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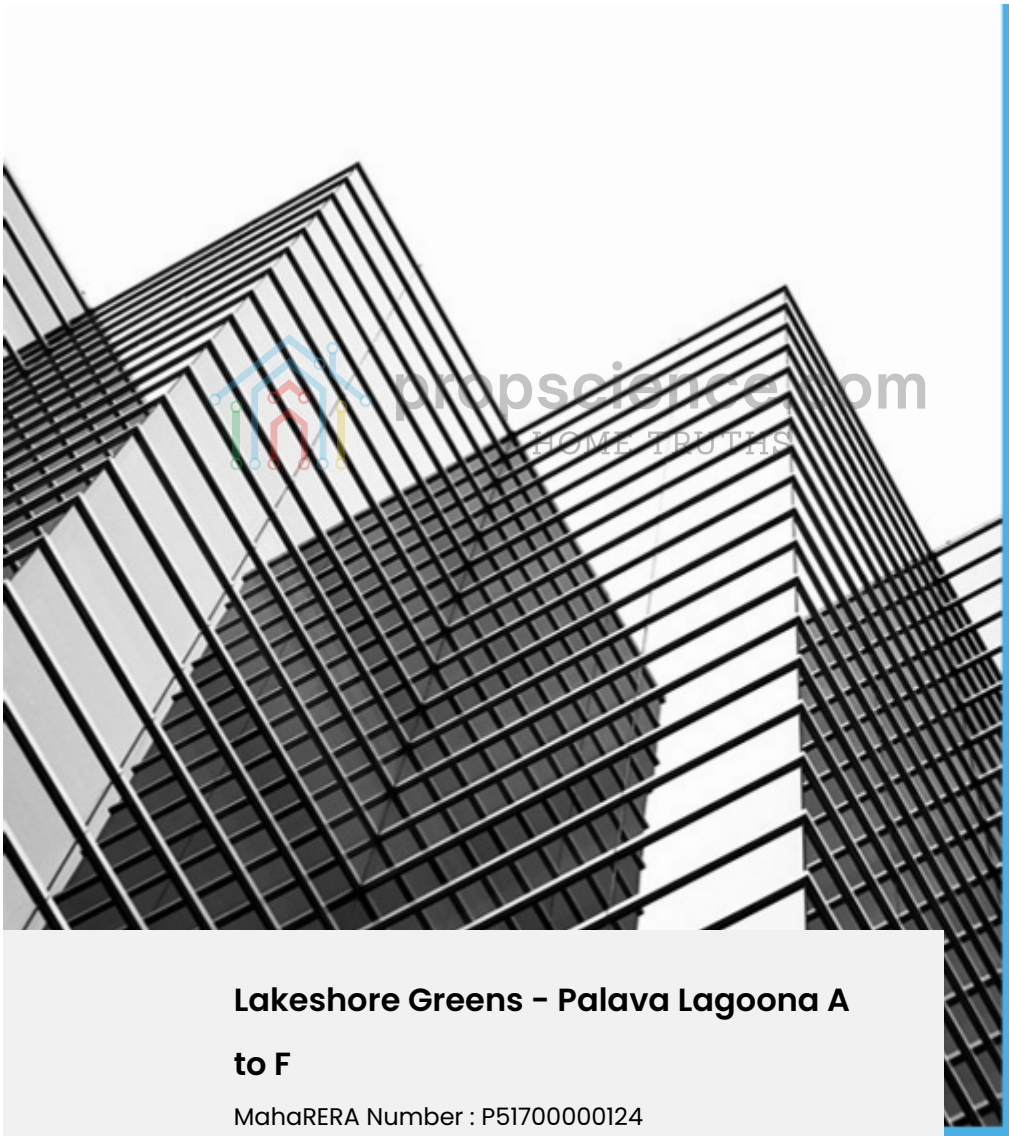
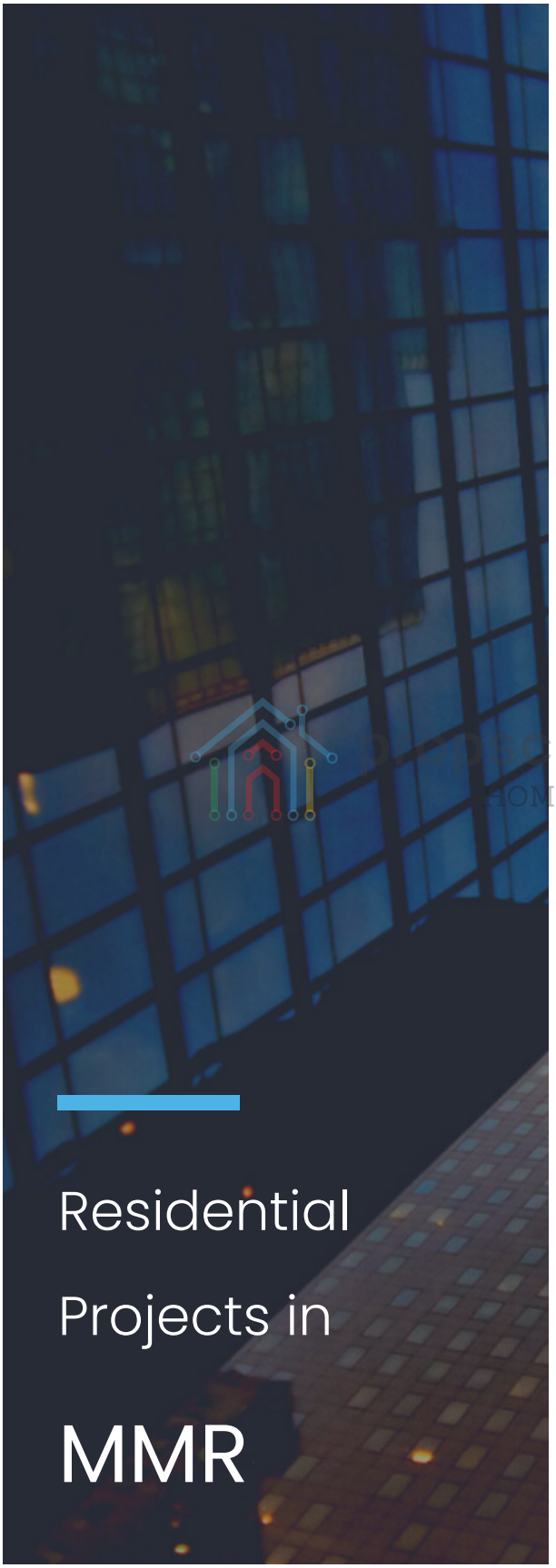
PROP REPORT



