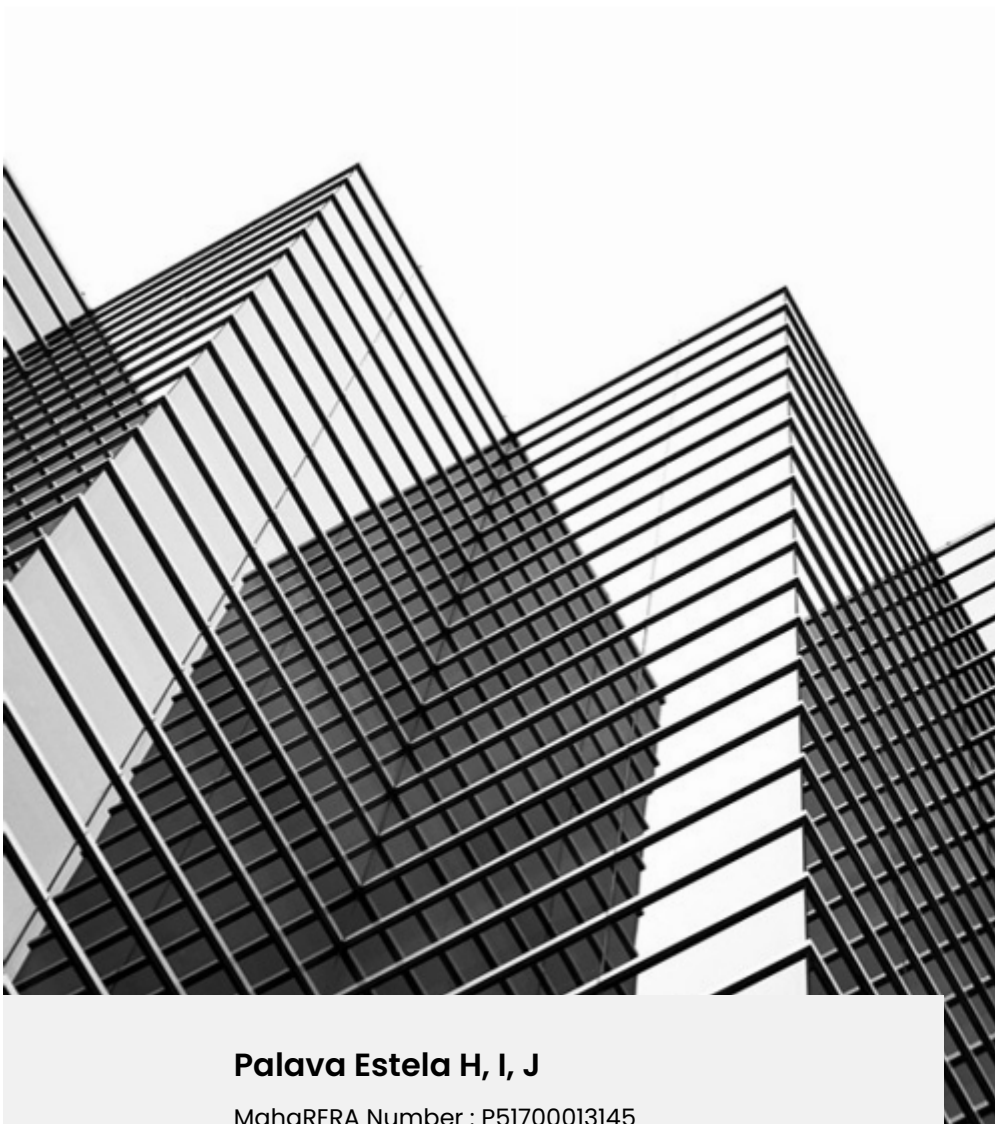


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# PROP REPORT



**Palava Estela H, I, J**

MahaRERA Number : P51700013145



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 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.

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**
- Dombivali Railway Station / Ram Nagar, Ramnagar **9.9 Km**
- Khoni - Taloja Road **600 Mtrs**
- MGM Hospital **5.6 Mtrs**
- Lodha World school **1.1 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar, Lodha Xperia mall **7.9 Km**

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## LAND & APPROVALS

### 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
September 2022	NA	1

## 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

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	2475 Sqmt	1 BHK,2 BHK,3 BHK

### Project Amenities

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

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
ESTELA H	2	19	6	1 BHK,2 BHK,3 BHK	114
ESTELA I	2	19	4	1 BHK,2 BHK,3 BHK	76

ESTELA J	2	19	6	1 BHK,2 BHK,3 BHK	114
First Habitable Floor			Ground 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,Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	398.12 – 507.66 sqft
2 BHK	539.51 – 568.34 sqft
3 BHK	641.73 sqft
1 BHK	423.94 sqft

2 BHK	526.81 – 592.88 sqft
3 BHK	641.94 – 642.59 sqft
1 BHK	398.12 – 507.66 sqft
2 BHK	539.51 – 568.34 sqft
3 BHK	641.73 sqft

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

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



# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9325.11	INR 3712600	INR 3908000 to 4984000
2 BHK	INR 9325.49	INR 4913400	INR 5172000 to 5820000
3 BHK	INR 9325.7	INR 5985000	INR 6300000 to 6308000

**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

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

### Transaction History

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

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## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	65
<b>Infrastructure</b>	58
<b>Local Environment</b>	100

<b>Land &amp; Approvals</b>	58
<b>Project</b>	61
<b>People</b>	56
<b>Amenities</b>	92
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>61/100</b>

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