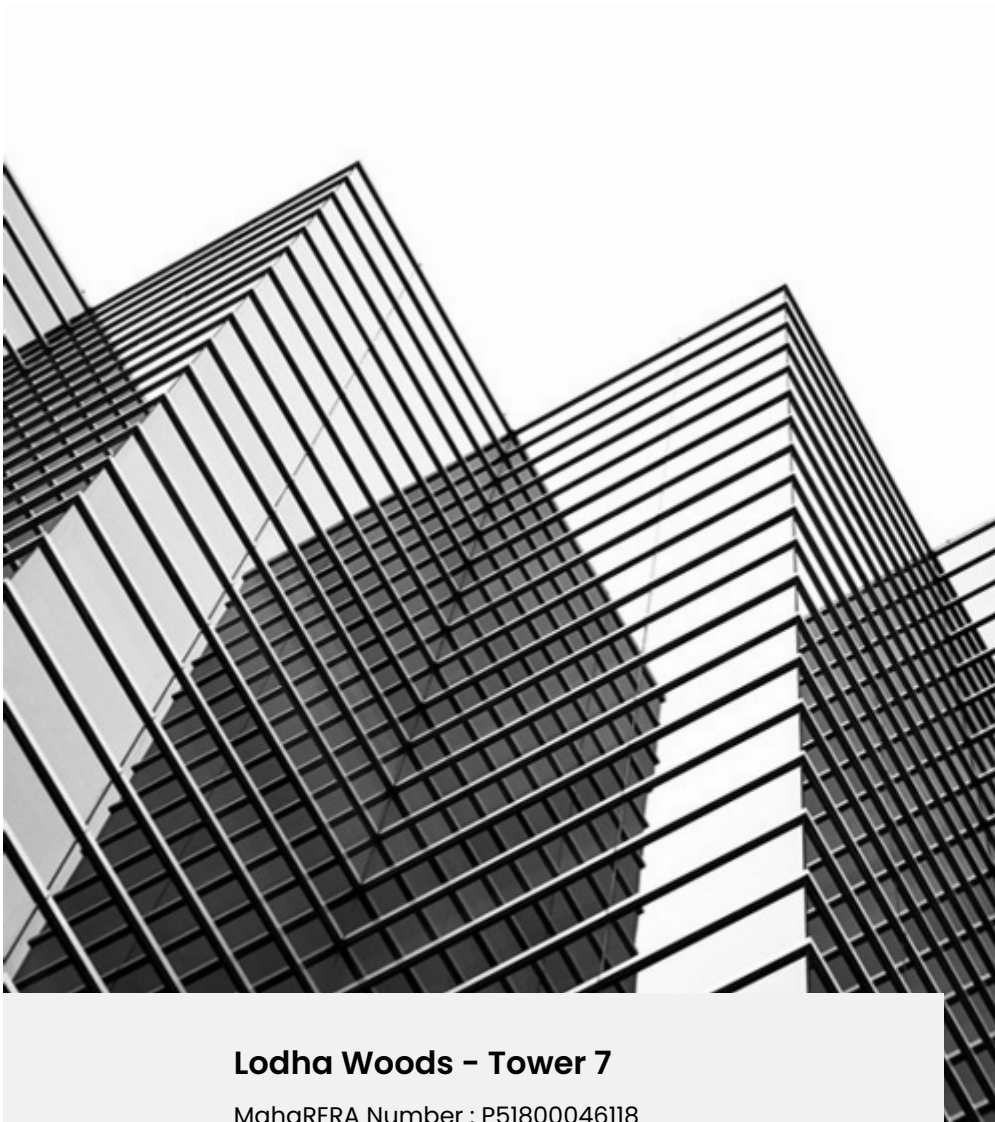


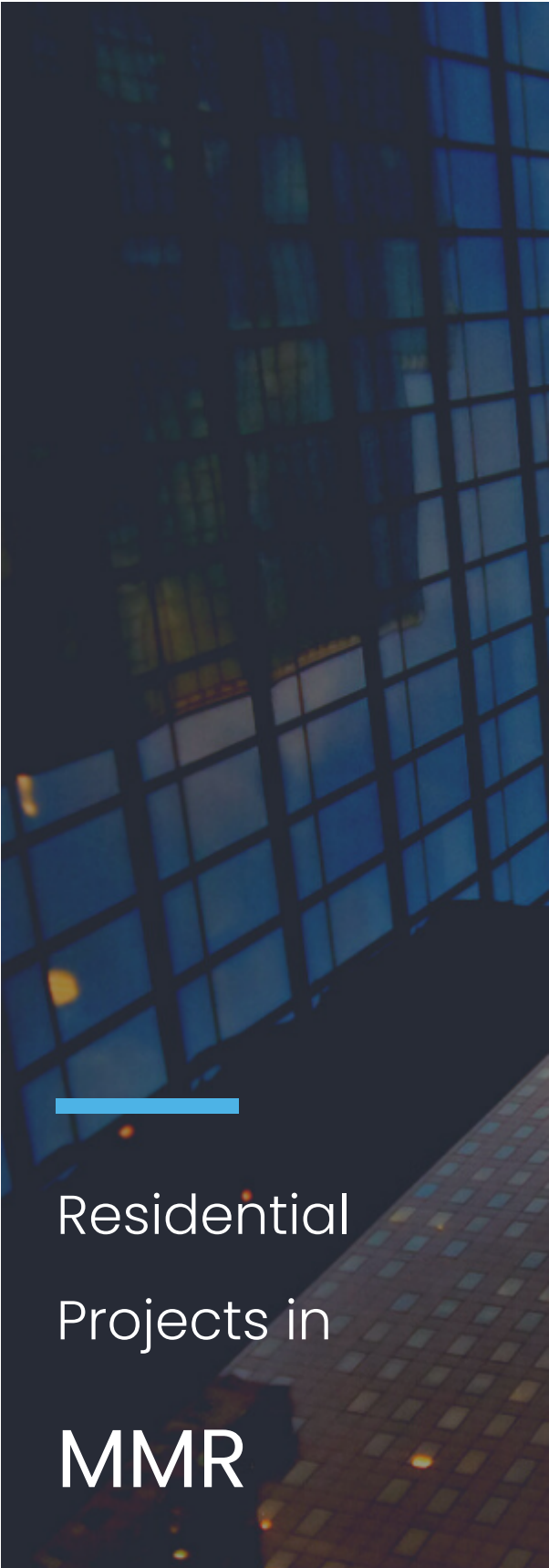
propscience.com

# PROP REPORT



**Lodha Woods – Tower 7**

MahaRERA Number : P51800046118



# 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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

| Post Office    | Police Station             | Municipal Ward |
|----------------|----------------------------|----------------|
| Kandivali East | Samta Nagar Police Station | Ward R South   |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 122 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.2 Km**
- Kandivali Bus Depot **4.8 Km**
- Kandivali Station East **3.0 Km**
- Western Express Highway **2.0 Km**
- Apex Multispeciality Hospital **1.0 Km**
- Thakur College **1.5 Km**
- Growel's 101 **2.0 Km**
- D Mart **2.3 Km**

## LAND & APPROVALS

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

LODHA WOODS - TOWER

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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               |

## PROJECT & AMENITIES

| Time Line                    | Size         | Typography |
|------------------------------|--------------|------------|
| Completed on 31st July, 2027 | 1061.93 Sqmt | 2 BHK      |

### Project Amenities

|                                   |                                                                                                              |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Sports</b>                     | Basketball Court,Cricket Pitch,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium |
| <b>Leisure</b>                    | Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area,Reflexology Park,Tree House      |
| <b>Business &amp; Hospitality</b> | Banquet Hall,Barbeque Pit,Party Lawn,Clubhouse                                                               |
| <b>Eco Friendly Features</b>      | Waste Segregation,Green Zone,Rain Water Harvesting,Water Storage                                             |

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Tower 7               | 2               | 23           | 4               | 2 BHK          | 92             |
| First Habitable Floor |                 |              |                 | 1st            |                |

## Services & Safety

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

LODHA WOODS – TOWER  
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# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

|       |                |
|-------|----------------|
| 2 BHK | 692 – 695 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                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows                          |
| HVAC Service                 | VRV / VRF System,Split / Box A/C Provision                                                                                                      |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | NA                                                                                                                                              |

LODHA WOODS – TOWER  
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# COMMERCIALS



| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 17300000 to 17375000 |

**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         | INR 0           | INR 0         |

|                            |                                         |
|----------------------------|-----------------------------------------|
| <b>Festive Offers</b>      | Fixed Home Loan Rate of 6.99% till 2024 |
| <b>Payment Plan</b>        | Construction Linked Payment             |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,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             | 55    |
| Connectivity      | 73    |
| Infrastructure    | 86    |
| Local Environment | 90    |
| Land & Approvals  | 58    |
| Project           | 78    |
| People            | 56    |
| Amenities         | 76    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 67            |
| <b>Layout</b>    | 60            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 50            |
| <b>Total</b>     | <b>68/100</b> |

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LODHA WOODS – TOWER

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