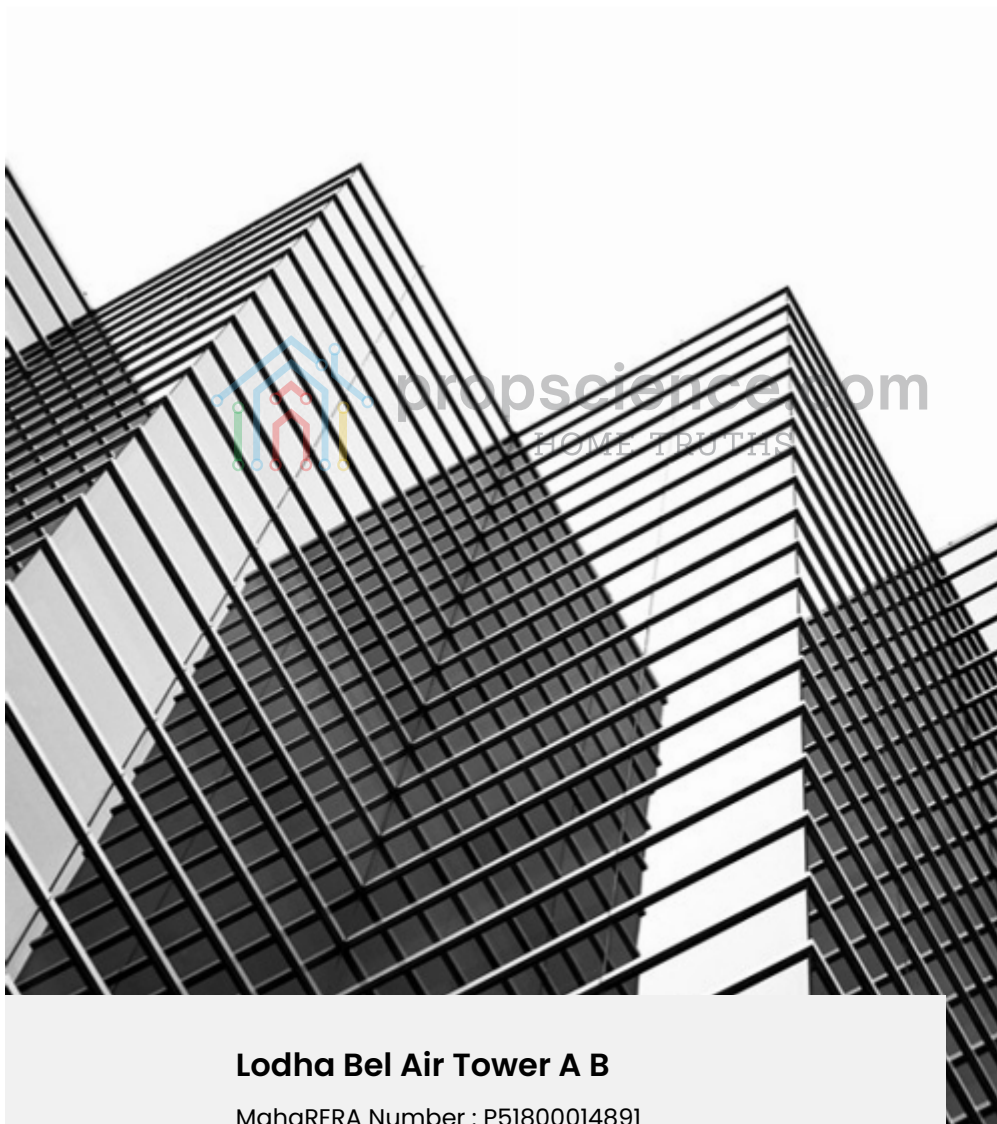


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# PROP REPORT



**Lodha Bel Air Tower A B**

MahaRERA Number : P51800014891



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 Jogeshwari (West). Jogeshwari is a suburb located in the western part of Mumbai. It is notable for its caves - 'Jogeshwari Caves'. The Jogeshwari - Vikhroli Link Road connects Jogeshwari a western suburb of Mumbai with Vikhroli an eastern suburb. Jogeshwari West is a prominent locality in the western part of the Mumbai comprising of residential as well as commercial developments. It is a growing area driven by proximity to various business parks, IT parks, and industrial areas

| Post Office     | Police Station | Municipal Ward |
|-----------------|----------------|----------------|
| Jogeshwari West | NA             | Ward K West    |

