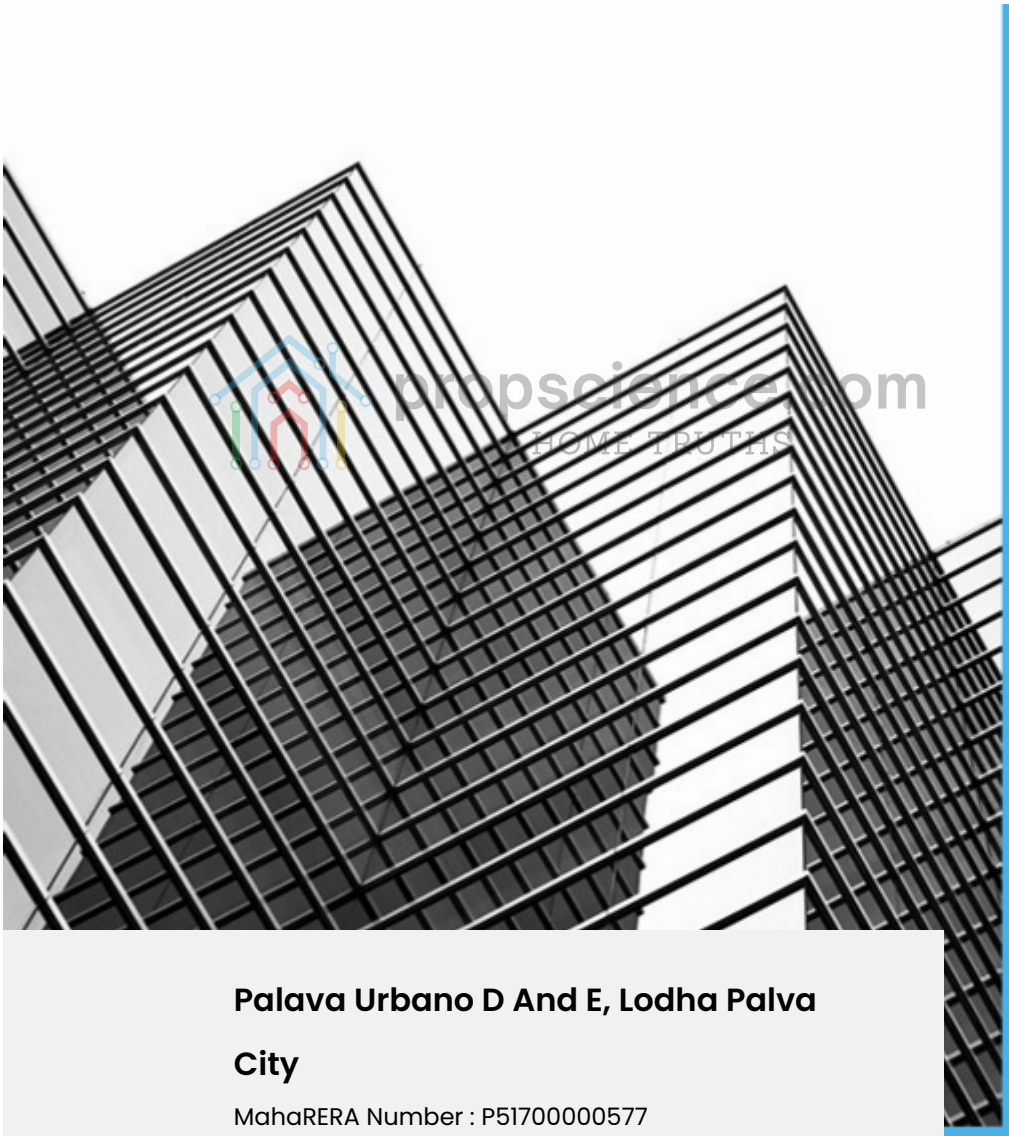
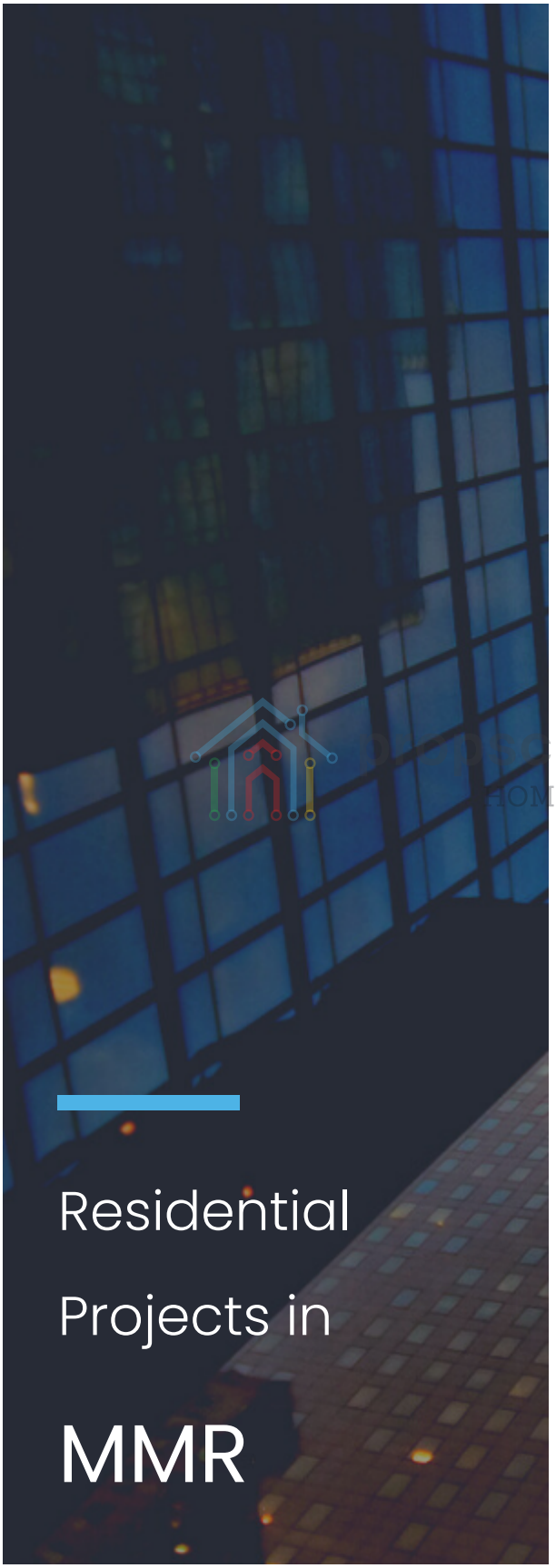
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PROP REPORT



