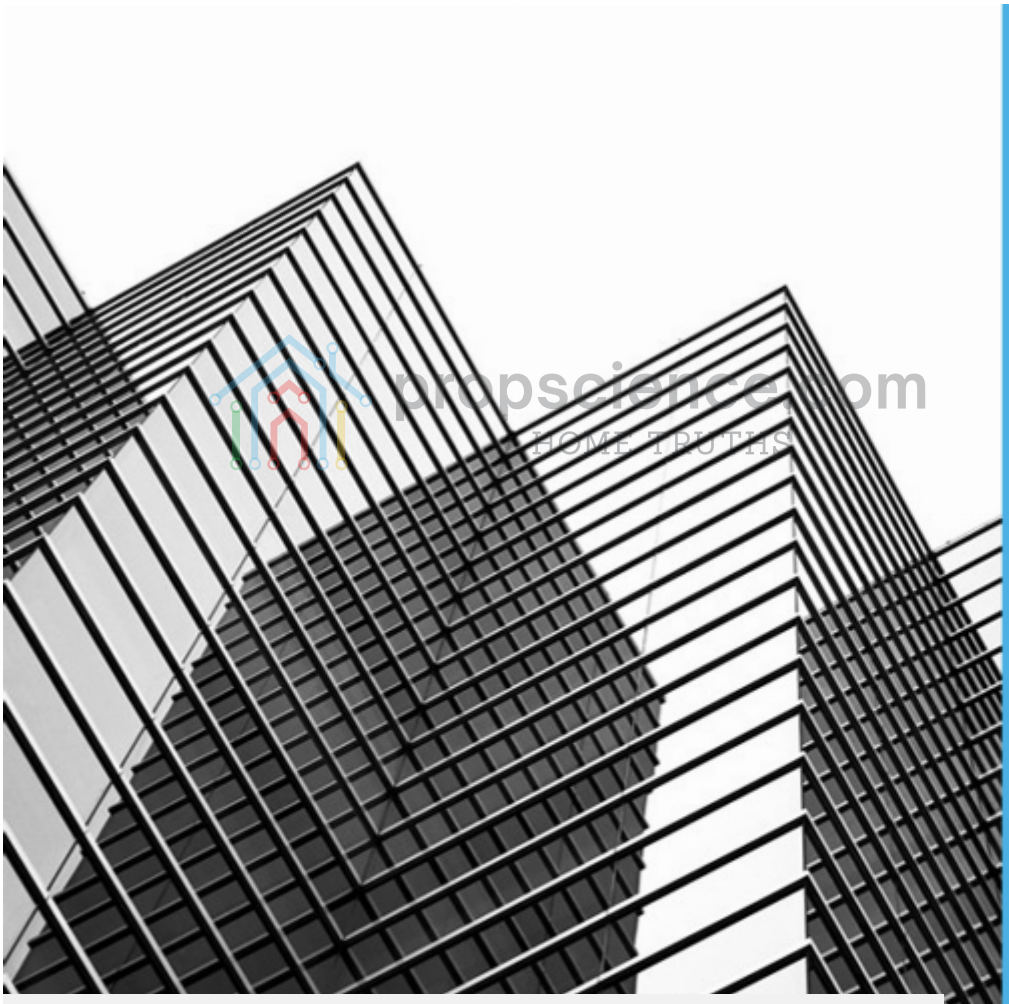
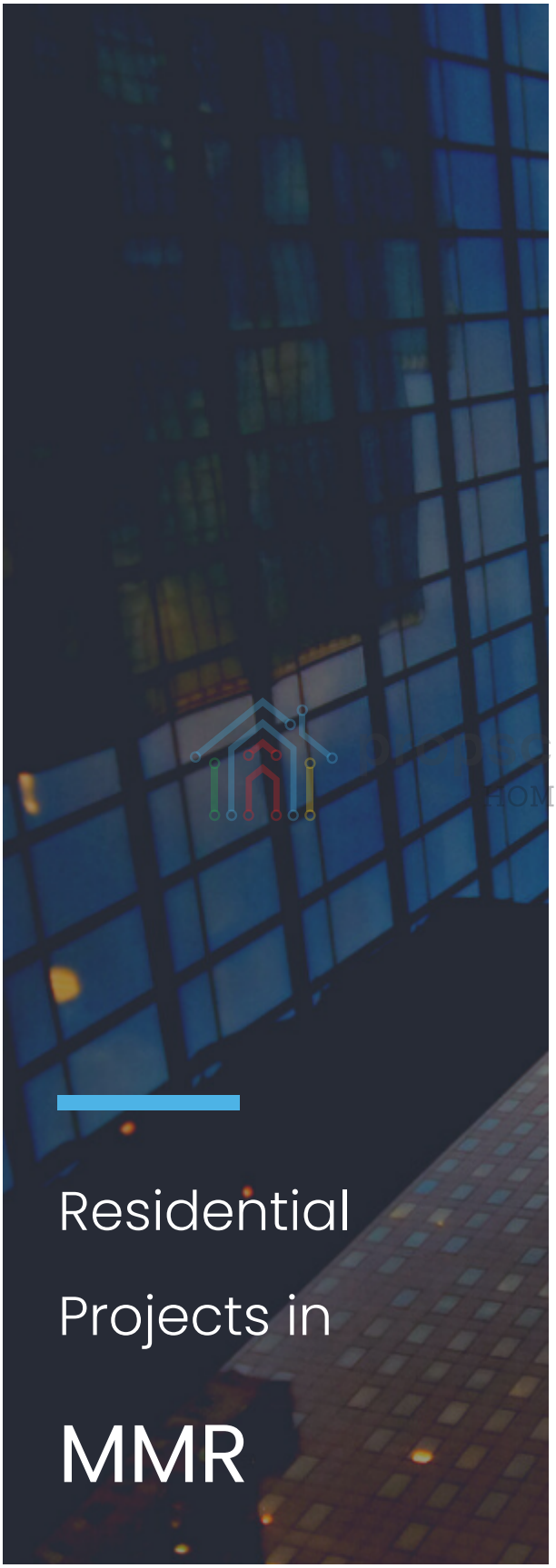
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PROP REPORT



