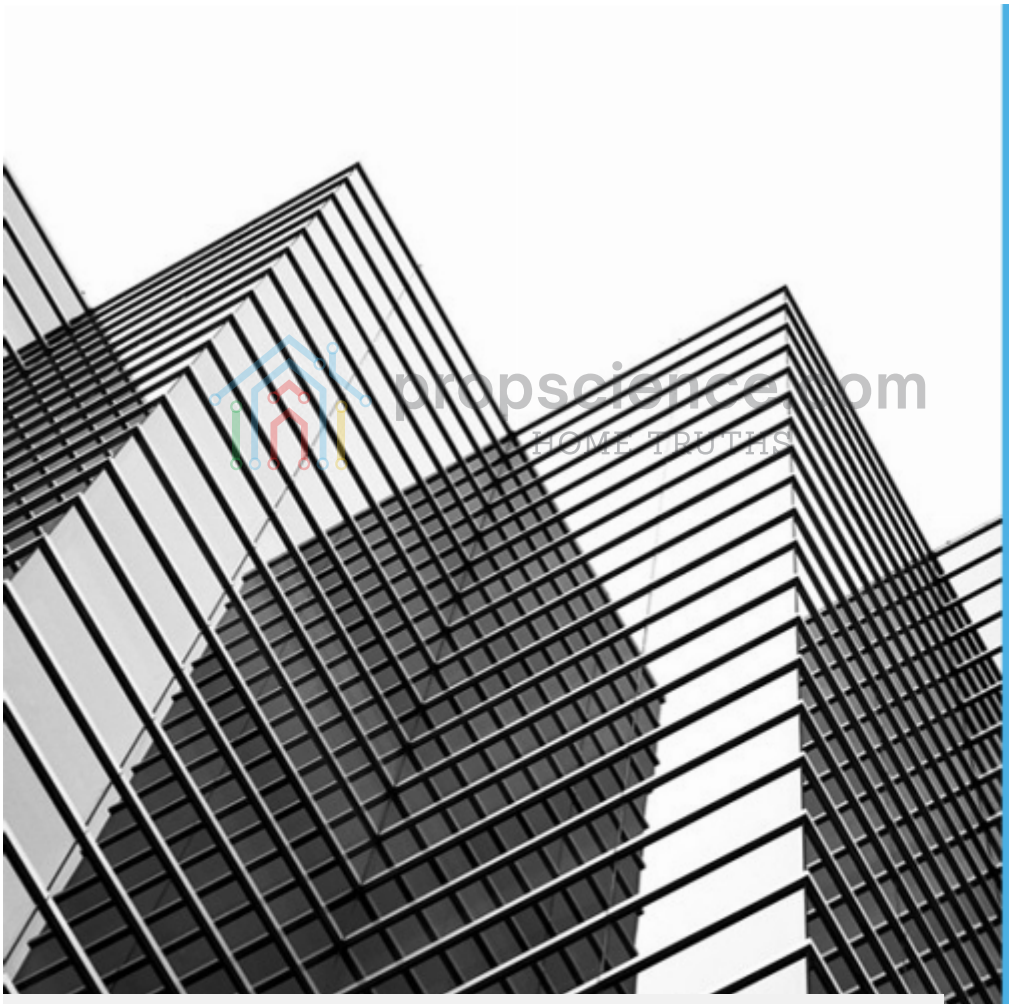
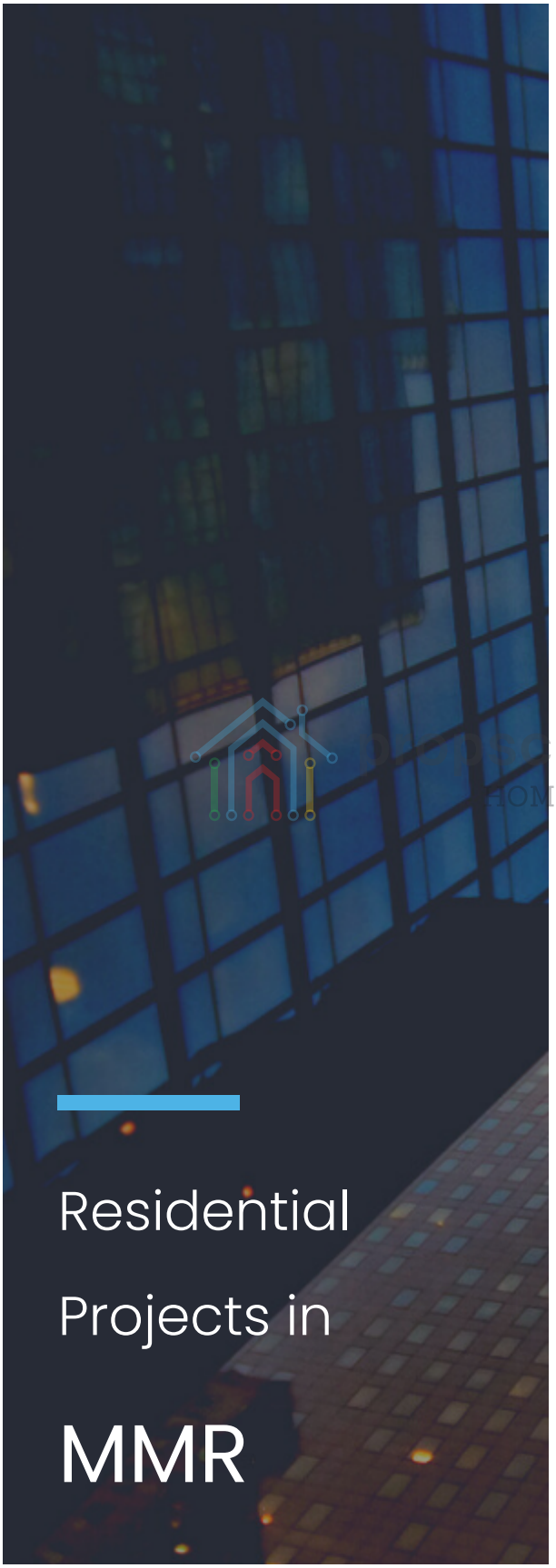
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PROP REPORT



