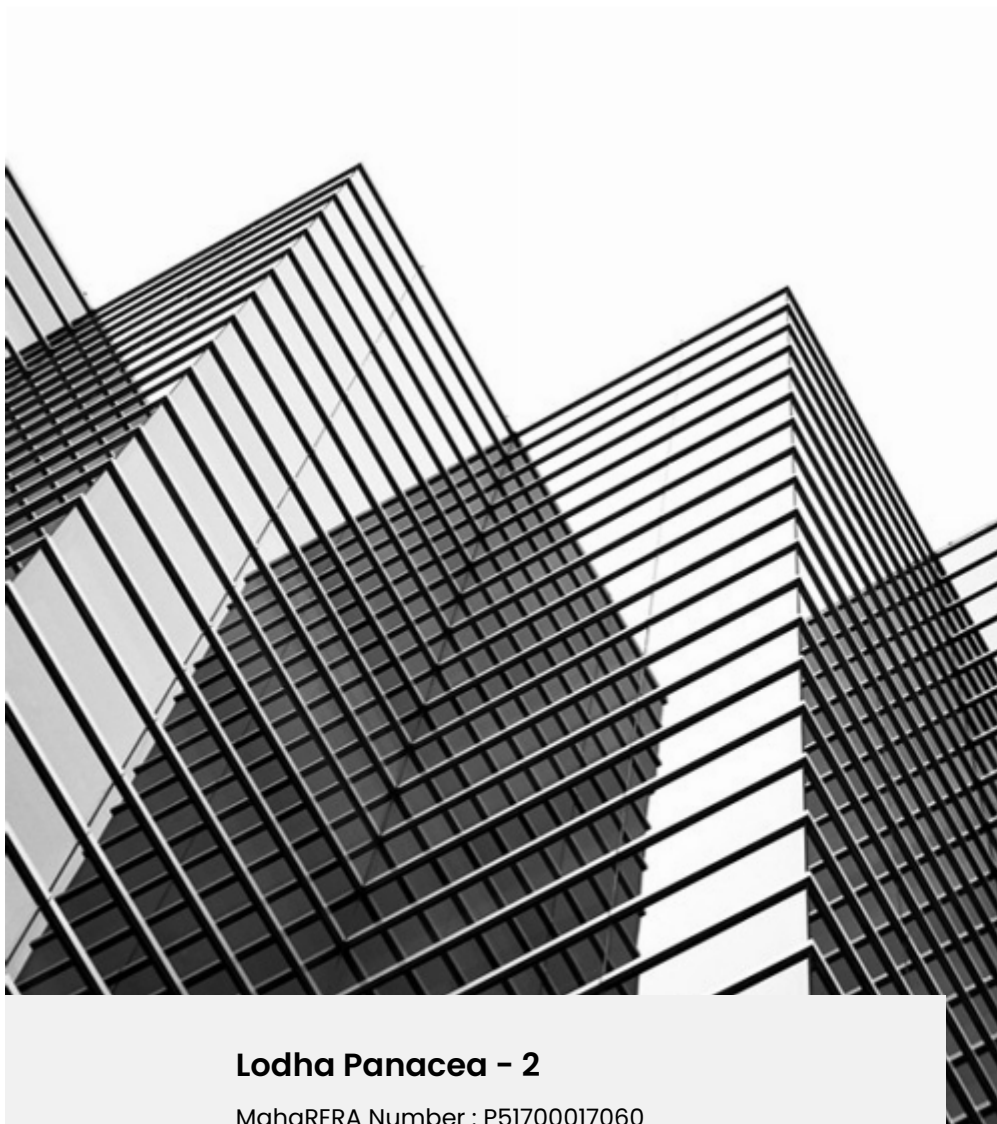


propscience.com

# PROP REPORT



**Lodha Panacea - 2**

MahaRERA Number : P51700017060



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
Dombivali	Dombiwali Police Station	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 185 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **44 Km**
- Chhatrapati Shivaji Maharaj International Airport **37.2 Km**
- Manpada Gaon **1.2 Km**
- Dombivali Railway Station **4.9 Km**
- MH SH 76, Bhadra Nagar **950 Mtrs**
- AIMS Hospital **4 Km**
- Guardian School **850 Mtrs**
- LODHA Xperia Mall **4.9 Km**
- Smart Bazaar **5.2 Km**

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LODHA PANACEA - 2

## 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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LODHA PANACEA - 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

LODHA PANACEA - 2

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th September, 2023	5535 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Sit-out Area
<b>Business &amp; Hospitality</b>	Restaurant / Cafe,Clubhouse
<b>Eco Friendly Features</b>	Waste Segregation,Water Storage

## LODHA PANACEA - 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
WING F	2	15	6	1 BHK,2 BHK	90
WING G	2	15	6	1 BHK,2 BHK	90
WING H	2	15	6	1 BHK,2 BHK	90
WING I	2	15	6	1 BHK,2 BHK	90
WING J	2	15	6	1 BHK,2 BHK	90

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Key Card Entry,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

LODHA PANACEA - 2

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	445.79 sqft
2 BHK	549.19 - 611.49 sqft
1 BHK	445.79 sqft
2 BHK	549.19 - 611.49 sqft
1 BHK	445.79 sqft
2 BHK	549.19 - 611.49 sqft

1 BHK	445.79 sqft
2 BHK	549.19 - 611.49 sqft
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2 BHK	549.19 - 611.49 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>	Home Automation
<b>White Goods</b>	Modular Kitchen



# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9376.61	INR 4180000	INR 4389000
2 BHK	INR 9377.1	INR 5150000	INR 5407500 to 6020700

**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	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

**Bank Approved  
Loans**

HDFC Bank

### **Transaction History**

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

LODHA PANACEA – 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	73
<b>Infrastructure</b>	56
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	58

<b>Project</b>	77
<b>People</b>	56
<b>Amenities</b>	58
<b>Building</b>	55
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	30
<b>Total</b>	<b>58/100</b>

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