Lakeshore Greens - Palava Lagoona A to F

MahaRERA Number : P51700000124



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
Nilje	NA	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 45 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **39.2 Km**
- LSG Bus stop, Lakeshore Greens **650 Mtrs**
- Dombivali Railway Station **8.4 Km**
- Kalyan - Shilphata Rd **4.5 Km**
- MGM Hospital **4.5 Km**
- Lodha World School, Palava, Lakeshore Greens **850 Mtrs**
- LODHA Xperia Mall **5.4 Km**
- Big Bazaar **5.7 Km**

LAKESHORE GREENS - PALAVA LAGOONA A TO F

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	3	2

LAKESHORE GREENS - PALAVA LAGOONA A TO F

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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LAKESHORE GREENS - PALAVA LAGOONA A TO F

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2018	8495 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Day Care,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel

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LAKESHORE GREENS - PALAVA LAGOONA A TO F

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
LAGOONA A	2	17	6	2 BHK,3 BHK	102

LAGOONA B	2	17	4	1 BHK,2 BHK,3 BHK	68
LAGOONA C	2	17	6	2 BHK	102
LAGOONA D	2	17	6	2 BHK,3 BHK	102
LAGOONA E	2	17	4	1 BHK,2 BHK,3 BHK	68
LAGOONA F	2	17	6	2 BHK	102

First Habitable Floor	1st

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HOME TRUTHS

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,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

LAKESHORE GREENS - PALAVA LAGOONA A TO F

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	941.5 sqft
2 BHK	568.77 - 668.52 sqft
1 BHK	465.15 sqft
3 BHK	775.47 - 833.68 sqft
2 BHK	703.6 - 743.62 sqft
2 BHK	558.66 - 668.52 sqft
2 BHK	568.77 - 671.96 sqft
3 BHK	941.61 sqft
3 BHK	775.47 - 833.68 sqft
1 BHK	465.15 sqft
2 BHK	703.6 - 743.62 sqft
2 BHK	568.77 - 671.96 sqft

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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	NA
White Goods	NA

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LAKESHORE GREENS - PALAVA LAGOONA A TO F

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 9817.23	INR 7613000	INR 7993650 to 9706200

2 BHK	INR 9816.16	INR 5485000	INR 5759250 to 7665000
1 BHK	INR 9816.19	INR 4566000	INR 4794300

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

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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.

LAKESHORE GREENS – PALAVA LAGOONA A TO F

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	38
Connectivity	55
Infrastructure	50
Local Environment	100
Land & Approvals	70
Project	75
People	56
Amenities	100

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HOME TRUTHS

Building	78
Layout	55
Interiors	55
Pricing	30
Total	**63/100**

LAKESHORE GREENS - PALAVA LAGOONA A TO F

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HOME TRUTHS

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