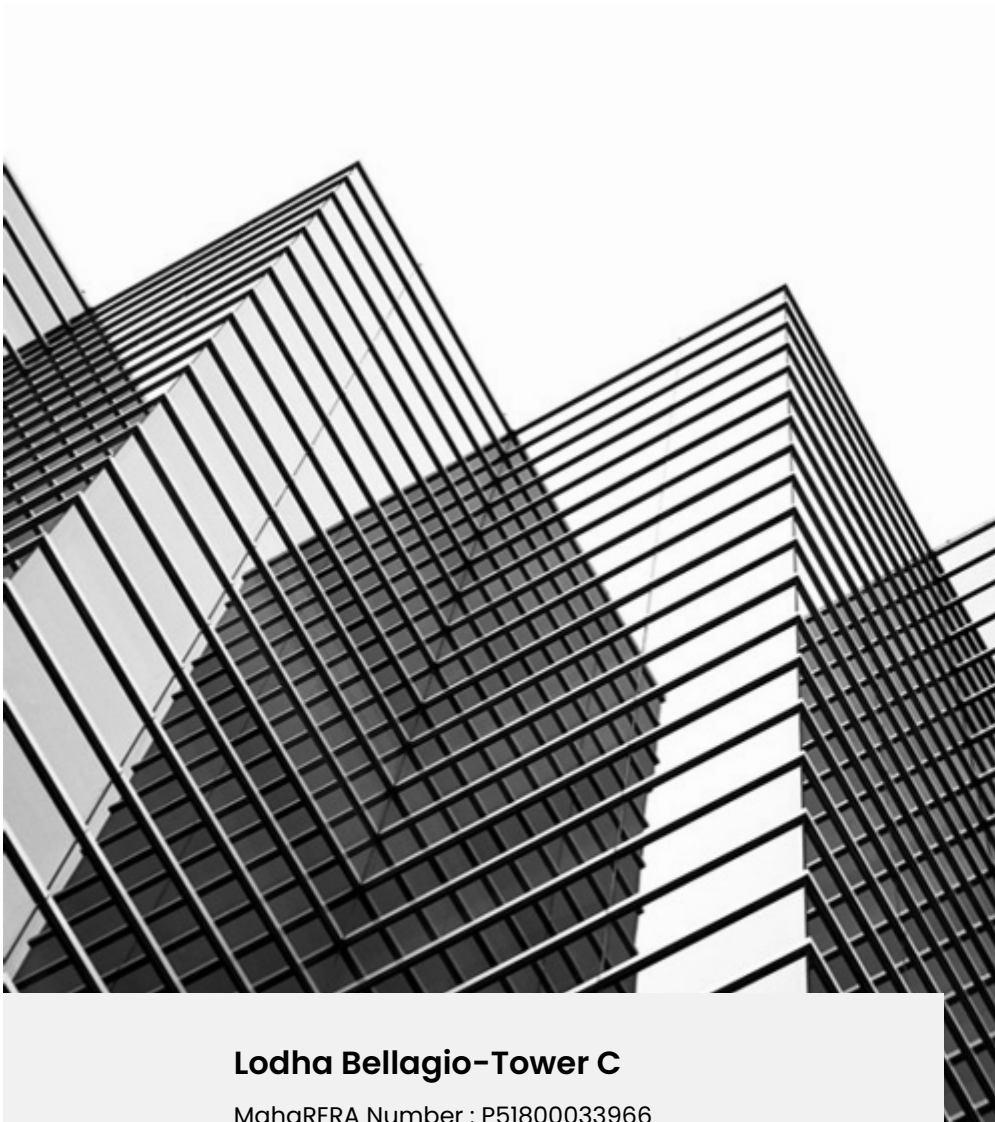


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# PROP REPORT



**Lodha Bellagio-Tower C**

MahaRERA Number : P51800033966



# 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 Powai. Powai is an upscale residential neighbourhood located in Mumbai situated on the banks of Powai lake. The Indian Institute of Technology, Bombay and currently the second oldest campus of the Indian Institutes of Technology as well as the National Institute of Industrial Engineering are both located here. Powai is also Mumbai's start-up hub. Powai houses countable number of schools, colleges and residential as well as industrial establishments.

| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| Powai lit   | NA             | Ward S         |

## Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 190 AQI and the noise pollution is 0 to 50 dB .

## Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.9 Km**
- Hiranandani Telephone Exchange Bus Stop **700 Mtrs**
- Kanjurmarg Railway Station **4.1 Km**
- Eastern Express Hwy, Maharashtra **7.6 Km**
- Hiranandani Hospital **100 Mtrs**
- Hiranandani Foundation School **600 Mtrs**
- R City Mall **4.3 Km**
- D Mart **1 Km**

# LAND & APPROVALS

## Legal Title Summary

The plot of land upon which the project has been constructed belongs to Rajesh Estate and Nirman Private Limited (RENPL). By and under a joint development agreement in 2022, Macrotech Developers Limited have been granted the development rights in respect of the property.

## Encumbrances

This project is clear, marketable and free from all encumbrances.

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

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LODHA BELLAGIO-TOWER  
C

# PROJECT & AMENITIES

| Time Line                           | Size         | Typography                             |
|-------------------------------------|--------------|--|
| Completed on 31st December,<br>2026 | 0.58<br>Acre | 2 BHK,2.5 BHK,3 BHK,3.5<br>BHK,4.5 BHK |

Project Amenities

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

|                           |  |
|---------------------------|--|
| LODHA BELLAGIO-TOWER<br>C |  |
|---------------------------|--|

BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations                      | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------------------------|----------------|
| Wing C                | 3               | 30           | 4               | 2 BHK,2.5 BHK,3 BHK,3.5 BHK,4.5 BHK | 120            |
| First Habitable Floor |                 |              |                 | 1st Floor                           |                |

Services & Safety

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

LODHA BELLAGIO-TOWER  
C

FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 2 BHK                   | 750 sqft              |
| 2.5 BHK                 | 845 sqft              |
| 3 BHK                   | 1092 sqft             |
| 3.5 BHK                 | 1260 sqft             |
| 4.5 BHK                 | 1614 sqft             |
| Floor To Ceiling Height | Between 9 and 10 feet |

|                 |                     |
|-----------------|---------------------|
| Views Available | Road View / No View |
|-----------------|---------------------|

|                              |   |
|------------------------------|---|
| 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,Double glazed glass windows  |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | Optic Fiber Cable   |
| White Goods                  | Chimney & Hob,Modular Kitchen   |

|  |
|--|
| <div> <div> LODHA BELLAGIO-TOWER</div> <div>C</div> </div> |
|--|

## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 3.5 BHK       | --            | --              | INR 43000000 |
| 2 BHK         | --            | --              | INR 23900000 |



|         |    |    |              |
|---------|----|----|--------------|
| 2.5 BHK | -- | -- | INR 28800000 |
| 3 BHK   | -- | -- | INR 37800000 |
| 4.5 BHK | -- | -- | INR 58300000 |

**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         |

|                            |  |
|----------------------------|--|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment.                                  |
| <b>Payment Plan</b>        | Time Linked Payment  |
| <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.

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| June 2022        | 1205        | NA    | INR 37291191 | INR 30947.05    |
| June 2022        | 918         | NA    | INR 27686361 | INR 30159.43    |
| June 2022        | 1373        | NA    | INR 42989970 | INR 31310.98    |
| June 2022        | 1373        | NA    | INR 43671875 | INR 31807.63    |
| June 2022        | 1373        | NA    | INR 43043019 | INR 31349.61    |

## 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             | 65    |
| Connectivity      | 63    |
| Infrastructure    | 78    |
| Local Environment | 80    |
| Land & Approvals  | 50    |
| Project           | 61    |
| People            | 56    |
| Amenities         | 56    |
| Building          | 57    |
| Layout            | 61    |
| Interiors         | 70    |
| Pricing           | 30    |

**Total**

**61/100**

LODHA BELLAGIO-TOWER

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