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**Neighborhood & Surroundings** SOME TRUTHS

The locality is not prone to traffic jams. The air pollution levels are 110 Moderate AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400099 **7.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Jogeshwari Bus Station, SV Rd, Saraswati Baug, Jogeshwari West, Mumbai, Maharashtra 400102 **650 Mtrs**
- Azad Nagar Metro Station **3.5 Km**
- Jogeshwari Railway Station **1 Km**
- S.V Road **100 Mtrs**
- City Hospital **650 Mtrs**
- Millat High School **500 Mtrs**
- Infiniti Mall **2.6 Km**
- Citi Mall, 4, Oshiwara Link Rd, Phase D, Shastri Nagar, Andheri West, **2.60 Km**

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LODHA BEL AIR TOWER A B

## LAND & APPROVALS



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HOME TRUTHS

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

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LODHA BEL AIR TOWER A B

# 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               |

LODHA BEL AIR TOWER A B

## PROJECT & AMENITIES

| Time Line          | Size      | Typography                |
|--------------------|-----------|---------------------------|
| 2022 Ready to move | 5.45 Acre | 1 BHK,2 BHK,3 BHK,4.5 BHK |

### Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone                                    |
| <b>Business &amp; Hospitality</b> | Barbeque Pit,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall                        |
| <b>Eco Friendly Features</b>      | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens                                       |

## LODHA BEL AIR TOWER A B

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**BUILDING LAYOUT** HOME TRUTHS

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations            | Dwelling Units |
|------------|-----------------|--------------|-----------------|---------------------------|----------------|
| Tower A    | 3               | 21           | 5               | 1 BHK,2 BHK,3 BHK,4.5 BHK | 105            |
| Tower B    | 3               | 21           | 5               | 1 BHK,2 BHK,3 BHK,4.5 BHK | 105            |

**First Habitable Floor**

1 st floor

## Services & Safety

- **Security** : Society Office,Security System / CCTV,Intercom Facility
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretcher Lift

LODHA BEL AIR TOWER A B

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 352 sqft          |
| 2 BHK         | 655 - 781 sqft    |
| 3 BHK         | 1137 - 1201 sqft  |
| 4.5 BHK       | 1480 sqft         |
| 1 BHK         | 352 sqft          |
| 2 BHK         | 655 - 781 sqft    |
| 3 BHK         | 1137 - 1201 sqft  |

4.5 BHK

1480 sqft

**Floor To Ceiling Height**

Between 9 and 10 feet

**Views Available**

Open Grounds / Landscape / Project Amenities

**Flooring**

Marble Flooring,Vitrified Tiles,Anti Skid Tiles

**Joinery, Fittings & Fixtures**

Sanitary Fittings,Kitchen Platform,Light Fittings,Concealed copper wiring,Electrical Sockets / Switch Boards

**Finishing**

Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors

**HVAC Service**

HOME TRUTHS  
NA

**Technology**

NA

**White Goods**

NA

LODHA BEL AIR TOWER A B

## COMMERCIALS

**Configuration**

**Rate Per  
Sqft**

**Agreement  
Value**

**Box Price**

|         |                 |    |                             |
|---------|-----------------|----|-----------------------------|
| 1 BHK   | INR<br>32670.45 | -- | INR 11500000                |
| 2 BHK   | INR 31521.74    | -- | INR 21100000 to<br>24700000 |
| 3 BHK   | INR<br>30430.96 | -- | INR 34600000 to<br>36600000 |
| 4.5 BHK | INR 31081.08    | -- | INR 46000000                |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 5%                | 6%                     | 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>        | NA  |
| <b>Bank Approved Loans</b> | Kotak Bank  |

## Transaction History

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

LODHA BEL AIR TOWER A B

# 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             |
|--|-------------------|
| <br>Place | HOME TRUTHS<br>55 |
| Connectivity   | 83                |
| Infrastructure   | 86                |
| Local Environment  | 90                |
| Land & Approvals   | 58                |
| Project  | 65                |

|                  |               |
|------------------|---------------|
| <b>People</b>    | 56            |
| <b>Amenities</b> | 76            |
| <b>Building</b>  | 63            |
| <b>Layout</b>    | 66            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>67/100</b> |



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LODHA BEL AIR TOWER A B

HOME TRUTHS

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