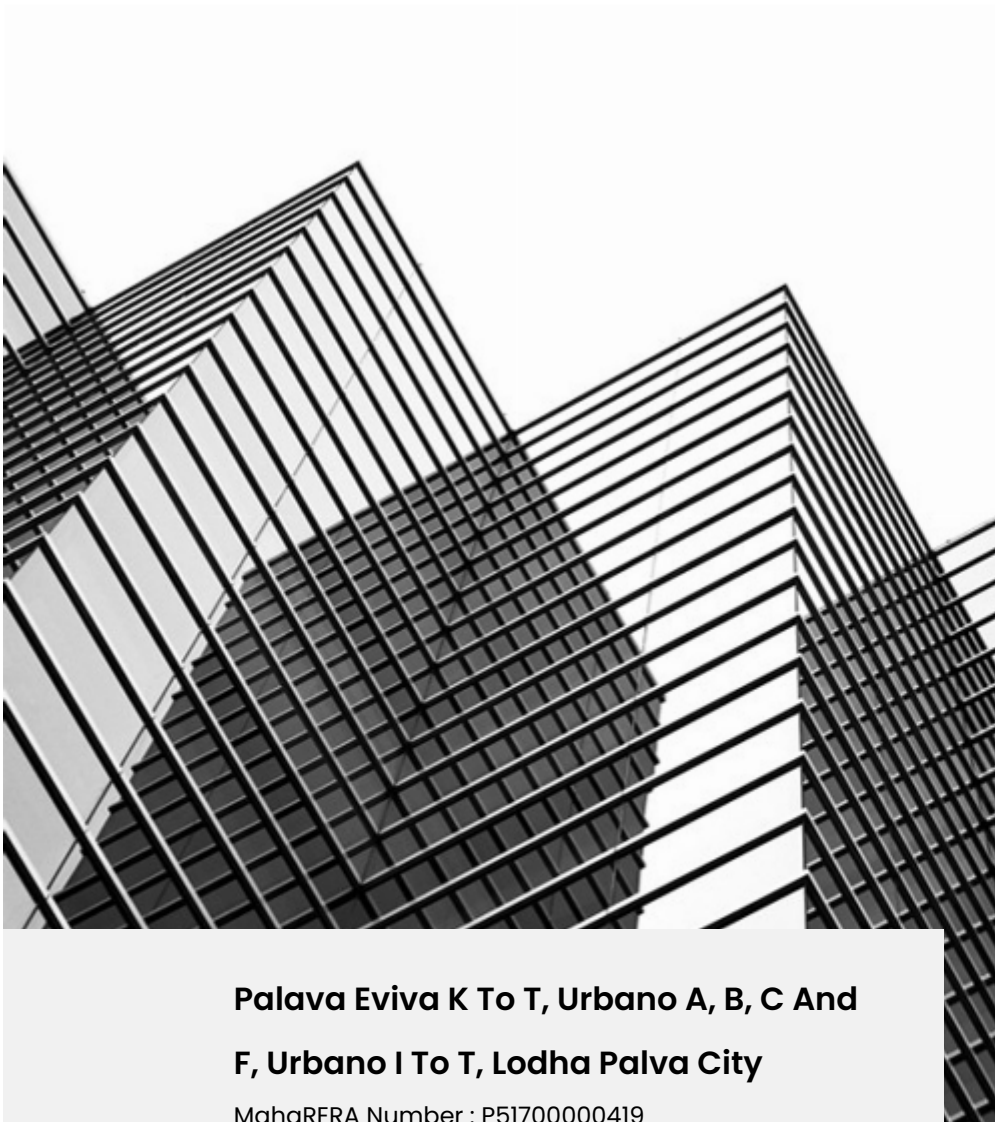


PROP REPORT



**Palava Eviva K To T, Urbano A, B, C And
F, Urbano I To T, Lodha Palva City**

MahaRERA Number : P51700000419



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.

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

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 **49.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.1 Km**
- Pagdya Pada Bus Stop **1.1 Km**
- Dombivali Railway Station **9.9 Km**
- Khoni – Taloja Rd **600 Mtrs**
- MGM Hospital **5.6 Km**
- Lodha World School **1.1 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar **7.9 Km**

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

LAND & APPROVALS

Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold land. In August 2014 Maharashtra Government gave clearance for the development of the township on the particular land. The initial landowners were Mahavir Build Estate Pvt. Ltd. and Microtec Construction Pvt. Ltd. Both the owners amalgamated with Palava Dwellers Pvt. Ltd. in Feb 2015 and May 2017 respectively and Palava Dwellers Pvt. Ltd. had full ownership of the land. The Environmental Department gave clearance for development in December 2015.

Encumbrances

The land upon which the project has been constructed is mortgaged to HDFC Bank.

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

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

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

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2019	26987 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK,5 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Reflexology Park,Pergola
Business & Hospitality	Banquet Hall,Laundromat,Barbeque Pit,ATM / Bank Attached,Clubhouse

Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage
-----------------------	---

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
EVIVA K	2	17	6	1 BHK,2 BHK	102
EVIVA L	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA M	2	17	6	1 BHK,2 BHK	102
EVIVA N	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA O	2	17	6	1 BHK,2 BHK	102
EVIVA P	2	17	6	1 BHK,2 BHK	102

EVIVA Q	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA R	2	17	6	1 BHK,2 BHK	102
EVIVA S	2	17	4	1 BHK,2 BHK,3 BHK	68
EVIVA T	2	17	6	1 BHK,2 BHK	102
URBANO I	2	17	6	2 BHK,3 BHK	102
URBANO A	2	17	6	2 BHK,3 BHK	102
URBANO B	2	17	6	2 BHK,3 BHK	102
URBANO J	2	17	6	2 BHK,3 BHK	102
URBANO K	2	17	6	2 BHK,3 BHK	102
URBANO L	2	17	6	2 BHK,3 BHK	102
URBANO M	2	17	6	2 BHK,3 BHK	102
URBANO N	2	17	6	2 BHK,3 BHK	102
URBANO C	2	17	6	2 BHK,3 BHK	102

