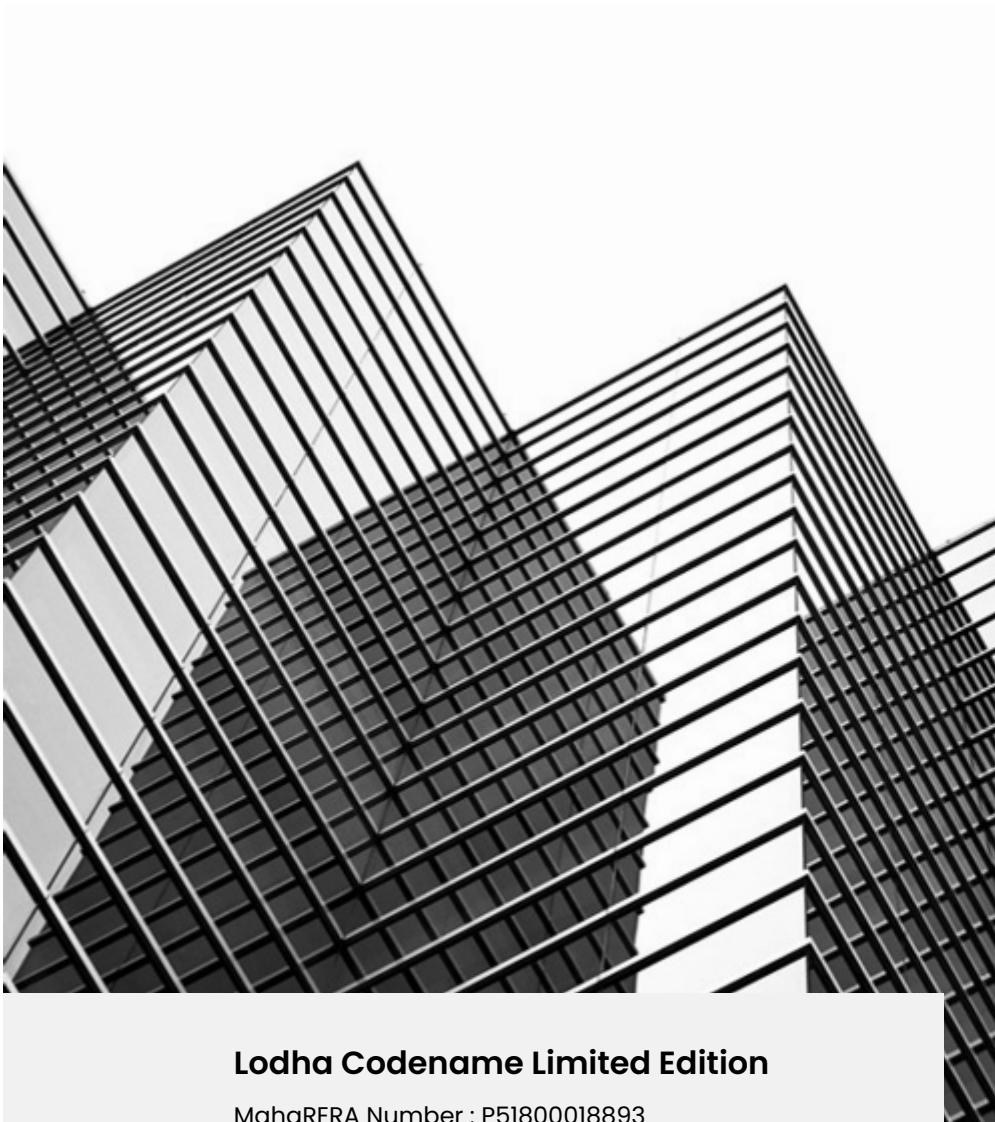


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PROP REPORT



Lodha Codename Limited Edition

MahaRERA Number : P51800018893



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 CODENAME

LIMITED EDITION

LOCATION

The project is in Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Mulund West | NA | Ward T |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 124 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **15 Km**
- Global Automobiles Mahanagar Cng Pump **550 Mtrs**
- Mulund Railway Station (W) **2 Km**
- Lal Bahadur Shastri Rd **100 Mtrs**
- Fortis Hospital Mulund **1.9 Km**
- NES International School **2.6 Km**
- Korum Mall **2.2 Km**
- Haria Super Mart **1.6 Km**

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LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2022 | NA | 1 |

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LIMITED EDITION

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 |
|----|----|----|

| | |
|-----------------------------------|--|
| LODHA CODENAME LIMITED EDITION | |
|-----------------------------------|--|

PROJECT & AMENITIES



| Time Line | Size | Typography |
|-------------------------------------|-------------|--------------------------------|
| Completed on 31st December, 2025 | 2.4 Acre | 2 BHK,2.5 BHK,3 BHK,3.5 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park |
| Business & Hospitality | Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Landscaped Gardens,Water Storage |

| | |
|-----------------------------------|--|
| LODHA CODENAME LIMITED EDITION | |
|-----------------------------------|--|

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-----------------------------|----------------|
| Wing A | 3 | 37 | 3 | 2 BHK,2.5 BHK,3.5 BHK | 111 |
| Wing B | 3 | 37 | 4 | 2 BHK,2.5 BHK,3 BHK,3.5 BHK | 148 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

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

LODHA CODENAME

LIMITED EDITION

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 750 sqft |
| 2.5 BHK | 810 sqft |
| 3.5 BHK | 1146 sqft |
| 2 BHK | 750 sqft |
| 2.5 BHK | 810 sqft |
| 3 BHK | 977 sqft |
| 3.5 BHK | 1146 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,Electrical Sockets / Switch Boards |
| Finishing | Anodized Aluminum / UPVC Window Frames,Laminated flush doors |

| | |
|---------------------|---------------------------|
| HVAC Service | Split / Box A/C Provision |
| Technology | Optic Fiber Cable |
| White Goods | Modular Kitchen |

LODHA CODENAME

LIMITED EDITION

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 3.5 BHK | INR 24083.77 | INR 27600000 | INR 31600000 |
| 2 BHK | INR 23600 | INR 17700000 | INR 19900000 |
| 2.5 BHK | INR 24320.99 | INR 19700000 | INR 22600000 |
| 3 BHK | INR 24053.22 | INR 23500000 | INR 27000000 |

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

| GST | Stamp Duty | Registration |
|-----|------------|--------------|
| 5% | 5% | 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 | Construction Linked Payment |
| Bank Approved Loans | 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 CODENAME
LIMITED EDITION

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 | 86 |
| Local Environment | 70 |
| Land & Approvals | 44 |
| Project | 73 |
| People | 56 |
| Amenities | 48 |
| Building | 63 |
| Layout | 65 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 62/100 |

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