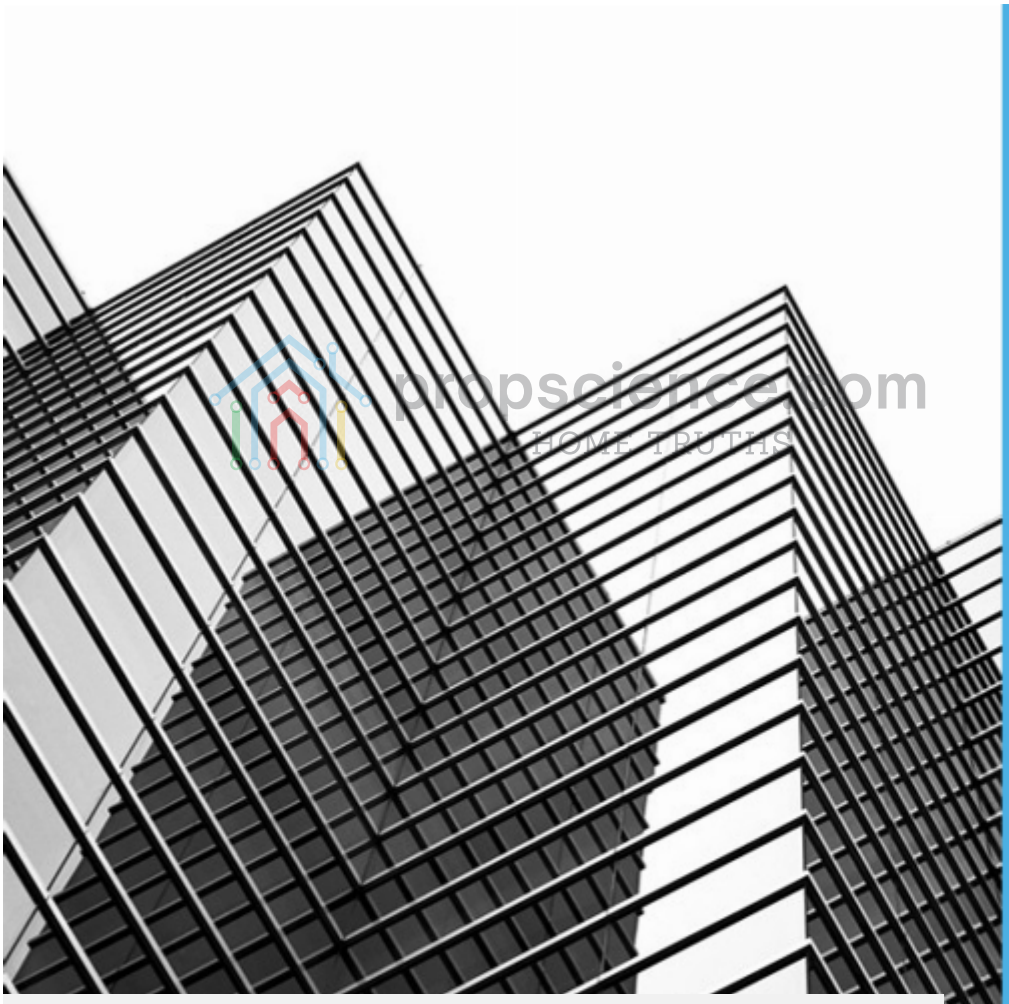
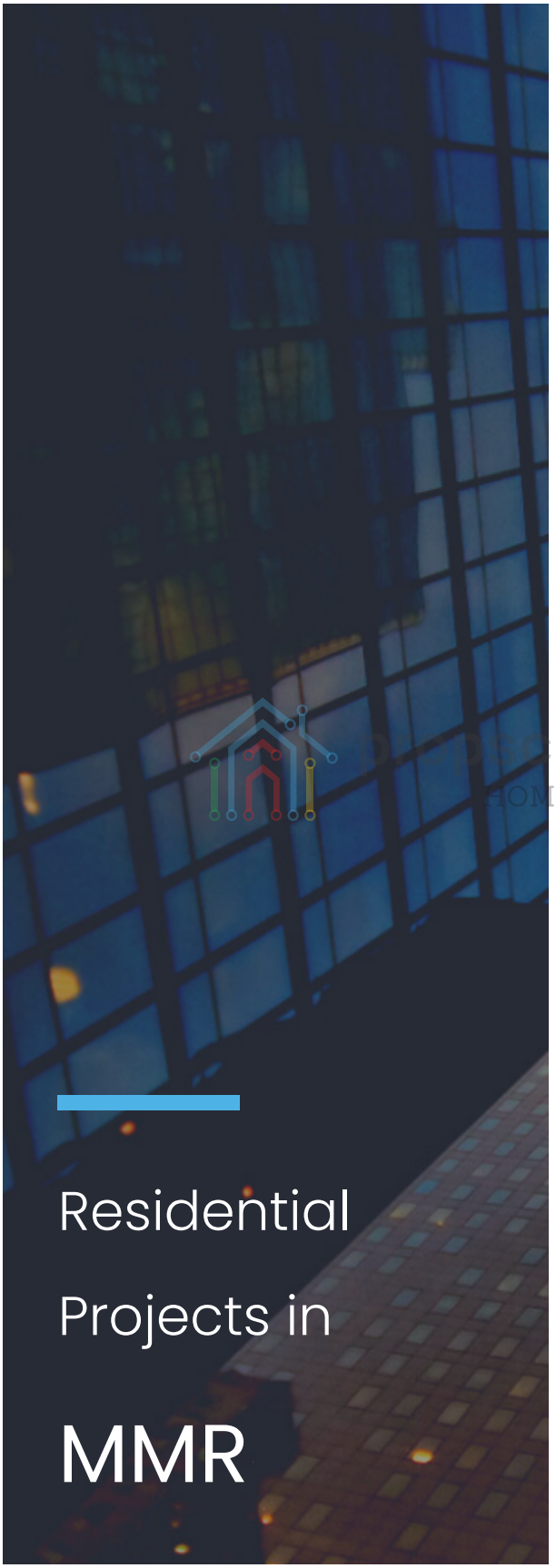
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PROP REPORT



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.

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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.

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HOME TRUTHS

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**

LODHA PANACEA - 2

LAND & APPROVALS

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HOME TRUTHS

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

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

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HOME TRUTHS

LODHA PANACEA - 2

PROJECT & AMENITIES

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

Project Amenities

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

LODHA PANACEA - 2

BUILDING LAYOUT

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HOME TRUTHS

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

First Habitable Floor	1st

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

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HOME TRUTHS

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
1 BHK	445.79 sqft
2 BHK	549.19 - 611.49 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	Home Automation
White Goods	Modular Kitchen

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HOME TRUTHS

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

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HOME TRUTHS

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.

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.

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HOME TRUTHS

Category	Score
Place	38
Connectivity	73
Infrastructure	56
Local Environment	90
Land & Approvals	58

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

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HOME TRUTHS

LODHA PANACEA - 2

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