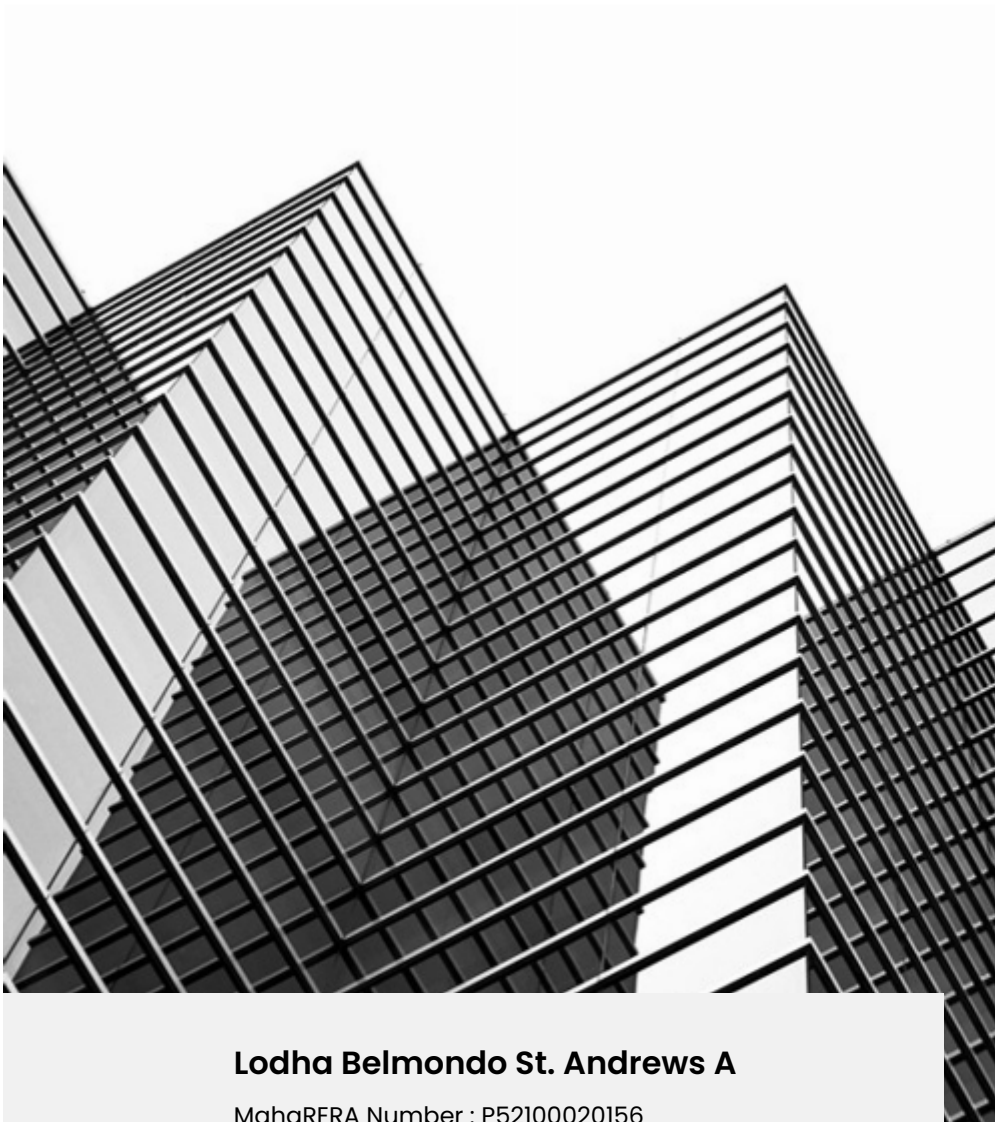


propscience.com

# PROP REPORT



**Lodha Belmondo St. Andrews A**

MahaRERA Number : P52100020156



# 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 BELMONDO ST.

ANDREWS A

## LOCATION

---

**Post Office**

NA

**Police Station**

NA

**Municipal Ward**

NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 196 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Pune International Airport **33.2 Km**
- Bus stop Gahunje rd **1.7 Km**
- Dehu Railway Station **5.2 Km**
- Mumbai Pune Expressway **500 Mtrs**
- Aadhar Multispeciality Hospital and ICU **5.3 Km**
- Army Public School **8.6 Km**
- Spine City Mall **17.5 Km**
- Chamunda super market **700 Mtrs**

---

LODHA BELMONDO ST.

ANDREWS A

## LAND & APPROVALS

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

LODHA BELMONDO ST.

ANDREWS A

## 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

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	3.6 Acre	4 BHK

## Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Party Lawn,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
St. Andrews A	2	21	4	4 BHK	84
First Habitable Floor				1st Floor	

## Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,Key Card Entry,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

LODHA BELMONDO ST. ANDREWS A
---------------------------------

# FLAT INTERIORS

Configuration	RERA Carpet Range
---------------	-------------------

4 BHK	2068 – 2120 sqft
-------	------------------

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	NA
Technology	Home Automation,WIFI enabled
White Goods	Modular Kitchen

LODHA BELMONDO ST.  
ANDREWS A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
4 BHK	--	--	INR 29500000 to 30150000

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

GST	Stamp Duty	Registration
5%	6%	INR 37000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 100000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

### Transaction History

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

LODHA BELMONDO ST.  
ANDREWS A



# ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	2068	7	INR 18998017	INR 9186.66
January 2023	2067	9	INR 20880870	INR 10102.02
October 2022	2068	16	INR 22064553	INR 10669.51
October 2022	2068	21	INR 22552046	INR 10905.24
September 2022	2068	15	INR 21731426	INR 10508.43
September 2022	2067	3	INR 18018029	INR 8717
September 2022	2119	18	INR 22442798	INR 10591.22
September 2022	2067	20	INR 19496763	INR 9432.4

<b>August 2022</b>	2119	19	INR 20020637	INR 9448.15
<b>July 2022</b>	2067	21	INR 22639534	INR 10952.85
<b>June 2022</b>	2067	18	INR 18323320	INR 8864.69
<b>June 2022</b>	2119	16	INR 22837805	INR 10777.63
<b>June 2022</b>	2067	8	INR 21700000	INR 10498.31
<b>June 2022</b>	2119	7	INR 21033334	INR 9926.07
<b>June 2022</b>	2119	17	INR 22744870	INR 10733.78
<b>May 2022</b>	2068	11	INR 17816667	INR 8615.41
<b>April 2022</b>	2119	8	INR 22100000	INR 10429.45
<b>March 2022</b>	2067	7	INR 20116870	INR 9732.4
<b>January 2022</b>	2068	10	INR 21050402	INR 10179.11
<b>December 2021</b>	2067	11	INR 20837870	INR 10081.21

LODHA BELMONDO ST.  
ANDREWS 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	73
Connectivity	65
Infrastructure	38
Local Environment	90
Land & Approvals	64
Project	76
People	56
Amenities	64

<b>Building</b>	59
<b>Layout</b>	80
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>64/100</b>

---

LODHA BELMONDO ST.  
ANDREWS A

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do

so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.