URBANO O	2	17	4	1 BHK,2 BHK,3 BHK	68
URBANO F	2	17	4	1 BHK,2 BHK,3 BHK,4 BHK	68
URBANO P	2	17	4	1 BHK,2 BHK,3 BHK	68
URBANO Q	2	17	6	2 BHK,3 BHK	102
URBANO R	2	17	4	2 BHK,3 BHK,5 BHK	68
URBANO S	2	17	4	2 BHK,3 BHK,5 BHK	68
URBANO T	2	17	6	2 BHK,3 BHK	102
First Habitable Floor				1st Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,Security Staff,Key Card Entry,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,Goods Lift

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	380.58 - 505.5 sqft
2 BHK	609.02 - 614.29 sqft
1 BHK	456.98 - 494.1 sqft
2 BHK	555.32 - 595.46 sqft
3 BHK	926.01 - 926.65 sqft
1 BHK	380.58 - 505.5 sqft
2 BHK	609.02 - 614.29 sqft
1 BHK	456.98 - 494.1 sqft
2 BHK	555.32 - 595.46 sqft

3 BHK	926.01 – 926.65 sqft
1 BHK	380.58 – 505.5 sqft
2 BHK	609.02 – 614.29 sqft
1 BHK	380.58 – 505.5 sqft
2 BHK	609.02 – 614.29 sqft
1 BHK	456.98 – 494.1 sqft
2 BHK	555.32 – 595.46 sqft
3 BHK	926.01 – 926.65 sqft
1 BHK	380.58 – 505.5 sqft
2 BHK	609.02 – 614.29 sqft
1 BHK	456.98 – 494.1 sqft
2 BHK	555.32 – 595.46 sqft
3 BHK	926.01 – 926.65 sqft
1 BHK	380.58 – 505.5 sqft

2 BHK	609.02 – 614.29 sqft
2 BHK	568.77 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
2 BHK	568.77 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
2 BHK	608.37 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
2 BHK	608.37 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
2 BHK	568.77 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
2 BHK	568.77 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
2 BHK	608.37 – 712.85 sqft

3 BHK	916.86 – 920.63 sqft
2 BHK	568.77 – 712.85 sqft
3 BHK	916.86 – 920.63 sqft
1 BHK	445.36 sqft
2 BHK	701.87 sqft
3 BHK	803.45 – 813.89 sqft
4 BHK	1246.22 sqft
1 BHK	445.36 sqft
2 BHK	701.87 sqft
3 BHK	803.45 – 813.89 sqft
4 BHK	1246.22 sqft
1 BHK	445.36 sqft
2 BHK	700.8 – 701.87 sqft
3 BHK	803.45 – 813.89 sqft

4 BHK	1246.22 sqft
2 BHK	568.34 - 661.42 sqft
3 BHK	926.65 - 930.42 sqft
2 BHK	715.22 - 884.9 sqft
3 BHK	846.6 - 891.57 sqft
5 BHK	1287 - 1351.24 sqft
2 BHK	715.22 - 753.52 sqft
3 BHK	863.71 - 891.57 sqft
5 BHK	1287 - 1351.24 sqft
2 BHK	568.34 - 661.42 sqft
3 BHK	926.65 - 930.42 sqft

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

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

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

PALAVA EVIVA K TO T, URBANO A, B, C AND F, URBANO I TO T, LODHA PALVA CITY	
---	--

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9315.26	INR 3549200	INR 3736000 to 4963000

2 BHK	INR 9322.45	INR 5179400	INR 5452000 to 7398000
3 BHK	INR 9323.44	INR 7493600	INR 7888000 to 9134000
4 BHK	INR 9322.99	INR 11618500	INR 12230000
5 BHK	INR 9322.55	INR 11998500	INR 12630000 to 13260000

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**

HDFC Bank

Transaction History

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

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	501	4	INR 3800000	INR 7584.83
March 2022	636	6	INR 4200000	INR 6603.77
March 2022	555	8	INR 4768996	INR 8592.79
February 2022	577	NA	INR 5349483	INR 9271.2
January 2022	647	14	INR 4550000	INR 7032.46

December 2021	647	8	INR 5850000	INR 9041.73
December 2021	501	3	INR 3275000	INR 6536.93
December 2021	509	12	INR 3600000	INR 7072.69
November 2021	555	6	INR 4800996	INR 8650.44
November 2021	555	17	INR 4700871	INR 8470.04
November 2021	558	18	INR 4803121	INR 8607.74
October 2021	647	18	INR 6009803	INR 9288.72
October 2021	558	16	INR 4982171	INR 8928.62
October 2021	537	14	INR 4864913	INR 9059.43
September 2021	649	8	INR 5928000	INR 9134.05

August 2021	501	9	INR 3641000	INR 7267.47
August 2021	506	16	INR 4912205	INR 9707.92
July 2021	506	14	INR 4676000	INR 9241.11
July 2021	501	3	INR 3400000	INR 6786.43
July 2021	647	16	INR 6079000	INR 9395.67

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

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	65
Infrastructure	44
Local Environment	100
Land & Approvals	64
Project	70
People	56
Amenities	92
Building	78
Layout	61
Interiors	55
Pricing	30
Total	63/100

PALAVA EVIVA K TO T,
URBANO A, B, C AND F,
URBANO I TO T, LODHA
PALVA CITY

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.