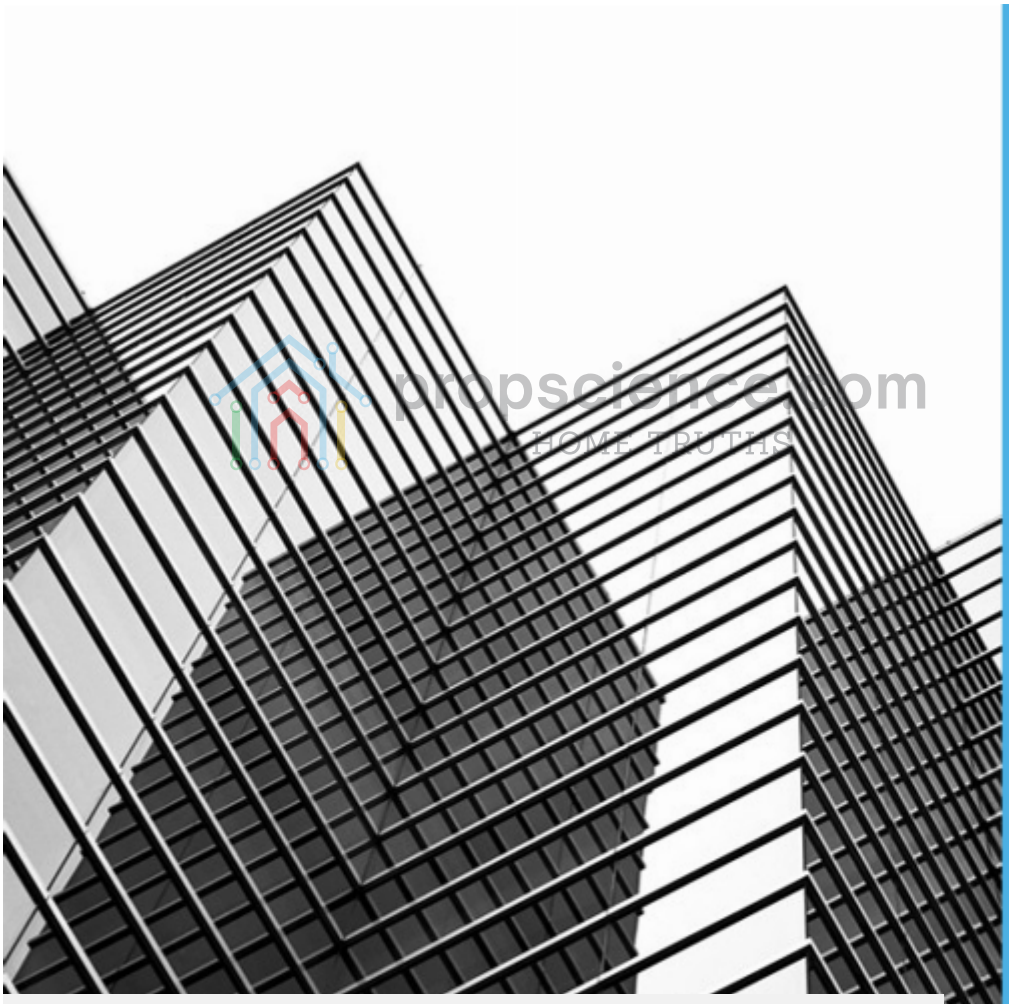
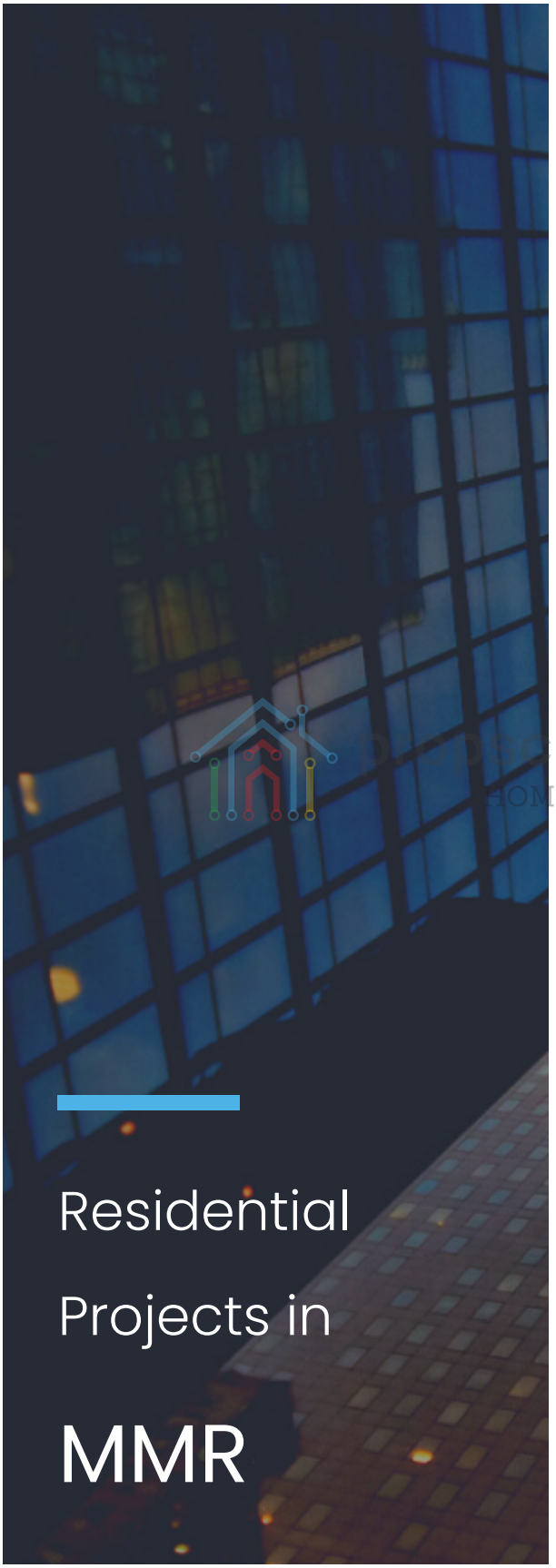
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PROP REPORT



