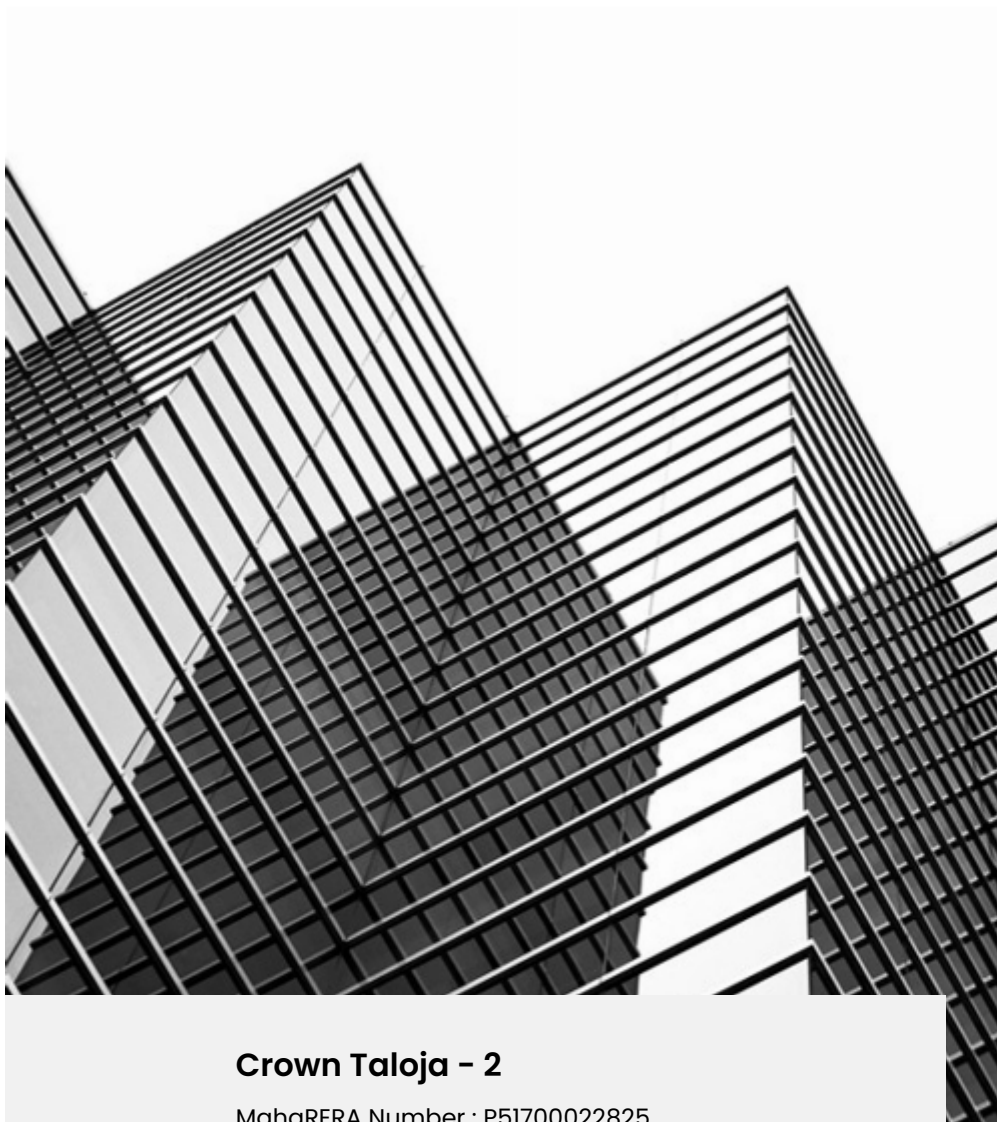


propscience.com

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**

CROWN TALOJA - 2

LAND & APPROVALS

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

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

CROWN TALOJA – 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2023	2728 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Kids Play Area
Leisure	Temple
Business & Hospitality	Clubhouse
Eco Friendly Features	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
Floor To Ceiling Height	Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

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,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

CROWN TALOJA - 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9762.27	INR 2840000	INR 2982000 to 3299100

2 BHK	INR 9762.37	INR 3874000	INR 4067700 to 4816350
-------	-------------	-------------	---------------------------

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

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.

CROWN TALOJA - 2

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

CROWN TALOJA - 2

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	38
Connectivity	65
Infrastructure	36
Local Environment	90
Land & Approvals	58
Project	77
People	56
Amenities	44
Building	55
Layout	53
Interiors	55
Pricing	30
Total	55/100

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 of 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.