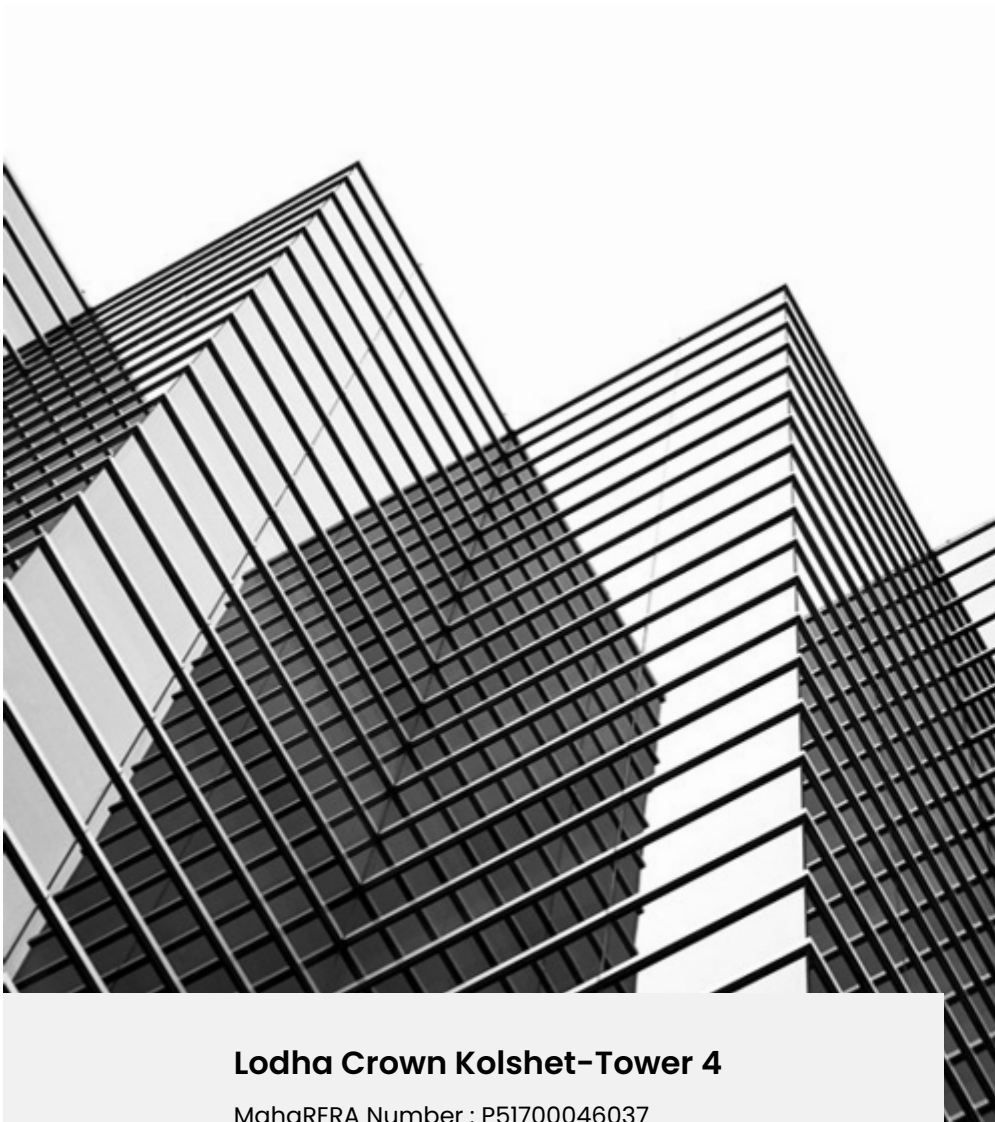


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PROP REPORT



Lodha Crown Kolshet-Tower 4

MahaRERA Number : P51700046037



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 Owle Manpada Kolshet. Kolshet is an up-and-coming locality of Thane City. It connects the Eastern Express Highway and Western Express Highway and is major junction within the city. It also connects the city to Godhbunder Road via a bypass. Initially an industrial town, Kolshet now has several large residential townships built by reputed builders. It is a popular location for young families as it has many schools within the vicinity.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Sandozbaugh | NA | NA |

