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PROP REPORT



Lodha New Cuffe Parade - Dioro &

Elisium

MahaRERA Number : P51900000314



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.

LODHA NEW CUFFE
PARADE - DIORO &
ELISIUM

LOCATION

The project is in Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

| Post Office | Police Station | Municipal Ward |
|-----------------------|---|----------------|
| Wadala Truck Terminal | Wadala Truck Terminal Police Station | Ward F North |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 46 Good AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15 Km**
- Bhakti Park Bus Stop **700 Mtrs**
- Bhakti Park Monorail Station **850 Mtrs**
- GTB Nagar Railway Station **2.8 Km**
- Sewri - Chembur Rd **1 Km**
- K.J. Somaiya Hospital & Research Center **2.4 Km**
- St. Joseph High School **4.5 Km**
- Imax Big Cinemas **1.2 Km**
- Champion The Multi Store **1.4 Km**

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA | NA | 5 |

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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 10th June, 2019 | 22 Acre | 2 BHK,3 BHK |

Project Amenities

| | |
|-----------------------------------|---|
| Sports | Badminton Court,Cricket Pitch,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area |
| Leisure | Mini Theatre,Spa,Library / Reading Room,Temple,Sit-out Area |
| Business & Hospitality | Party Lawn,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

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HOME TRUTHS

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Dioro | 8 | 43 | 6 | 2 BHK,3 BHK | 258 |
| Elsium | 8 | 43 | 6 | 2 BHK,3 BHK | 258 |

First Habitable Floor

1st Floor

Services & Safety

- **Security** : Society Office, Security System / CCTV, Intercom Facility, Earthquake Resistant Design
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 1431 sqft |
| 3 BHK | 1701 sqft |
| 2 BHK | 1431 sqft |
| 3 BHK | 1701 sqft |

| | |
|--------------------------------|--|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available | Open Grounds / Landscape / Project Amenities |

| | |
|---|--|
| Flooring | Marble Flooring,Vitrified Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Stainless Steel Sink |
| Finishing | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | Home Automation |
| White Goods | Chimney & Hob,Modular Kitchen,Air Conditioners |

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COMMERCIALS

| | | | |
|----------------------|----------------------|------------------------|------------------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|----------------------|----------------------|------------------------|------------------|

| | | | |
|-------|--------------|--------------|--------------|
| 2 BHK | INR 15974.84 | INR 22860000 | INR 25400000 |
| 3 BHK | INR 15925.93 | INR 27090000 | INR 30100000 |

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

| | | |
|-------------------|------------------------|----------------------|
| GST | Stamp Duty | Registration |
| 0% | 2% | INR 1000000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 1250000 | INR 0 |



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Festive Offers

25% 25% 50%

Payment Plan

NA

**Bank Approved
Loans**

Axis Bank,Bank of India,LIC Housing Finance Ltd,PNB
Housing Finance Ltd

Transaction History

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

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ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| April 2022 | 509 | NA | INR 14750000 | INR 28978.39 |
| April 2022 | 511 | NA | INR 14000000 | INR 27397.26 |
| April 2022 | 956 | NA | INR 29101219 | INR 30440.61 |
| March 2022 | 1108 | NA | INR 27522000 | INR 24839.35 |
| March 2022 | 935 | 33 | INR 26000000 | INR 27807.49 |
| March 2022 | 456 | NA | INR 14801250 | INR 32458.88 |
| February 2022 | 1303 | 31 | INR 29600000 | INR 22716.81 |
| February 2022 | 956 | NA | INR 29571699 | INR 30932.74 |
| February 2022 | 1655 | 36 | INR 49222498 | INR 29741.69 |
| January 2022 | 2941 | 5 | INR 71669780 | INR 24369.19 |

| | | | | |
|------------------|------|----|--------------|--------------|
| January 2022 | 970 | 34 | INR 30864601 | INR 31819.18 |
| January 2022 | 551 | 11 | INR 13000000 | INR 23593.47 |
| December 2021 | 514 | 8 | INR 16100338 | INR 31323.61 |
| December 2021 | 1322 | 8 | INR 39494199 | INR 29874.58 |
| December 2021 | 1596 | 8 | INR 35000000 | INR 21929.82 |
| November 2021 | 514 | 6 | INR 15514890 | INR 30184.61 |
| November 2021 | 907 | 16 | INR 26091639 | INR 28766.97 |
| November 2021 | 1615 | 2 | INR 38170800 | INR 23635.17 |
| October 2021 | 1730 | 41 | INR 83593577 | INR 48319.99 |
| October 2021 | 1110 | 23 | INR 26000000 | INR 23423.42 |

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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 | 48 |
| Connectivity | 83 |
| Infrastructure | 78 |
| Local Environment | 100 |
| Land & Approvals | 56 |
| Project | 76 |
| People | 56 |

| | |
|------------------|---------------|
| Amenities | 68 |
| Building | 53 |
| Layout | 80 |
| Interiors | 70 |
| Pricing | 30 |
| Total | 66/100 |

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HOME TRUTHS

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