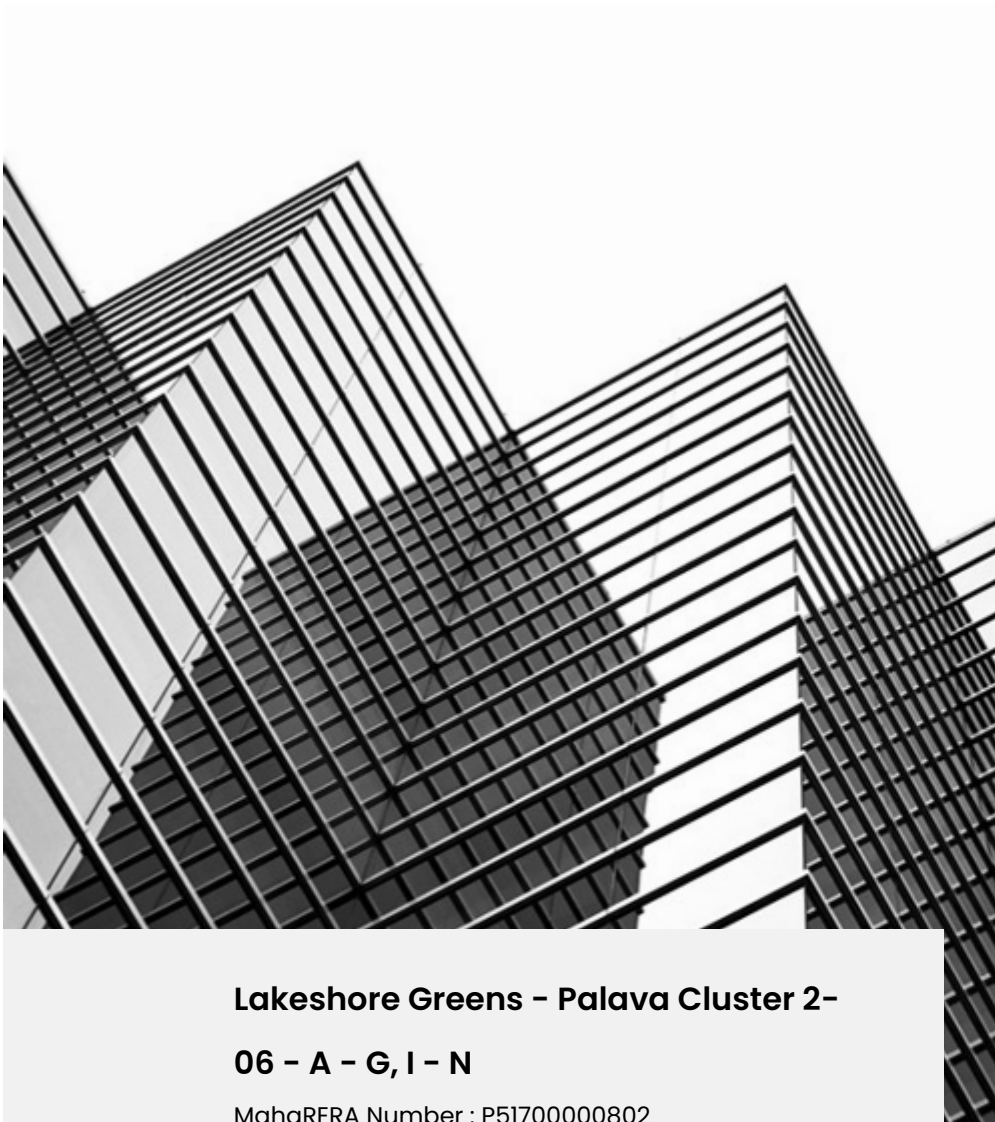


# PROP REPORT



**Lakeshore Greens - Palava Cluster 2-**

**06 - A - G, I - N**

MahaRERA Number : P51700000802



# 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 Dombivali East. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Nilje       | NA             | Ward E         |

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

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **42.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **39.2 Km**
- LSG Bus stop, Lakeshore Greens **650 Mtrs**
- Dombivali Railway Station **8.4 Km**
- Kalyan – Shilphata Rd **4.5 Km**
- MGM Hospital **4.5 Km**
- Lodha World School, Palava, Lakeshore Greens **850 Mtrs**
- LODHA Xperia Mall **5.4 Km**
- Big Bazaar **5.7 Km**

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LAKESHORE GREENS –  
PALAVA CLUSTER 2-06 – A  
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## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | 4                    | 1                          |

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LAKESHORE GREENS –  
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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               |

LAKESHORE GREENS -  
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# PROJECT & AMENITIES

| Time Line                    | Size      | Typography        |
|------------------------------|-----------|-------------------|
| Completed on 30th June, 2021 | 3252 Sqmt | 1 BHK,2 BHK,3 BHK |

Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area |
| Leisure                | Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Pet Friendly,Temple,Sit-out Area,Pergola  |
| Business & Hospitality | Banquet Hall,Conference / Meeting Room,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall   |
| Eco Friendly Features  | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Solar Pannel  |

LAKESHORE GREENS -  
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BUILDING LAYOUT

|            |                 |              |                 |                |                |
|------------|-----------------|--------------|-----------------|----------------|----------------|
| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|----------------|----------------|

|                      |   |    |   |                      |     |
|----------------------|---|----|---|----------------------|-----|
| CLUSTER 2-<br>06 - A | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| CLUSTER 2-<br>06 - B | 2 | 17 | 4 | 1 BHK,2 BHK,3<br>BHK | 68  |
| CLUSTER 2-<br>06 - C | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| CLUSTER 2-<br>06 - D | 2 | 17 | 4 | 1 BHK,2 BHK,3<br>BHK | 68  |
| CLUSTER 2-<br>06 - E | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| CLUSTER 2-<br>06 - F | 2 | 17 | 4 | 1 BHK,2 BHK,3<br>BHK | 68  |
| CLUSTER 2-<br>06 - G | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| CLUSTER 2-<br>06 - I | 2 | 17 | 4 | 1 BHK,2 BHK,3<br>BHK | 68  |
| CLUSTER 2-<br>06 - J | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| CLUSTER 2-<br>06 - K | 2 | 17 | 4 | 1 BHK,2 BHK,3<br>BHK | 68  |

|                       |   |    |   |                      |     |
|-----------------------|---|----|---|----------------------|-----|
| CLUSTER 2-<br>06 - L  | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| CLUSTER 2-<br>06 - M  | 2 | 17 | 4 | 1 BHK,2 BHK,3<br>BHK | 68  |
| CLUSTER 2-<br>06 - N  | 2 | 17 | 6 | 1 BHK,2 BHK,3<br>BHK | 102 |
| First Habitable Floor |   |    |   | Ground Floor         |     |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Key Card Entry,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

LAKESHORE GREENS -  
PALAVA CLUSTER 2-06 - A  
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## FLAT INTERIORS

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

|       |                      |
|-------|----------------------|
| 1 BHK | 398.12 – 507.66 sqft |
| 2 BHK | 539.51 – 568.34 sqft |
| 3 BHK | 641.73 sqft          |
| 1 BHK | 423.94 – 539.4 sqft  |
| 2 BHK | 526.81 sqft          |
| 3 BHK | 641.94 – 642.59 sqft |
| 1 BHK | 398.12 – 507.66 sqft |
| 2 BHK | 539.51 – 568.34 sqft |
| 3 BHK | 641.73 sqft          |
| 1 BHK | 423.94 sqft          |
| 2 BHK | 526.81 – 592.88 sqft |
| 3 BHK | 641.94 – 642.59 sqft |
| 1 BHK | 398.12 – 507.66 sqft |
| 2 BHK | 539.51 – 568.34 sqft |

|       |                      |
|-------|----------------------|
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| 2 BHK | 539.51 – 568.34 sqft |
| 3 BHK | 641.73 sqft          |
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|       |                      |
|-------|----------------------|
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| 3 BHK | 641.94 – 642.59 sqft |
| 1 BHK | 398.12 – 507.66 sqft |
| 2 BHK | 539.51 – 568.34 sqft |
| 3 BHK | 641.73 sqft          |

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

|          |                 |
|----------|-----------------|
| Flooring | Vitrified Tiles |
|----------|-----------------|

|   |   |
|---|---|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors  |
| <b>HVAC Service</b>                     | Split / Box A/C Provision   |
| <b>Technology</b>                       | NA  |
| <b>White Goods</b>                      | Air Conditioners  |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| 1 BHK         | INR 9817.43   | INR 3908700     | INR 4104135 to 5560800 |
| 2 BHK         | INR 9816.31   | INR 5172000     | INR 5430600 to 6112050 |

|       |             |             |                           |
|-------|-------------|-------------|---------------------------|
| 3 BHK | INR 9816.99 | INR 6300000 | INR 6615000 to<br>6624450 |
|-------|-------------|-------------|---------------------------|

**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>        | Time Linked Payment   |
| <b>Bank Approved Loans</b> | HDFC Bank   |

### Transaction History

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

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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             | 38    |
| Connectivity      | 55    |
| Infrastructure    | 50    |
| Local Environment | 100   |
| Land & Approvals  | 70    |
| Project           | 72    |
| People            | 56    |
| Amenities         | 92    |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 55            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>60/100</b> |

LAKESHORE GREENS –  
PALAVA CLUSTER 2-06 – A  
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