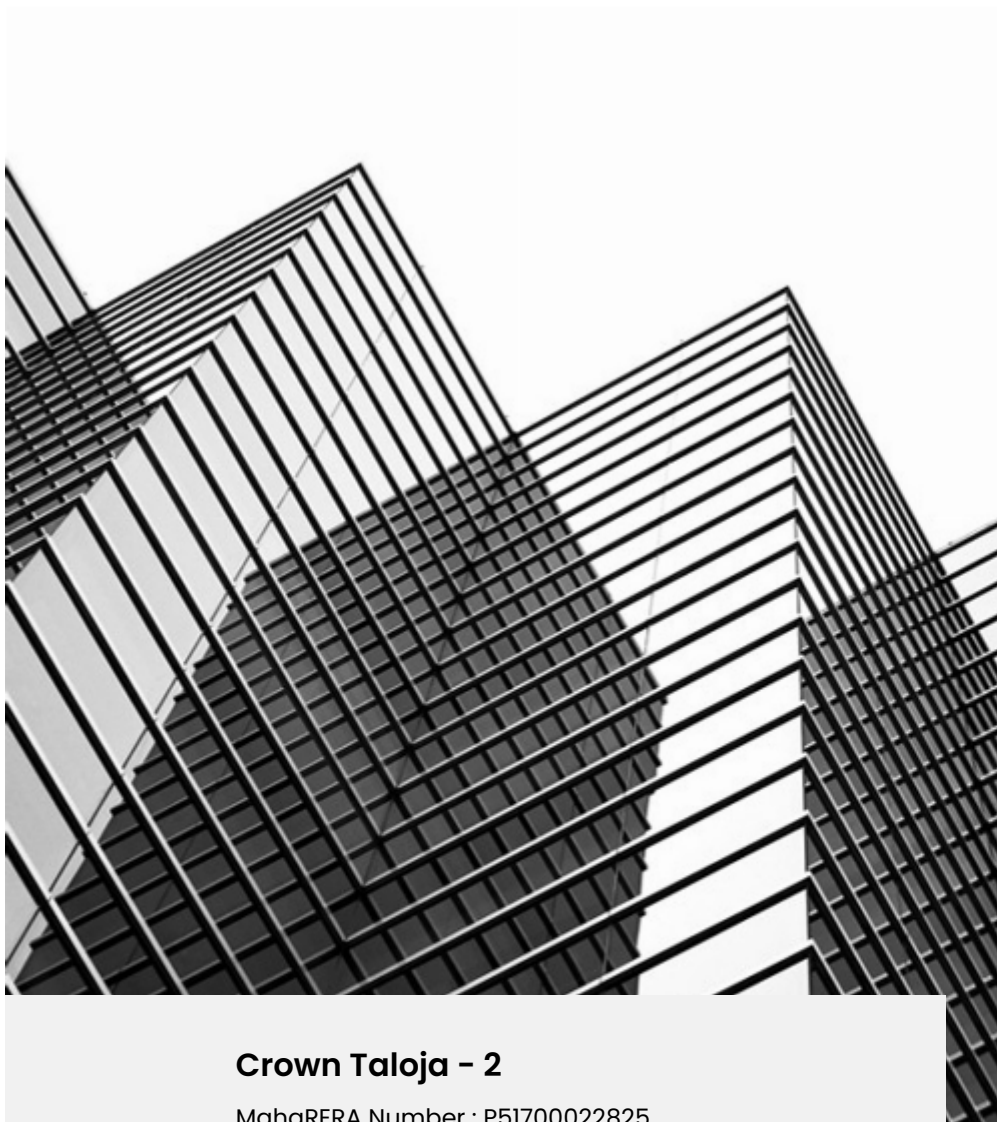


propscience.com

# PROP REPORT



**Crown Taloja - 2**

MahaRERA Number : P51700022825



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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Pagdya Pada, **450 Mtrs**
- Dombivali Railway Station **8.5 Km**
- Khoni - Talaja Rd **2.1 Km**
- Kasturi Hospital **4.8 Km**
- Ideal College **5.3 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar **6.6 Km**

