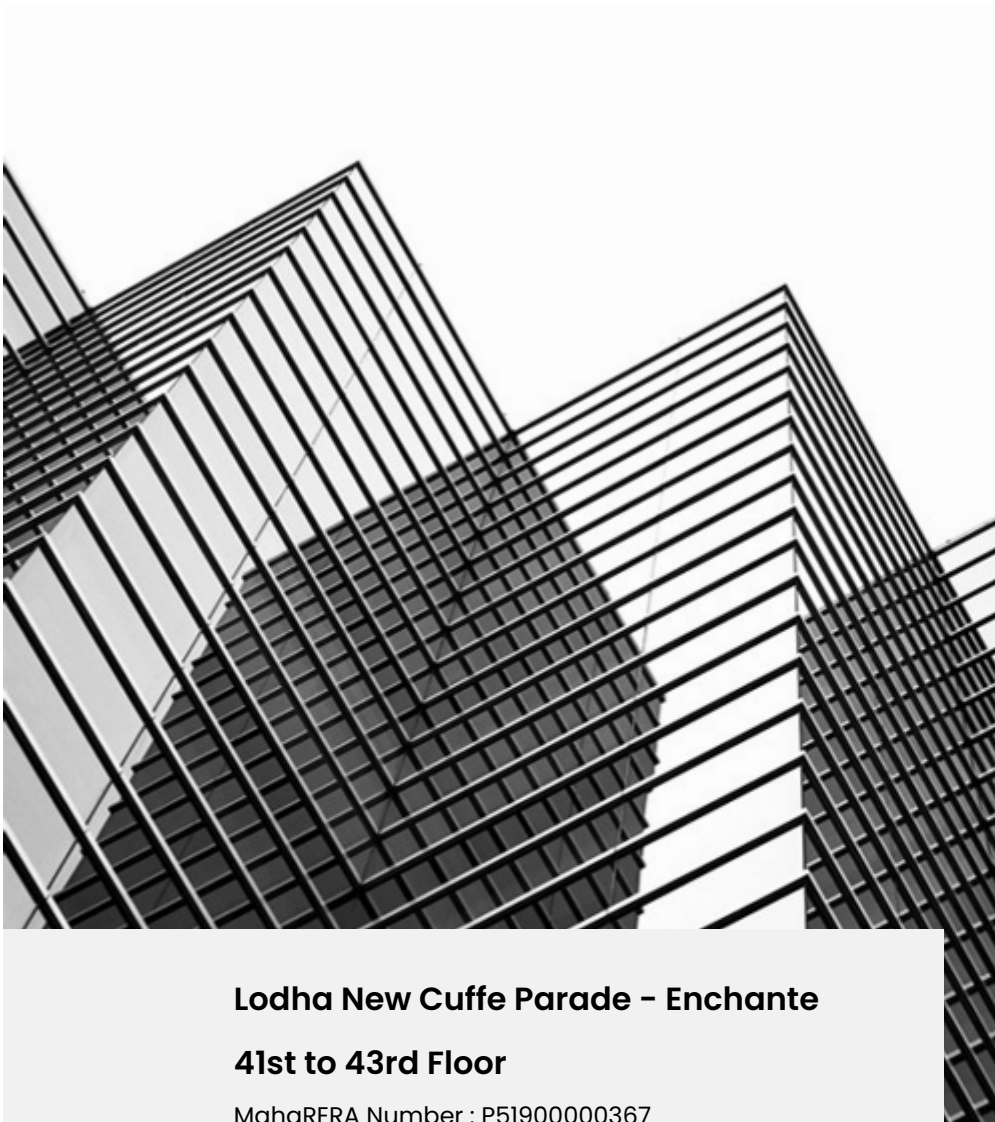


# PROP REPORT



**Lodha New Cuffe Parade – Enchante**

**41st to 43rd Floor**

MahaRERA Number : P51900000367



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 NEW CUFFE  
PARADE - ENCHANTE 41ST  
TO 43RD FLOOR

## LOCATION

The project is in Wadala (East). Wadala is a locality in Mumbai. Wadala Road is a station on the Harbour Line of Mumbai's railway network. Wadala was once considered a central suburb of the city of Mumbai, but it is now well within the city limits. Wadala has several schools and some renowned institutions like VJIT, VIT located near one another. Port Trust Railway opened the Wadala Ballard Pier railway line. Petrol and kerosene installations also came up in Wadala.

| Post Office           | Police Station                       | Municipal Ward |
|-----------------------|--------------------------------------|----------------|
| Wadala Truck Terminal | Wadala Truck Terminal Police Station | Ward F North   |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 46 Good AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15 Km**
- Bhakti Park Bus Stop **700 Mtrs**
- Bhaktipark Monorail Station **850 Mtrs**
- GTB Nagar Railway Station **2.8 Km**
- Eastern Freeway **5.9 Km**
- K.J. Somaiya Hospital & Research Center **2.4 Km**
- St. Joseph High School **4.5 Km**
- Imax Big Cinemas **1.2 Km**
- Champion The Multi Store **1.4 Km**

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LODHA NEW CUFFE

PARADE – ENCHANTE 41ST

TO 43RD FLOOR

## LAND & APPROVALS

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| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | NA                   | 7                          |

