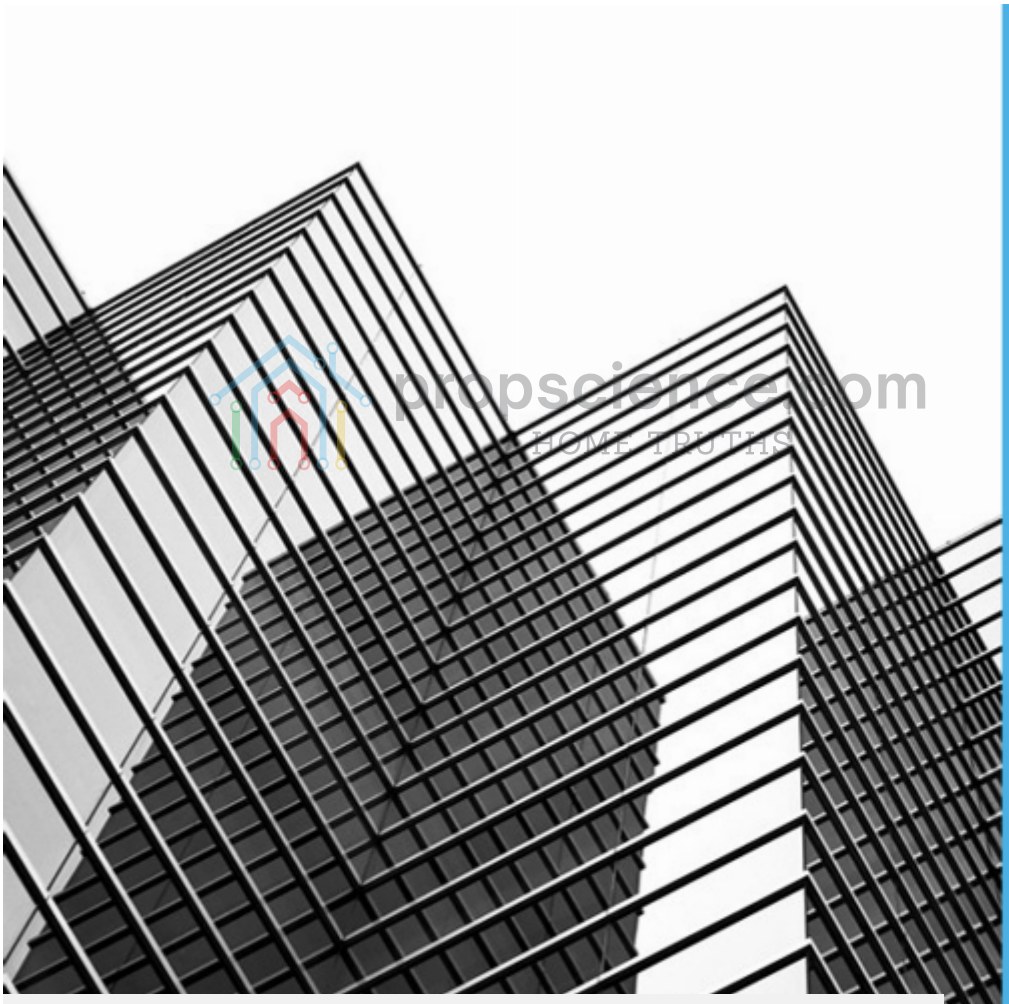
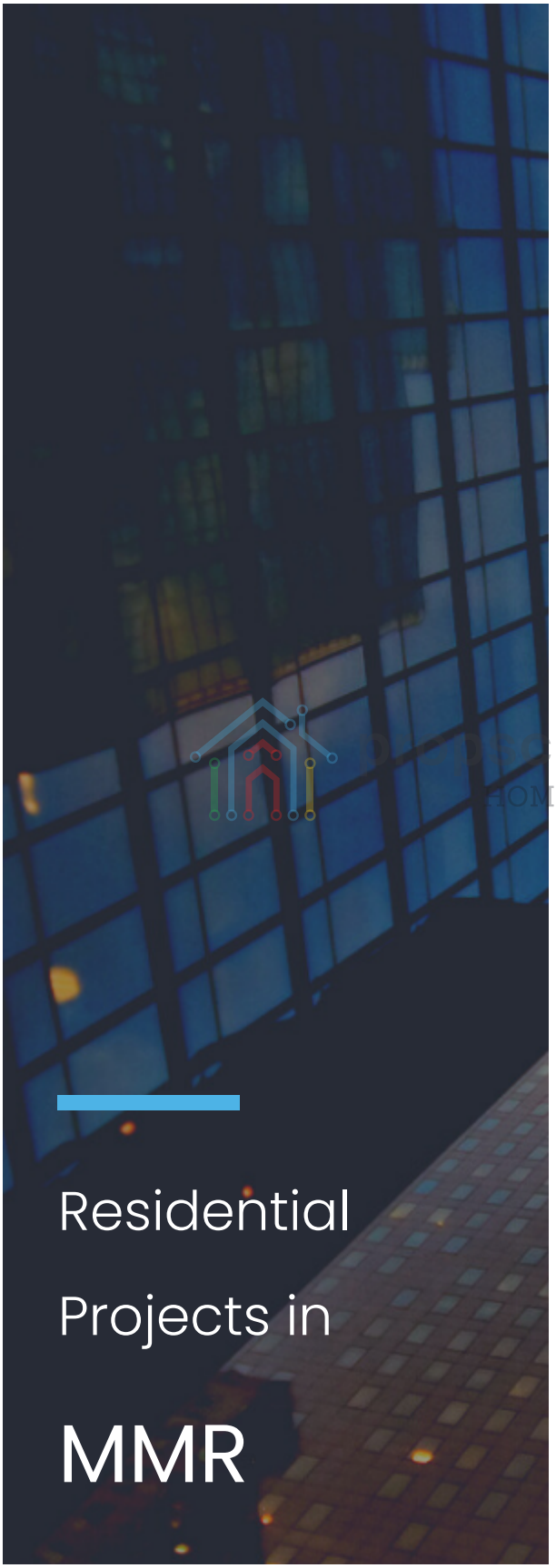
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PROP REPORT



