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# PROP REPORT



**Lodha Splendora River View**

MahaRERA Number : P51700016375



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is a major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

Post Office	Police Station	Municipal Ward
NA	NA	NA



### Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 45 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **31.6 Km**
- Bhyanderpada Bus Stop **400 Mtrs**
- Thane Railway Station **12.5 Km**
- Ghodbunder Rd **300 Mtrs**
- Vedant Hospital, Owale **2 Km**
- New Horizon Scholar's School **3.5 Km**
- Big Centre Thane **2.7 Km**
- D-Mart, Ghodbunder Rd **3.4 Km**

LODHA SPLENDORA RIVER

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## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
December 2022	1	2

LODHA SPLENDORA RIVER

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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 30th September, 2024	2250.00 Sqmt	2 BHK

### Project Amenities



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Badminton Court, Multipurpose Court, Swimming Pool, Jogging Track, Kids Play Area, Gymnasium, Indoor Games Area

#### Sports

#### Leisure

Mini Theatre, Yoga Room / Zone, Senior Citizen Zone, Pet Friendly

#### Business & Hospitality

ATM / Bank Attached, Clubhouse

#### Eco Friendly Features

Landscaped Gardens, Water Storage

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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
River View	3	34	6	2 BHK	204
First Habitable Floor					1st

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift,Auto Rescue Device (ARD)

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# FLAT INTERIORS

Configuration	RERA Carpet Range
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2 BHK

611 - 643 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

**Flooring**

Vitrified Tiles, Anti Skid Tiles

**Joinery, Fittings & Fixtures**

Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards

**Finishing**

Laminated flush doors, Double glazed glass windows

**HVAC Service**

NA

**Technology**

WIFI enabled

**White Goods**

NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 11500000 to 12500000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0


<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indialbulls Home Loans,Kotak Bank,SBI Bank

### Transaction History

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

## 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	73
Connectivity	65
Infrastructure	84
Local Environment	100
Land & Approvals	62
Project	71
People	56

<b>Amenities</b>	56
<b>Building</b>	68
<b>Layout</b>	53
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>66/100</b>

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HOME TRUTHS

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