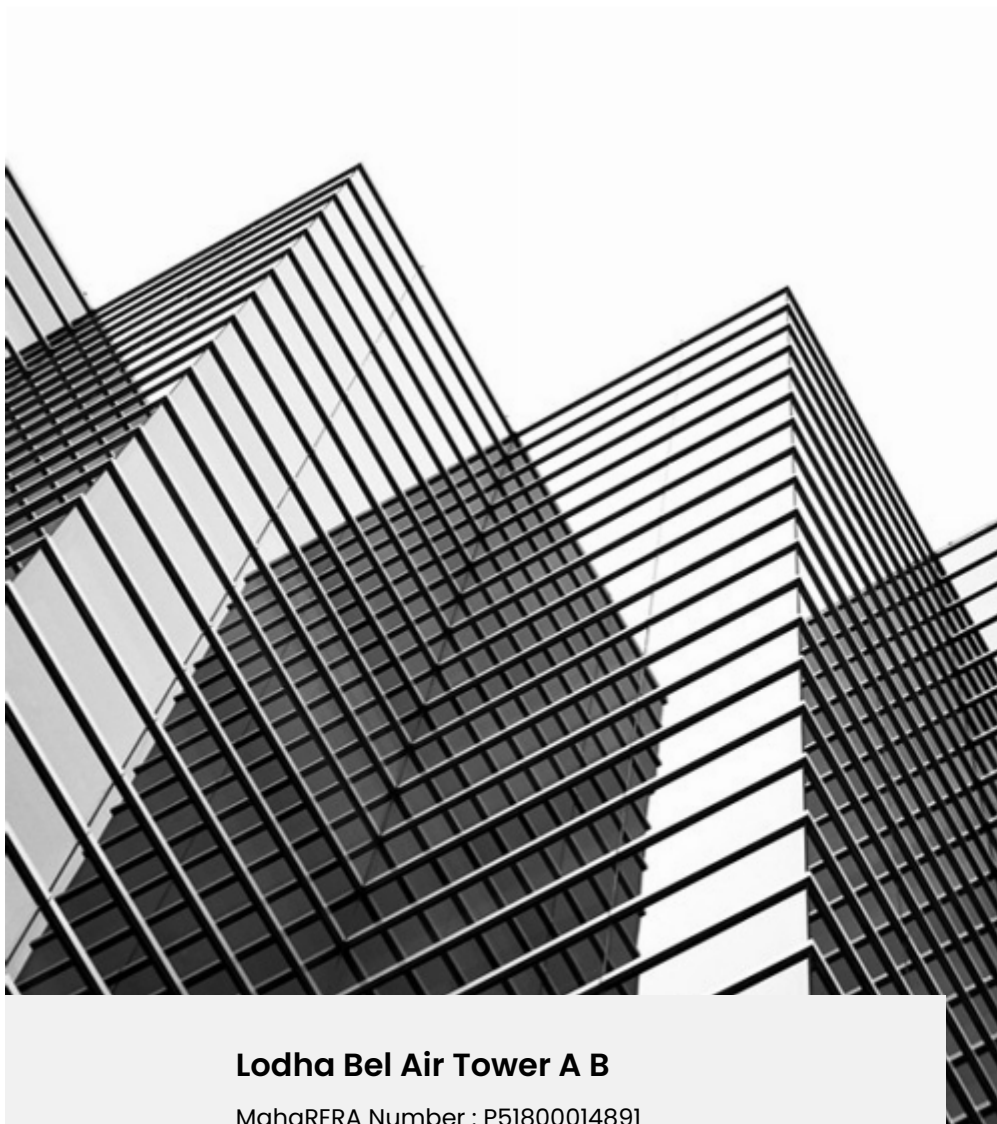


propscience.com

PROP REPORT



Lodha Bel Air Tower A B

MahaRERA Number : P51800014891



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.

LOCATION

The project is in Jogeshwari (West). Jogeshwari is a suburb located in the western part of Mumbai. It is notable for its caves – 'Jogeshwari Caves'. The Jogeshwari – Vikhroli Link Road connects Jogeshwari a western suburb of Mumbai with Vikhroli an eastern suburb. Jogeshwari West is a prominent locality in the western part of the Mumbai comprising of residential as well as commercial developments. It is a growing area driven by proximity to various business parks, IT parks, and industrial areas

Post Office	Police Station	Municipal Ward
Jogeshwari West	NA	Ward K West

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 110 Moderate AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **7.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Jogeshwari Bus Station, SV Rd, Saraswati Baug, Jogeshwari West, Mumbai, Maharashtra 400102 **650 Mtrs**
- Azad Nagar Metro Station **3.5 Km**
- Jogeshwari Railway Station **1 Km**
- S.V Road **100 Mtrs**
- City Hospital **650 Mtrs**
- Millat High School **500 Mtrs**
- Infiniti Mall **2.6 Km**
- Citi Mall, 4, Oshiwara Link Rd, Phase D, Shastri Nagar, Andheri West, **2.60 Km**

LODHA BEL AIR TOWER A B

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	NA	1

LODHA BEL AIR TOWER A B

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 BEL AIR TOWER A B

PROJECT & AMENITIES

Time Line	Size	Typography
2022 Ready to move	5.45 Acre	1 BHK,2 BHK,3 BHK,4.5 BHK

Project Amenities

Sports	Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Barbeque Pit,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens

LODHA BEL AIR TOWER A B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	3	21	5	1 BHK,2 BHK,3 BHK,4.5 BHK	105
Tower B	3	21	5	1 BHK,2 BHK,3 BHK,4.5 BHK	105

First Habitable Floor

1 st floor

Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

LODHA BEL AIR TOWER A B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	352 sqft
2 BHK	655 - 781 sqft
3 BHK	1137 - 1201 sqft
4.5 BHK	1480 sqft
1 BHK	352 sqft
2 BHK	655 - 781 sqft
3 BHK	1137 - 1201 sqft

4.5 BHK

1480 sqft

Floor To Ceiling Height

Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA
White Goods	NA

LODHA BEL AIR TOWER A B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
---------------	---------------	-----------------	-----------

1 BHK	INR 32670.45	--	INR 11500000
2 BHK	INR 31521.74	--	INR 21100000 to 24700000
3 BHK	INR 30430.96	--	INR 34600000 to 36600000
4.5 BHK	INR 31081.08	--	INR 46000000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Kotak Bank

Transaction History

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

LODHA BEL AIR TOWER A B

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	55
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	58
Project	65

People	56
Amenities	76
Building	63
Layout	66
Interiors	73
Pricing	30
Total	67/100

LODHA BEL AIR TOWER A B

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the

content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.