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CROWN TALOJA - 2

## LAND & APPROVALS

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

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CROWN TALOJA - 2

# 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 July, 2023 | 2728 Sqmt | 1 BHK,2 BHK |

## Project Amenities

|                                   |                |
|-----------------------------------|----------------|
| <b>Sports</b>                     | Kids Play Area |
| <b>Leisure</b>                    | Temple         |
| <b>Business &amp; Hospitality</b> | Clubhouse      |
| <b>Eco Friendly Features</b>      | Green Zone     |

## CROWN TALOJA - 2

# BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Violet E   | 2               | 12           | 11              | 1 BHK,2 BHK    | 132            |
| Violet F   | 2               | 12           | 11              | 1 BHK,2 BHK    | 132            |
| Violet J   | 2               | 12           | 11              | 1 BHK,2 BHK    | 132            |

**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 nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

## CROWN TALOJA - 2

### FLAT INTERIORS

| Configuration                  | RERA Carpet Range     |
|--------------------------------|-----------------------|
| 1 BHK                          | 290.84 - 315.91 sqft  |
| 2 BHK                          | 396.83 - 469.78 sqft  |
| 1 BHK                          | 315.91 sqft           |
| 2 BHK                          | 396.83 - 469.78 sqft  |
| 1 BHK                          | 315.91 - 321.83 sqft  |
| 2 BHK                          | 396.83 - 469.78 sqft  |
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet |

**Views Available**

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>                      | NA  |

CROWN TALOJA - 2

## COMMERCIALS

| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b>       |
|----------------------|----------------------|------------------------|------------------------|
| 1 BHK                | INR 9762.27          | INR 2840000            | INR 2982000 to 3299100 |



|       |             |             |                           |
|-------|-------------|-------------|---------------------------|
| 2 BHK | INR 9762.37 | INR 3874000 | INR 4067700 to<br>4816350 |
|-------|-------------|-------------|---------------------------|

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 4%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| 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.

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## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| November 2022    | 434         | 9     | INR 3640148 | INR 8387.44     |
| November 2022    | 434         | 5     | INR 4036188 | INR 9299.97     |
| November 2022    | 434         | 2     | INR 3986683 | INR 9185.91     |
| October 2022     | 434         | 8     | INR 3590643 | INR 8273.37     |
| October 2022     | 434         | 9     | INR 3504141 | INR 8074.06     |
| September 2022   | 470         | 7     | INR 4221781 | INR 8982.51     |
| July 2022        | 470         | 12    | INR 3839255 | INR 8168.63     |
| June 2022        | 434         | 11    | INR 3625297 | INR 8353.22     |
| June 2022        | 434         | 7     | INR 3504141 | INR 8074.06     |
| June 2022        | 470         | 5     | INR 3888760 | INR 8273.96     |
| June 2022        | 470         | 11    | INR 3740244 | INR 7957.97     |

|            |     |    |             |             |
|------------|-----|----|-------------|-------------|
| May 2022   | 470 | 1  | INR 3839255 | INR 8168.63 |
| May 2022   | 470 | 12 | INR 3839255 | INR 8168.63 |
| May 2022   | 434 | 2  | INR 3454637 | INR 7959.99 |
| May 2022   | 470 | 10 | INR 3888759 | INR 8273.96 |
| May 2022   | 434 | 10 | INR 3603151 | INR 8302.19 |
| May 2022   | 470 | 6  | INR 3839427 | INR 8168.99 |
| May 2022   | 470 | 11 | INR 3839254 | INR 8168.63 |
| April 2022 | 434 | 10 | INR 3603528 | INR 8303.06 |
| April 2022 | 434 | 3  | INR 3553647 | INR 8188.13 |

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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>       | 36            |
| <b>Local Environment</b>    | 90            |
| <b>Land &amp; Approvals</b> | 58            |
| <b>Project</b>              | 77            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 44            |
| <b>Building</b>             | 55            |
| <b>Layout</b>               | 53            |
| <b>Interiors</b>            | 55            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>55/100</b> |

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