Lodha Amara - Tower 36 & 37

MahaRERA Number : P51700013961



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 36 & 37

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	2	1

LODHA AMARA - TOWER 36 & 37

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 36 & 37

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2022	2348.42 Sqmt	1 BHK,2 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,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Visitor's Room,Clubhouse,Community Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

LODHA AMARA - TOWER 36 & 37

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 36-37	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 36 & 37

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	366 - 417 sqft
2 BHK	609 sqft

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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 36 & 37

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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.

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

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Transaction History

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

LODHA AMARA - TOWER 36 & 37

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.

November 2022	609	30	INR 10800000	INR 17733.99
November 2022	432	6	INR 7285000	INR 16863.43
November 2022	414	8	INR 6950000	INR 16787.44
October 2022	609	NA	INR 9400000	INR 15435.14
July 2022	609	3	INR 10610840	INR 17423.38
June 2022	471	24	INR 7500000	INR 15923.57
April 2022	672	6	INR 10000000	INR 14880.95
March 2022	610	19	INR 11000000	INR 18032.79
March 2022	365	19	INR 6047787	INR 16569.28
March 2022	472	30	INR 7697888	INR 16309.08
March 2022	659	23	INR 10351000	INR 15707.13
March 2022	474	20	INR 6900000	INR 14556.96
March 2022	472	17	INR 7629888	INR 16165.02

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March 2022	609	6	INR 11000000	INR 18062.4
February 2022	609	0	INR 11000910	INR 18063.89
February 2022	609	1	INR 11000910	INR 18063.89
February 2022	472	10	INR 7696888	INR 16306.97
January 2022	609	29	INR 10191840	INR 16735.37
January 2022	609	19	INR 10660840	INR 17505.48
January 2022	472	0	INR 7977888	INR 16902.31

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LODHA AMARA - TOWER 36 & 37

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	71
People	56
Amenities	76
Building	55
Layout	53
Interiors	63
Pricing	30

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Total	**66/100**

LODHA AMARA - TOWER 36 & 37

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