Lodha The Park

MahaRERA Number : P51900001339



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 Worli. Worli is a locality in Mumbai. It is one of the four peninsulas of Mumbai, the others being Colaba, Bandra and Malabar Hill. The focal point of upscale Worli is its seaside promenade, with views of the Arabian Sea and the striking Bandra-Worli Sea Link cable bridge. Worli is a popular residential choice, with some of the cities most affluent businessmen owning bungalows in the vicinity. The Bandra-Worli Sea Link connect the locality to Mumbai Suburbs, making it very centrally located. Some of the most expensive residences in the city are being constructed in this area. The localities boasts of several eateries, hotels and recreational centres.

Post Office	Police Station	Municipal Ward
Worli	Worli Police Station	Ward G South

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions.

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, **13.50 Km**
- Chhatrapati Shivaji Maharaj International Airport **13.90 Km**
- Proposed Worli Metro Station **800 Mtrs**
- Elphinston Station (Prabhadevi Railway station) **1.5 kms Km**
- KEM Hospital **2.8 kms Km**
- Bombay Scottish School **4.40 kms Km**
- Palladium **2.5 kms Km**
- Daily Services **450 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
May 2022	NA	2

LODHA THE PARK

BUILDER & CONSULTANTS

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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

PROJECT & AMENITIES

Time Line	Size	Typography
2019 Ready to move	14.58 Acre	2 BHK,3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Amphitheatre,Library / Reading Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Banquet Hall,Barbeque Pit,ATM / Bank Attached
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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LODHA THE PARK

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Allura	12	75	6	2 BHK,3 BHK	450
Parkside	12	75	6	2 BHK,3 BHK	450
Marquise	12	75	3	3 BHK,4 BHK	225
Trump	12	78	3	3 BHK,4 BHK,5 BHK	234
Kiara	12	78	3	2 BHK,3 BHK,4 BHK,5 BHK	234
First Habitable Floor				8 th first floor	

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Services & Safety

- **Security :** Maintenance Staff
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

LODHA THE PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	893 sqft
3 BHK	1092 sqft
2 BHK	893 sqft
3 BHK	1092 sqft
3 BHK	1348 sqft
4 BHK	1472 - 1526 sqft
3 BHK	1323 - 1374 sqft
4 BHK	1546 - 1601 sqft
5 BHK	2975 sqft
2 BHK	920 sqft
3 BHK	1177 - 1415 sqft

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4 BHK	1702 sqft
5 BHK	2255 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners

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LODHA THE PARK

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 49900000 to 52440000
3 BHK	INR 53440.95	--	INR 62900000 to 81900000
4 BHK	INR 57963.77	--	INR 89800000 to 98800000
5 BHK	--	--	INR 130000000 to 169575000

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

GST	Stamp Duty	Registration
0%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.

Payment Plan	NA
Bank Approved Loans	DHFL Bank,PNB Housing Finance Ltd

Transaction History

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

LODHA THE PARK

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	885	36	INR 43270105	INR 48892.77
October 2022	2255	48	INR 114200215	INR 50643.11
October 2022	1330	52	INR 63992643	INR 48114.77
September 2022	885	30	INR 43365105	INR 49000.12
September 2022	1241	67	INR 67500000	INR 54391.62

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September 2022	1701	28	INR 84169956	INR 49482.63
September 2022	1808	34	INR 84210000	INR 46576.33
September 2022	1374	36	INR 56311372	INR 40983.53
September 2022	1415	57	INR 70096965	INR 49538.49
September 2022	1330	66	INR 52713620	INR 39634.3
September 2022	919	66	INR 36045280	INR 39222.29
August 2022	1330	53	INR 63332643	INR 47618.53
August 2022	1196	32	INR 49833941	INR 41667.17
August 2022	1330	43	INR 54887260	INR 33461.07
July 2022	1374	47	INR 65100372	INR 47380.18
July 2022	866	66	INR 44503229	INR 51389.41
July 2022	885	47	INR 41397105	INR 46776.39

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June 2022	1374	73	INR 65677872	INR 47800.49
June 2022	1701	14	INR 87724456	INR 51572.28
June 2022	1701	49	INR 81947000	INR 48175.78

LODHA THE PARK

PROJECT PROPSCORE

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Category	Score
Place	65
Connectivity	33
Infrastructure	92
Local Environment	30
Land & Approvals	64

Project	66
People	56
Amenities	62
Building	53
Layout	53
Interiors	63
Pricing	30
Total	**56/100**

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