Palava Urbano D And E, Lodha Palva City

MahaRERA Number : P51700000577



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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Nilje	NA	Ward E

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.1 Km**
- Pagdya Pada bus Stop **1.1 Km**
- Dombivli East Flyover Bridge **9.9 Km**
- Khoni - Taloja Rd **650 Mtrs**
- MGM hospital dombivli **5.6 Km**
- Lodha World School **1.1 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar **7.8 Km**

PALAVA URBANO D AND E,
LODHA PALVA CITY

LAND & APPROVALS

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Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold land. In August 2014 Maharashtra Government gave clearance for the development of the township on the particular land. The initial landowners were Mahavir Build Estate Pvt. Ltd. and Microtec Construction Pvt. Ltd. Both the owners amalgamated with Palava Dwellers Pvt. Ltd. in Feb 2015 and May 2017 respectively and Palava Dwellers Pvt. Ltd. had full ownership of the land. The Environmental Department gave clearance for development in December 2015.

Encumbrances

The land upon which the project has been constructed is mortgaged to HDFC Bank.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints

October 2021	1	1

PALAVA URBANO D AND E, LODHA PALVA CITY

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).

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

PALAVA URBANO D AND E, LODHA PALVA CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2021	2145 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Reflexology Park
Business & Hospitality	Banquet Hall,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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PALAVA URBANO D AND E, LODHA PALVA CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
URBANO D	2	17	6	1 BHK,2 BHK,3 BHK	102
URBANO E	2	17	6	1 BHK,2 BHK,3 BHK	102

First Habitable Floor	First Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Key Card Entry,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift

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PALAVA URBANO D AND E, LODHA PALVA CITY

FLAT INTERIORS

Configuration	RERA Carpet Range

1 BHK	398.12 - 507.66 sqft
2 BHK	539.51 - 568.34 sqft
3 BHK	641.72 sqft
1 BHK	398.12 - 507.66 sqft
2 BHK	539.51 - 568.34 sqft
3 BHK	641.73 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA

PALAVA URBANO D AND E, LODHA PALVA CITY

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9318.17	INR 3709750	INR 3905000 to 4980000
2 BHK	INR 9310.45	INR 5031200	INR 5296000 to 5580000
3 BHK	INR 9326.35	INR 5985000	INR 6300000

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HOME LOANS

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	HDFC Bank

Transaction History

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

PALAVA URBANO D AND E, LODHA PALVA CITY

PROJECT PROPSCORE

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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	38
Connectivity	65

Infrastructure	44
Local Environment	100
Land & Approvals	64
Project	58
People	56
Amenities	92
Building	78
Layout	53
Interiors	55
Pricing	30
Total	**61/100**

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PALAVA URBANO D AND E, LODHA PALVA CITY

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