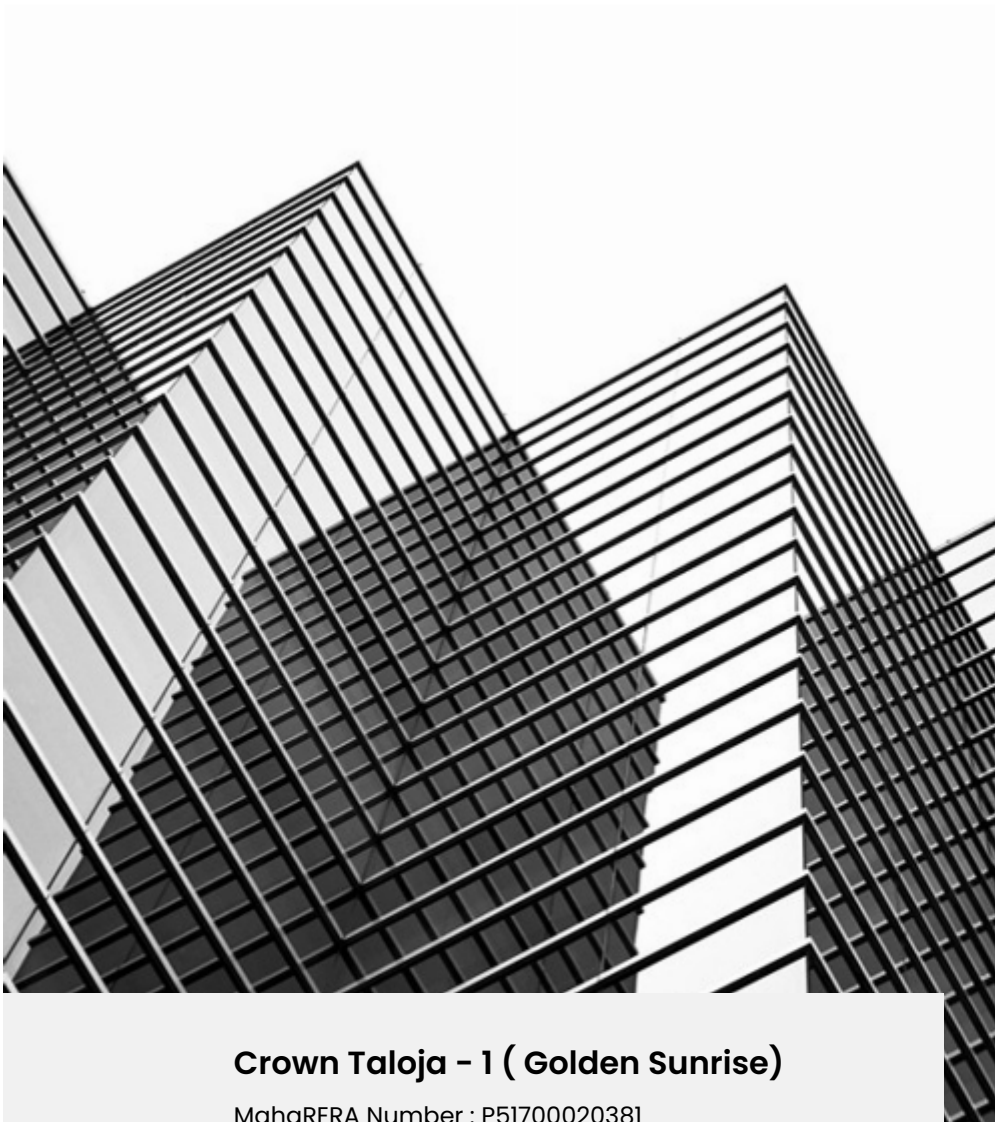


propscience.com

# PROP REPORT



**Crown Talaja - 1 ( Golden Sunrise)**

MahaRERA Number : P51700020381



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 99 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.2 Km**
- Pagdya Pada, **450 Mtrs**
- Dombivali Railway Station **8.7 Km**
- Kumbharli Phata **2.4 Km**
- AIMS Medical Centre **5.4 Km**
- Lodha World School, **2.5 Km**
- LODHA Xperia Mall, **6.7 Km**
- Big Bazaar **6.8 Km**

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CROWN TALOJA - 1 (  
GOLDEN SUNRISE)

## LAND & APPROVALS

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

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# 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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# PROJECT & AMENITIES

| Time Line                     | Size         | Typography |
|-------------------------------|--------------|------------|
| Completed on 31st March, 2022 | 7683.20 Sqmt | 1 BHK      |