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LODHA NEW CUFFE

PARADE – ENCHANTE 41ST

TO 43RD FLOOR

## 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               |

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LODHA NEW CUFFE  
PARADE – ENCHANTE 41ST  
TO 43RD FLOOR

## PROJECT & AMENITIES

| Time Line          | Size    | Typography        |
|--------------------|---------|-------------------|
| 2017 Ready to move | 23 Acre | 1 BHK,2 BHK,3 BHK |

Project Amenities

|                        |  |
|------------------------|--|
| Sports                 | Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | Amphitheatre,Mini Theatre,Spa,Library / Reading Room,Temple,Sit-out Area   |
| Business & Hospitality | Party Lawn,Clubhouse,Multipurpose Hall   |
| Eco Friendly Features  | Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,Charging Ports - Electrical Cars                   |

LODHA NEW CUFFE  
PARADE – ENCHANTE 41ST  
TO 43RD FLOOR

BUILDING LAYOUT

| Tower Name                        | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|-----------------------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Lodha Enchante 41st to 43rd Floor | 8               | 3            | 6               | 1 BHK,2 BHK,3 BHK | 18             |

First Habitable Floor

1st Floor

## Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

LODHA NEW CUFFE

PARADE – ENCHANTE 41ST

TO 43RD FLOOR

## FLAT INTERIORS

| Configuration           | RERA Carpet Range    |
|-------------------------|----------------------|
| 1 BHK                   | 738 sqft             |
| 2 BHK                   | 1431 sqft            |
| 3 BHK                   | 1683 sqft            |
| Floor To Ceiling Height | Greater than 10 feet |

|                        |  |
|------------------------|--|
| <b>Views Available</b> | Open Grounds / Landscape / Project Amenities |
|------------------------|--|

|   |  |
|---|--|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles  |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards    |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows |
| <b>HVAC Service</b>                     | NA   |
| <b>Technology</b>                       | Home Automation  |
| <b>White Goods</b>                      | Modular Kitchen,Air Conditioners   |

LODHA NEW CUFFE  
PARADE – ENCHANTE 41ST  
TO 43RD FLOOR

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | INR 17926.83  | INR 13230000    | INR 14700000 |



|       |              |              |              |
|-------|--------------|--------------|--------------|
| 2 BHK | INR 17987.42 | INR 25740000 | INR 28600000 |
| 3 BHK | INR 17967.91 | INR 30240000 | INR 33600000 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 2%                     | INR 1000000          |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 1250000            | INR 0                |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      | 25% 25% 50%  |
| <b>Payment Plan</b>        | NA   |
| <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 NEW CUFFE<br>PARADE – ENCHANTE 41ST<br>TO 43RD FLOOR |  |
|--|--|

# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| April 2022       | 509         | NA    | INR 14750000 | INR 28978.39    |
| April 2022       | 511         | NA    | INR 14000000 | INR 27397.26    |
| April 2022       | 956         | NA    | INR 29101219 | INR 30440.61    |
| March 2022       | 1108        | NA    | INR 27522000 | INR 24839.35    |
| March 2022       | 935         | 33    | INR 26000000 | INR 27807.49    |
| March 2022       | 456         | NA    | INR 14801250 | INR 32458.88    |
| February 2022    | 1303        | 31    | INR 29600000 | INR 22716.81    |
| February 2022    | 956         | NA    | INR 29571699 | INR 30932.74    |
| February 2022    | 1655        | 36    | INR 49222498 | INR 29741.69    |
| January 2022     | 2941        | 5     | INR 71669780 | INR 24369.19    |

|                          |      |    |              |              |
|--------------------------|------|----|--------------|--------------|
| <b>January<br/>2022</b>  | 970  | 34 | INR 30864601 | INR 31819.18 |
| <b>January<br/>2022</b>  | 551  | 11 | INR 13000000 | INR 23593.47 |
| <b>December<br/>2021</b> | 514  | 8  | INR 16100338 | INR 31323.61 |
| <b>December<br/>2021</b> | 1322 | 8  | INR 39494199 | INR 29874.58 |
| <b>December<br/>2021</b> | 1596 | 8  | INR 35000000 | INR 21929.82 |
| <b>November<br/>2021</b> | 514  | 6  | INR 15514890 | INR 30184.61 |
| <b>November<br/>2021</b> | 907  | 16 | INR 26091639 | INR 28766.97 |
| <b>November<br/>2021</b> | 1615 | 2  | INR 38170800 | INR 23635.17 |
| <b>October<br/>2021</b>  | 1730 | 41 | INR 83593577 | INR 48319.99 |
| <b>October<br/>2021</b>  | 1110 | 23 | INR 26000000 | INR 23423.42 |

LODHA NEW CUFFE  
PARADE – ENCHANTE 41ST  
TO 43RD FLOOR

## 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             | 48    |
| Connectivity      | 65    |
| Infrastructure    | 78    |
| Local Environment | 100   |
| Land & Approvals  | 56    |
| Project           | 66    |
| People            | 56    |

|                  |               |
|------------------|---------------|
| <b>Amenities</b> | 76            |
| <b>Building</b>  | 55            |
| <b>Layout</b>    | 78            |
| <b>Interiors</b> | 80            |
| <b>Pricing</b>   | 30            |
| <b>Total</b>     | <b>66/100</b> |

LODHA NEW CUFFE  
PARADE – ENCHANTE 41ST  
TO 43RD FLOOR

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