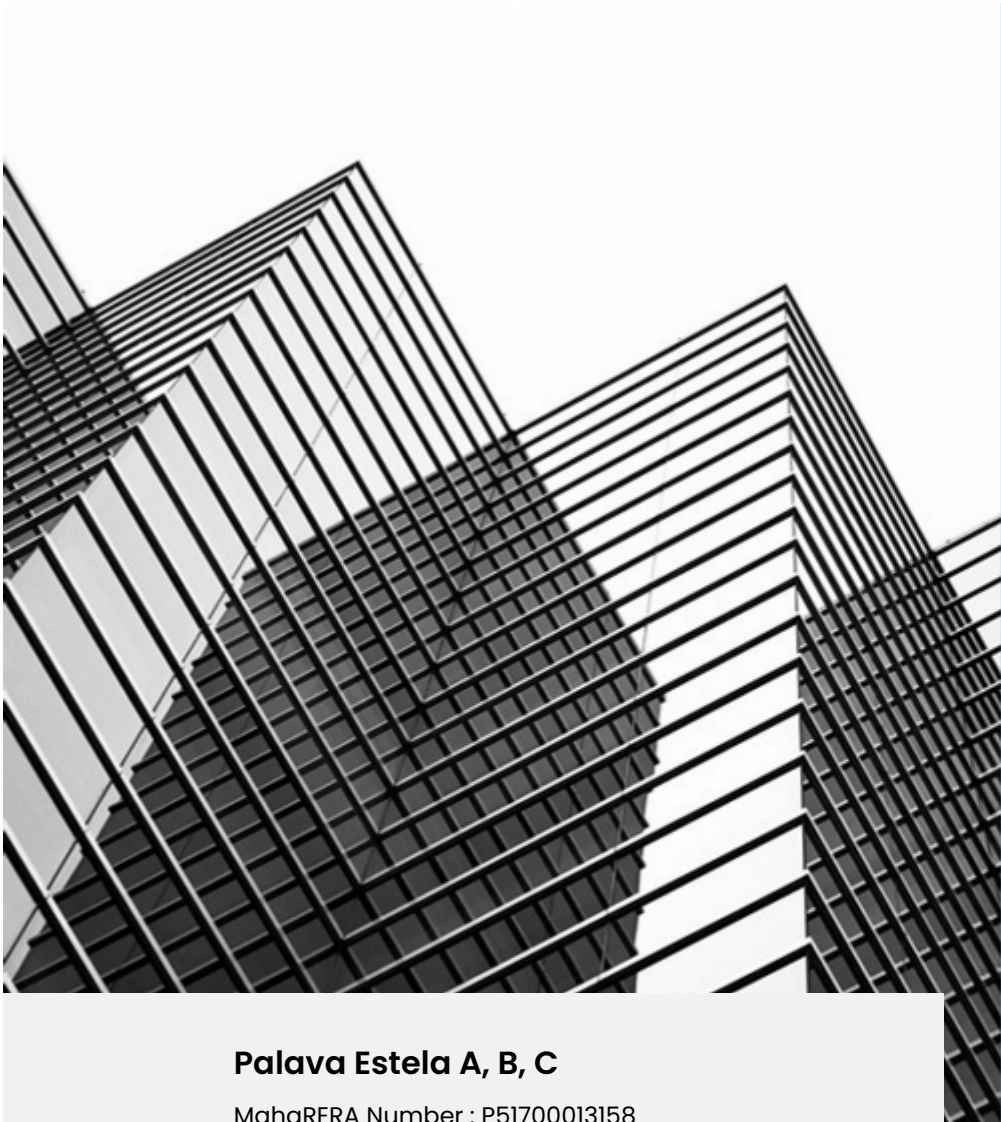


PROP REPORT



Palava Estela A, B, C

MahaRERA Number : P51700013158



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 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 65 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **50.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.1 Km**
- Pagdya Pada Bus stop **1.1 Km**
- Dombivali Railway Station / Ram Nagar, Ramnagar **9.9 Km**
- Khoni – Taloja Rd, **700 Mtrs**
- MGM Hospital **5.6 Km**
- Lodha World School **1.1 Km**
- LODHA Xperia Mall **6.5 Km**
- Big Bazaar **7.9 Km**

PALAVA ESTELA A, B, C

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 |
|--------------------------------------|----------------------|----------------------------|
| September 2022 | 1 | 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 |

PROJECT & AMENITIES

| Time Line | Size | Typography |
|------------------------------|-----------|-------------------|
| Completed on 30th June, 2023 | 2475 Sqmt | 1 BHK,2 BHK,3 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,Mini Theatre,Yoga Room / Zone,Steam Room,Sauna,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Reflexology Park |
| Business & Hospitality | Banquet Hall,Laundromat,Barbeque Pit,Day Care,ATM / Bank Attached,Clubhouse |
| Eco Friendly Features | Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

PALAVA ESTELA A, B, C

BUILDING LAYOUT

| Tower Name | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------|-----------------|--------------|-----------------|-------------------|----------------|
| ESTELA A | 2 | 19 | 6 | 1 BHK,2 BHK,3 BHK | 114 |

| | | | | | |
|-----------------------|---|----|---|-------------------|-----|
| ESTELA B | 2 | 19 | 4 | 1 BHK,2 BHK,3 BHK | 76 |
| ESTELA C | 2 | 19 | 6 | 1 BHK,2 BHK,3 BHK | 114 |
| First Habitable Floor | | | | First 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 ESTELA A, B, C

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|----------------------|
| 1 BHK | 398.12 – 507.66 sqft |
| 2 BHK | 539.51 – 568.34 sqft |
| 3 BHK | 641.73 sqft |

| | |
|-------|----------------------|
| 1 BHK | 423.94 – 539.4 sqft |
| 2 BHK | 526.81 sqft |
| 3 BHK | 641.94 – 642.59 sqft |
| 1 BHK | 398.12 – 507.66 sqft |
| 2 BHK | 539.51 – 568.34 sqft |
| 3 BHK | 641.73 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,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Laminated flush doors |
| HVAC Service | Split / Box A/C Provision |
| Technology | NA |

| | |
|-------------|----|
| White Goods | NA |
|-------------|----|

| |
|-----------------------|
| PALAVA ESTELA A, B, C |
|-----------------------|

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|------------------------|
| 1 BHK | INR 9322.89 | INR 3712600 | INR 3908000 to 5295000 |
| 2 BHK | INR 9325.49 | INR 4913400 | INR 5172000 to 5579000 |
| 3 BHK | INR 9324.66 | INR 5985000 | INR 6300000 to 6303000 |

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 ESTELA A, B, C

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 | 70 |
| Project | 61 |
| People | 56 |
| Amenities | 92 |
| Building | 65 |
| Layout | 53 |
| Interiors | 63 |
| Pricing | 30 |
| Total | 61/100 |

PALAVA ESTELA A, B, C

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