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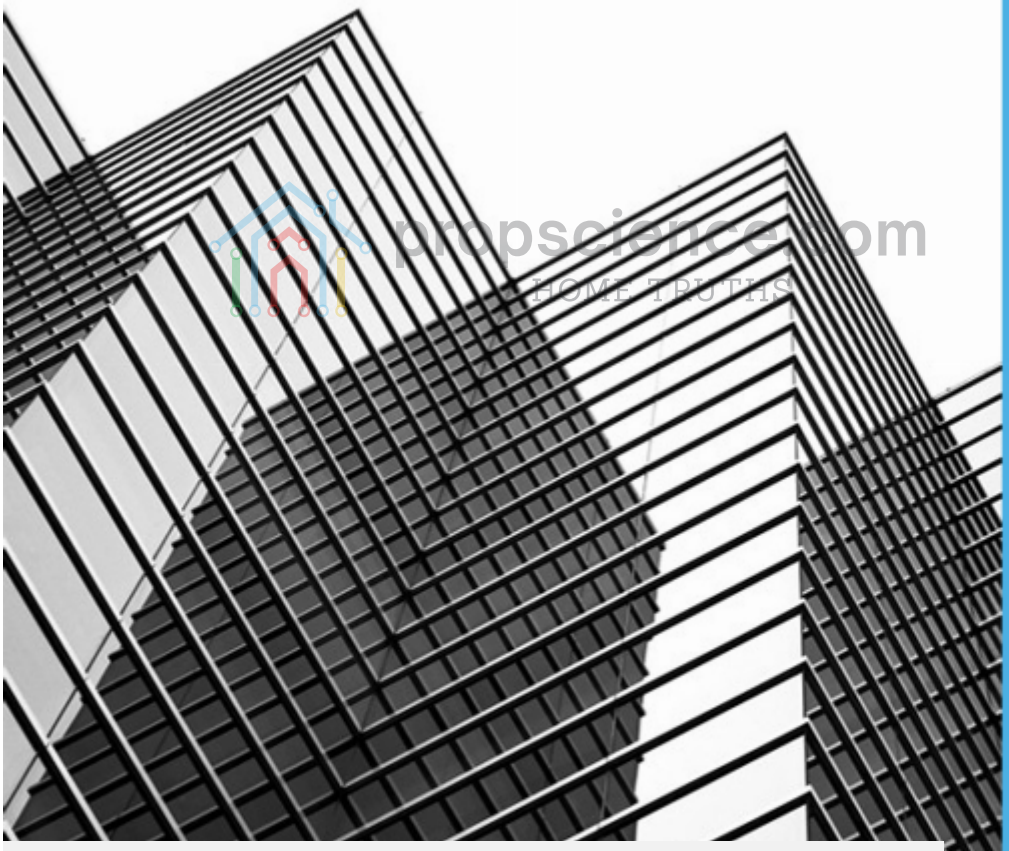
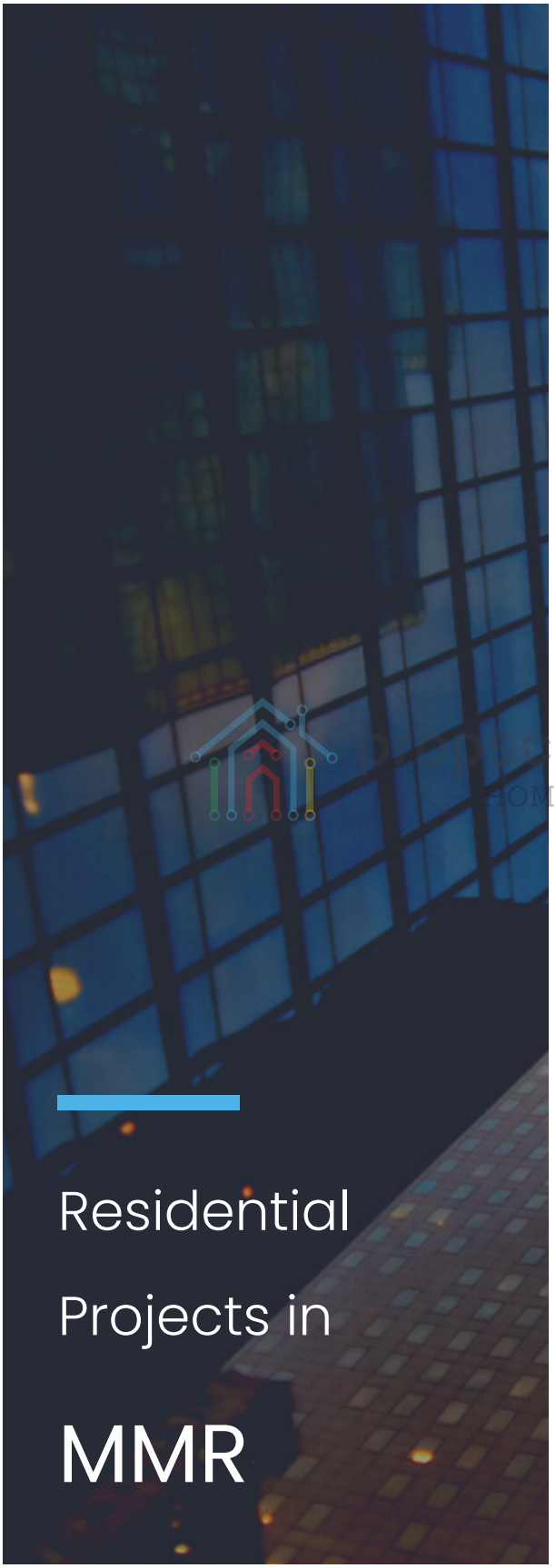
PROP REPORT



Lodha Bel Air Tower E, F

MahaRERA Number : P51800014869



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 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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HOME TRUTHS

Neighborhood & Surroundings

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, **7.40 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.90 Km**
- Jogeshwari Bus Station, SV Rd, Saraswati Baug, Jogeshwari West, Mumbai, Maharashtra 400102 **650 Mtrs**
- Andheri, Railway station **3.80 Km**
- Western Express Highway **1.80 Km**
- City Hospital **650 Mtrs**
- Bombay Cambridge **2.50 Km**
- Infiniti Mall, New Link Road **2.60 Km**
- Andheri Market, W Andheri Market Rd, Fish Market Area, **1.90 Km**

LODHA BEL AIR TOWER E, F

LAND & APPROVALS

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

LODHA BEL AIR TOWER E, F

BUILDER & CONSULTANTS

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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
2022 Ready to move	4.50 Acre	2 BHK,3 BHK

Project Amenities

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

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HOME TRUTHS

LODHA BEL AIR TOWER E, F

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Lodha Bel Air Tower E	3	21	5	2 BHK,3 BHK	105
Lodha Bel Air Tower F	3	21	5	2 BHK	105

First Habitable Floor	1st

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

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LODHA BEL AIR TOWER E, F

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	695.46 - 778.12 sqft

3 BHK	865.1 - 1022.79 sqft
2 BHK	631.95 - 791.04 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,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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HOME TRUTHS

LODHA BEL AIR TOWER E, F

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 18958500 to 23731200
3 BHK	--	--	INR 25953000 to 30683700

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

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REAL TRUTHS

Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC 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	65
Infrastructure	86
Local Environment	90
Land & Approvals	50
Project	88
People	56
Amenities	84

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Building	63
Layout	56
Interiors	63
Pricing	30
Total	**65/100**

LODHA BEL AIR TOWER E, F

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