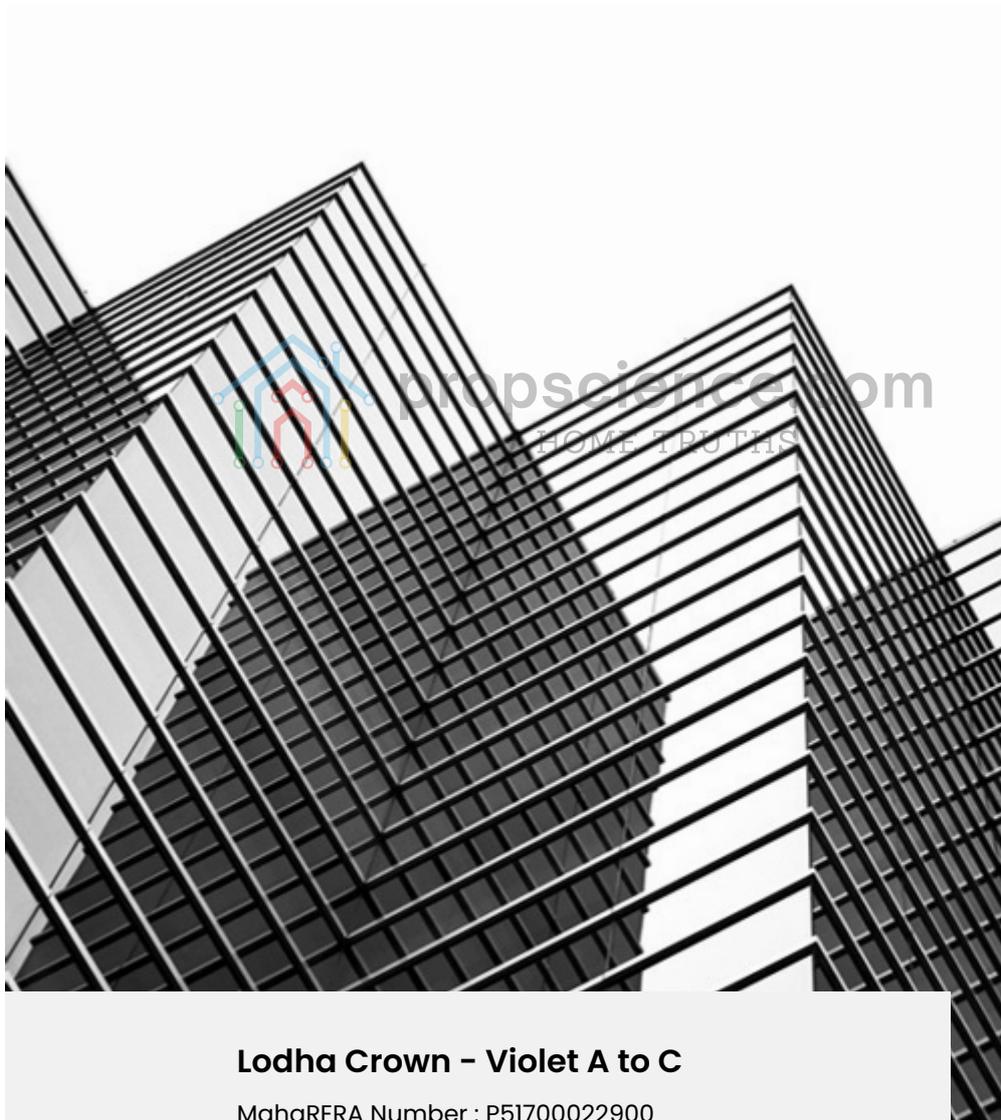


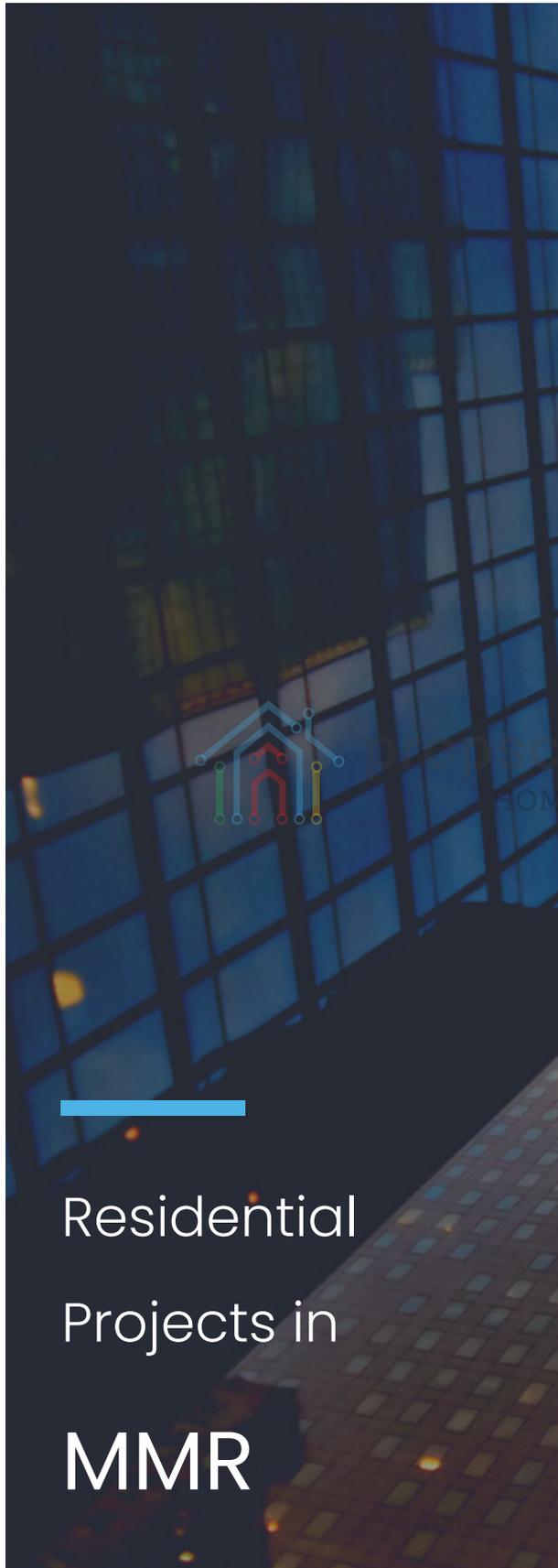
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# PROP REPORT



**Lodha Crown - Violet A to C**

MahaRERA Number : P51700022900



Residential  
Projects in  
MMR

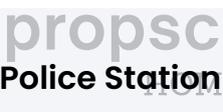
## WE HELP YOU MAKE THE INVESTMENT

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 Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

 <b>Post Office</b>	 <b>Police Station</b>	 <b>Municipal Ward</b>
NA	NA	NA

### 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 100 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40.7 Km**
- Pagdya Pada, Kohni **600 Mtrs**
- Thane Railway Station **26.2 Km**
- Kohni Taloja Road **180 Mtrs**
- AIMS Hospital **10.5 Km**
- Lodha World School **120 Mtrs**
- Lodha Xperia Mall **7.5 Km**
- D Mart **7.6 Km**

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LODHA CROWN – VIOLET A  
TO C

## LAND & APPROVALS

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

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LODHA CROWN – VIOLET A  
TO C

# 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
 IDBI Bank	NA	NA

LODHA CROWN – VIOLET A  
TO C

## PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st July, 2024	2636 Sqmt	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Swimming Pool,Kids Play Area,Gymnasium
<b>Leisure</b>	Temple,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	Green Zone,Landscaped Gardens

LODHA CROWN – VIOLET A  
TO C

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Violet A	2	13	8	1 BHK,2 BHK	104
Violet B	2	13	10	1 BHK,2 BHK	130
Violet C	2	13	8	1 BHK,2 BHK	104

First Habitable Floor

1st

### Services & Safety

- **Security** : Maintenance Staff,Security Staff,Earthquake Resistant Design

- **Fire Safety** : Fire rated doors / walls, Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

LODHA CROWN – VIOLET A  
TO C

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	316 sqft
2 BHK	397 - 470 sqft
1 BHK	291 - 316 sqft
2 BHK	428 - 470 sqft
1 BHK	316 - 322 sqft
2 BHK	397 - 470 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Brass Joinery, Concealed copper wiring, Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint, Anodized Aluminum / UPVC Window Frames, Dry Walls, Laminated flush doors, Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

LODHA CROWN - VIOLET A  
TO C

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
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1 BHK	--	--	INR 2706300 to 2994600
2 BHK	--	--	INR 3692100 to 4371000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
0%	0%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,ICICI Bank,IDBI Bank,Kotak 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	45
Connectivity	65
Infrastructure	44
Local Environment	100
Land & Approvals	50
Project	76
People	65

<b>Amenities</b>	48
<b>Building</b>	63
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>59/100</b>

LODHA CROWN - VIOLET A

TO C



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HOME TRUTHS

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