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 40 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **24.3 Km**
- Khopat Bus Depot **5.1 Km**
- Thane Railway Station **6.7 Km**
- Ghodbunder Road **1.4 Km**
- Jupiter Hospital **5.8 Km**
- C.P. Goenka International School **3.4 Km**
- Viviana Mall **5.6 Km**
- DMart Kolshet **2.1 Km**

LAND & APPROVALS

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

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

| | |
|--|--|
| <div> <div> LODHA CROWN KOLSHET- TOWER 4 </div> </div> | |
|--|--|

PROJECT & AMENITIES

| Time Line | Size | Typography |
|-----------------------------|--------------|---------------|
| Completed on 31st May, 2026 | 1363.14 Sqmt | 2 BHK,2.5 BHK |

Project Amenities

| | |
|------------------------|---|
| Sports | Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area |
| Leisure | Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Pet Friendly,Temple |
| Business & Hospitality | ATM / Bank Attached,Clubhouse,Multipurpose Hall |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage,Eco Friendly Paint,Solar Pannel,Charging Ports - Electrical Cars |

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| Crown Kolshet - Tower 4 | 3 | 23 | 18 | 2 BHK,2.5 BHK | 414 |
| First Habitable Floor | | | | 1st | |

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK | 530 sqft |
| 2.5 BHK | 813 sqft |

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

| | |
|------------------------------|---|
| 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 | False Ceiling,Laminated flush doors,Double glazed glass windows |
| HVAC Service | NA |
| Technology | Optic Fiber Cable |
| White Goods | NA |

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|--------------|
| 2 BHK | -- | -- | INR 9500000 |
| 2.5 BHK | -- | -- | INR 14500000 |

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

| GST | Stamp Duty | Registration |
|------------|-----------------|---------------|
| 1% | 6% | INR 30000 |
| Floor Rise | Parking Charges | Other Charges |
| NA | INR 300000 | 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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Central Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,Indiabulls Home Loans,Kotak Bank,L& T Housing Finance Ltd,LIC Housing Finance Ltd,PNB Housing Finance Ltd,Punjab & Sind Bank,RBL Bank,SBI Bank,Tata Capital

Transaction History

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

LODHA CROWN KOLSHET-
TOWER 4

ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| October 2022 | 530 | 15 | INR 8361123 | INR 15775.7 |
| October 2022 | 530 | 9 | INR 8361123 | INR 15775.7 |
| October 2022 | 530 | 17 | INR 8361123 | INR 15775.7 |
| October 2022 | 530 | 15 | INR 8646837 | INR 16314.79 |

| | | | | |
|---------------------------|-----|----|-------------|--------------|
| October 2022 | 530 | 11 | INR 8453980 | INR 15950.91 |
| October 2022 | 530 | 12 | INR 8646387 | INR 16313.94 |
| October 2022 | 530 | 15 | INR 8551149 | INR 16134.24 |
| October 2022 | 530 | 12 | INR 8456631 | INR 15955.91 |
| September 2022 | 530 | 12 | INR 8599218 | INR 16224.94 |
| September 2022 | 530 | 11 | INR 8408742 | INR 15865.55 |
| September 2022 | 530 | 15 | INR 8361123 | INR 15775.7 |
| September 2022 | 530 | 9 | INR 8408742 | INR 15865.55 |
| September 2022 | 530 | 8 | INR 8361123 | INR 15775.7 |
| September 2022 | 530 | 11 | INR 8456631 | INR 15955.91 |

| | | | | |
|---------------------------|-----|----|-------------|--------------|
| September 2022 | 530 | 14 | INR 8360673 | INR 15774.85 |
| September 2022 | 530 | 7 | INR 8361123 | INR 15775.7 |
| September 2022 | 530 | 16 | INR 7838131 | INR 14788.93 |
| September 2022 | 530 | 15 | INR 8455911 | INR 15954.55 |
| September 2022 | 530 | 9 | INR 7882988 | INR 14873.56 |
| September 2022 | 530 | 11 | INR 8408742 | INR 15865.55 |

LODHA CROWN KOLSHET-
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 | 73 |
| Connectivity | 48 |
| Infrastructure | 64 |
| Local Environment | 100 |
| Land & Approvals | 50 |
| Project | 71 |
| People | 56 |
| Amenities | 92 |
| Building | 65 |
| Layout | 56 |
| Interiors | 63 |
| Pricing | 40 |
| Total | 65/100 |

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