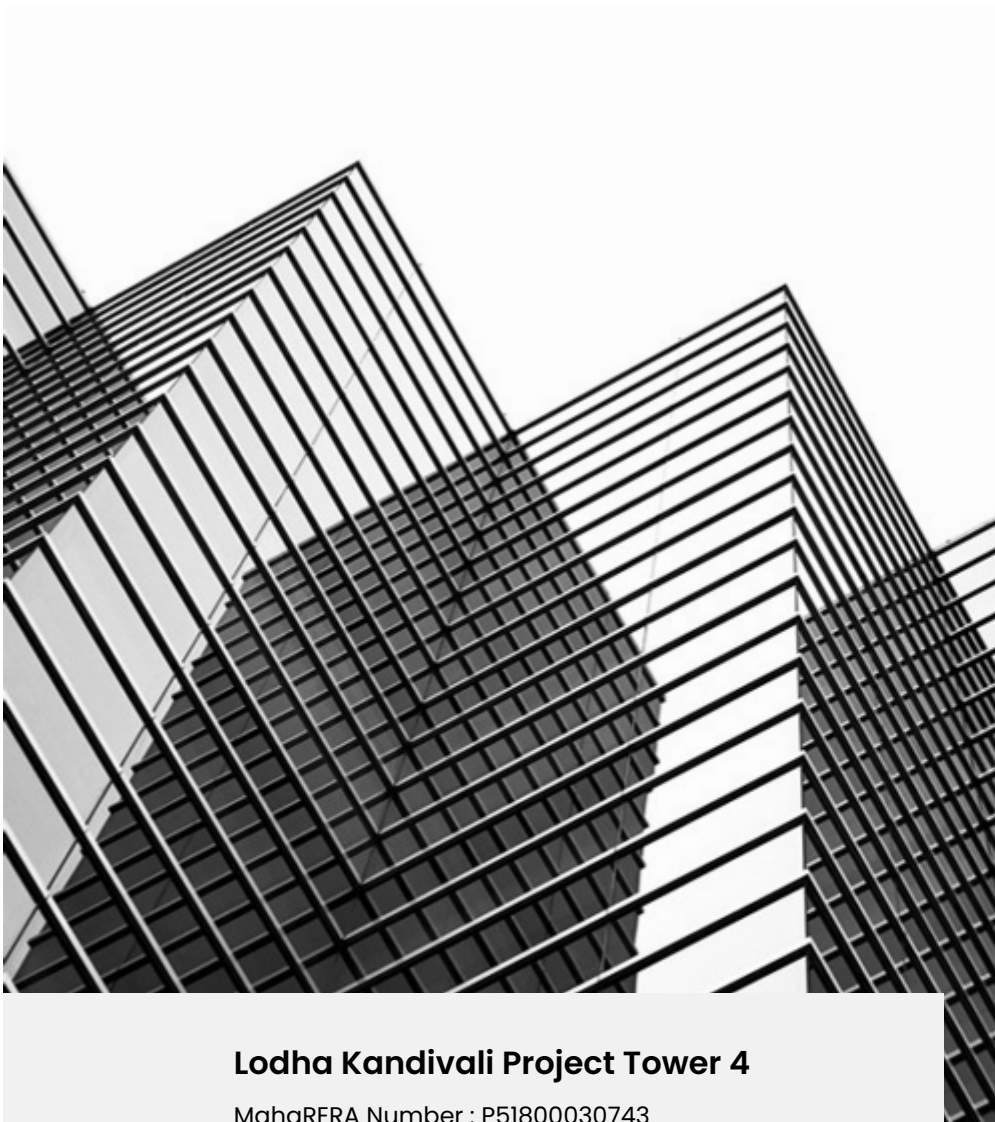


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PROP REPORT



Lodha Kandivali Project Tower 4

MahaRERA Number : P51800030743



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 Kandivali (East). Kandivali is a neighbourhood in the north Mumbai. It is an upmarket locality. Artifacts found near Kandivali indicate that the region was inhabited in the Stone Age. Kandivali east has emerged as a mid-segment residential location with a good mix of industrial and commercial developments.

| Post Office | Police Station | Municipal Ward |
|----------------|----------------------------|----------------|
| Kandivali East | Samta Nagar Police Station | Ward R South |

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 235 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **14.5 Km**
- Kandivali East Bus Depot **2.6 Km**
- Kandivali Railway Station East **2.6 Km**
- Western Express Highway **1.7 Km**
- DNA Multispeciality Hospital **1 Km**
- Thakur College of Science and Commerce **1.5 Km**
- Growel's 101 Mall **3.1 Km**
- Big Bazaar **3.4 Km**

LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| September 2021 | NA | 1 |

LODHA KANDIVALI
PROJECT TOWER 4

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 31st May, 2025 | 1015.08 Sqmt | 2 BHK,4 BHK |

Project Amenities

| | |
|------------------------|--|
| Sports | Basketball Court,Cricket Pitch,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area |
| Leisure | Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Deck Area,Sit-out Area,Reflexology Park,Tree House |
| Business & Hospitality | Barbeque Pit,Party Lawn,Sky Lounge / Bar,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Tower 4 | 2 | 24 | 4 | 2 BHK,4 BHK | 96 |
| First Habitable Floor | | | | 1st | |

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift,Auto Rescue Device (ARD)

LODHA KANDIVALI
PROJECT TOWER 4

FLAT INTERIORS

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

| | |
|-------|-----------|
| 2 BHK | 756 sqft |
| 4 BHK | 1511 sqft |

| | |
|-------------------------|----------------------|
| Floor To Ceiling Height | Greater than 10 feet |
| Views Available | Road View / No View |

| | |
|------------------------------|---|
| 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 | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows |
| HVAC Service | VRV / VRF System,Centralized Air Conditioning System |
| Technology | Optic Fiber Cable |
| White Goods | Air Conditioners |

| | |
|---|--|
| <div> <div> LODHA KANDIVALI PROJECT TOWER 4 </div> </div> | |
|---|--|

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | INR 15700 | INR 11869200 | INR 11869200 |
| 4 BHK | INR 15700 | INR 23722700 | INR 23722700 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 5% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 0 | INR 0 |

| | |
|---------------------|--|
| Festive Offers | The builder is not offering any festive offers at the moment. |
| Payment Plan | Time Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of Baroda,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank |

Transaction History

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

LODHA KANDIVALI
PROJECT TOWER 4

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 | 83 |
| Infrastructure | 70 |
| Local Environment | 83 |
| Land & Approvals | 58 |
| Project | 74 |
| People | 56 |

| | |
|------------------|---------------|
| Amenities | 84 |
| Building | 68 |
| Layout | 73 |
| Interiors | 73 |
| Pricing | 30 |
| Total | 67/100 |

LODHA KANDIVALI
PROJECT TOWER 4

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