## Project Amenities

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| <b>Sports</b>                     | Kids Play Area                      |
| <b>Leisure</b>                    | Temple                              |
| <b>Business &amp; Hospitality</b> | Conference / Meeting Room,Clubhouse |
| <b>Eco Friendly Features</b>      | NA                                  |

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## BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Jasmine A  | 2               | 12           | 10              | 1 BHK          | 120            |
| Jasmine B  | 2               | 12           | 11              | 1 BHK          | 132            |
| Jasmine C  | 2               | 12           | 11              | 1 BHK          | 132            |
| Jasmine G  | 2               | 12           | 14              | 1 BHK          | 168            |
| Jasmine H  | 2               | 12           | 15              | 1 BHK          | 180            |

|                       |   |    |    |       |     |
|-----------------------|---|----|----|-------|-----|
| Jasmine I             | 2 | 12 | 13 | 1 BHK | 156 |
| First Habitable Floor |   |    |    |       | 1st |

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff,MyGate / Security Apps,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,Stretcher Lift

CROWN TALOJA - 1 (GOLDEN SUNRISE)

## FLAT INTERIORS

| Configuration | RERA Carpet Range    |
|---------------|----------------------|
| 1 BHK         | 304.94 - 379.83 sqft |
| 1 BHK         | 304.94 - 379.83 sqft |
| 1 BHK         | 304.94 - 379.83 sqft |
| 1 BHK         | 296.87 - 379.83 sqft |

|       |                      |
|-------|----------------------|
| 1 BHK | 296.87 - 379.83 sqft |
| 1 BHK | 296.87 - 379.83 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,Anodized Aluminum / UPVC Window Frames,Laminated flush doors  |
| <b>HVAC Service</b>                     | Split / Box A/C Provision   |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | Air Conditioners  |

CROWN TALOJA - 1 (GOLDEN SUNRISE)

# COMMERCIALS





| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 11110.38  | INR 3299000     | INR 3463950 to 4431945 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 5%         | 4%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | INR 0         |

|                            |   |
|----------------------------|---|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <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.

CROWN TALOJA - 1 (  
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# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| December 2022    | 334         | 12    | INR 1233739 | INR 3693.83     |
| December 2022    | 334         | 9     | INR 1208739 | INR 3618.98     |
| December 2022    | 334         | 10    | INR 1158739 | INR 3469.28     |
| December 2022    | 334         | 10    | INR 1258739 | INR 3768.68     |
| December 2022    | 334         | 1     | INR 1208739 | INR 3618.98     |
| December 2022    | 305         | 7     | INR 1006255 | INR 3299.2      |
| December 2022    | 305         | 4     | INR 1006255 | INR 3299.2      |
| December 2022    | 305         | 2     | INR 1031255 | INR 3381.16     |

|                          |     |    |             |             |
|--------------------------|-----|----|-------------|-------------|
| <b>December<br/>2022</b> | 296 | 5  | INR 1109704 | INR 3749    |
| <b>December<br/>2022</b> | 334 | 12 | INR 1208739 | INR 3618.98 |
| <b>December<br/>2022</b> | 296 | 4  | INR 1184704 | INR 4002.38 |
| <b>December<br/>2022</b> | 305 | 8  | INR 1031255 | INR 3381.16 |
| <b>December<br/>2022</b> | 334 | 4  | INR 1233739 | INR 3693.83 |
| <b>December<br/>2022</b> | 305 | 10 | INR 981255  | INR 3217.23 |
| <b>December<br/>2022</b> | 379 | 0  | INR 1202569 | INR 3173.01 |
| <b>December<br/>2022</b> | 305 | 9  | INR 1056255 | INR 3463.13 |
| <b>December<br/>2022</b> | 334 | 1  | INR 1233739 | INR 3693.83 |
| <b>December<br/>2022</b> | 296 | 5  | INR 1134704 | INR 3833.46 |

|                          |     |   |             |             |
|--------------------------|-----|---|-------------|-------------|
| <b>December<br/>2022</b> | 379 | 0 | INR 1202569 | INR 3173.01 |
| <b>December<br/>2022</b> | 305 | 9 | INR 1006255 | INR 3299.2  |

CROWN TALOJA - 1 (  
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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>    | 44           |
| <b>Local Environment</b> | 100          |

|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 77            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 44            |
| <b>Building</b>             | 78            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 55            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>58/100</b> |

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CROWN TALOJA - 1 (  
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