Lodha Amara - Tower 45

MahaRERA Number : P51700018593



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**
- DMart Kolshet, Kolshet Rd **1.9 Km**

LODHA AMARA - TOWER 45

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 45

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 45

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2024	2135 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,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,Deck Area
Business & Hospitality	Banquet Hall,Visitor's Room,Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens

LODHA AMARA - TOWER 45

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing 45	2	30	6	1 BHK,2 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 45

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	366 - 457 sqft
2 BHK	609 - 610 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 45

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 6405000 to 7997500
2 BHK	--	--	INR 10657500 to 10675000

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	Construction 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 45

ANNEXURE A

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

November 2022	471	10	INR 7408400	INR 15729.09
November 2022	471	25	INR 7408400	INR 15729.09
October 2022	670	30	INR 10503572	INR 15676.97
October 2022	471	1	INR 7408400	INR 15729.09
October 2022	471	16	INR 7431680	INR 15778.51
September 2022	471	21	INR 7362050	INR 15630.68
September 2022	365	24	INR 6182695	INR 16938.89
September 2022	670	8	INR 10744132	INR 16036.02
September 2022	670	1	INR 10617062	INR 15846.36
September 2022	471	28	INR 7537410	INR 16002.99

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September 2022	471	3	INR 7269421	INR 15434.01
August 2022	670	9	INR 10828522	INR 16161.97
August 2022	471	26	INR 7743050	INR 16439.6
August 2022	471	2	INR 7501520	INR 15926.79
August 2022	471	23	INR 7549050	INR 16027.71
August 2022	471	1	INR 6782861	INR 14400.98
August 2022	471	26	INR 7549050	INR 16027.71
August 2022	471	2	INR 7355050	INR 15615.82
July 2022	471	30	INR 7459810	INR 15838.24
July 2022	471	21	INR 7408400	INR 15729.09

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LODHA AMARA - TOWER 45

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	56
Project	71
People	56
Amenities	76
Building	53
Layout	53
Interiors	63

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Pricing	40
Total	**66/100**

LODHA AMARA - TOWER 45

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