Lodha Amara -Tower 20 & 21

MahaRERA Number : P51700016961



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 20 & 21

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
August 2022	2	3

LODHA AMARA -TOWER 20 & 21

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 20 & 21

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2023	2588.00 Sqmt	2 BHK

Project Amenities

Sports	Badminton 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,Sit-out Area
Business & Hospitality	Banquet Hall,Visitor's Room,Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars,STP Plant

LODHA AMARA -TOWER 20 & 21

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 20 - 21	2	30	6	2 BHK	180

First Habitable Floor	1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders,Fireman's Lift,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Auto Rescue Device (ARD)

LODHA AMARA -TOWER 20 & 21

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	439 - 621 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 20 & 21

COMMERCIALS

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HOME FRIENDS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 7902000 to 11178000

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.

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LODHA AMARA - TOWER 20 & 21

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	585	22	INR 9219197	INR 15759.31
November 2022	483	8	INR 7578884	INR 15691.27

November 2022	585	6	INR 9146197	INR 15634.52
November 2022	671	29	INR 10703360	INR 15951.36
October 2022	671	15	INR 10796910	INR 16090.77
October 2022	483	19	INR 7905384	INR 16367.25
October 2022	585	4	INR 9200197	INR 15726.83
September 2022	585	23	INR 8929197	INR 15263.58
September 2022	584	1	INR 9754197	INR 16702.39
September 2022	673	9	INR 10525000	INR 15638.93
September 2022	672	1	INR 10800810	INR 16072.63
September 2022	671	1	INR 10563810	INR 15743.38

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September 2022	585	5	INR 9116197	INR 15583.24
September 2022	584	10	INR 9554197	INR 16359.93
August 2022	671	18	INR 10563810	INR 15743.38
August 2022	585	16	INR 9504197	INR 16246.49
August 2022	672	19	INR 10894810	INR 16212.51
August 2022	672	4	INR 10987210	INR 16350.01
August 2022	673	22	INR 10700000	INR 15898.96
July 2022	584	2	INR 8966197	INR 15353.08

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LODHA AMARA -TOWER 20 & 21

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	92
Building	69
Layout	53
Interiors	63
Pricing	30
Total	**69/100**

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