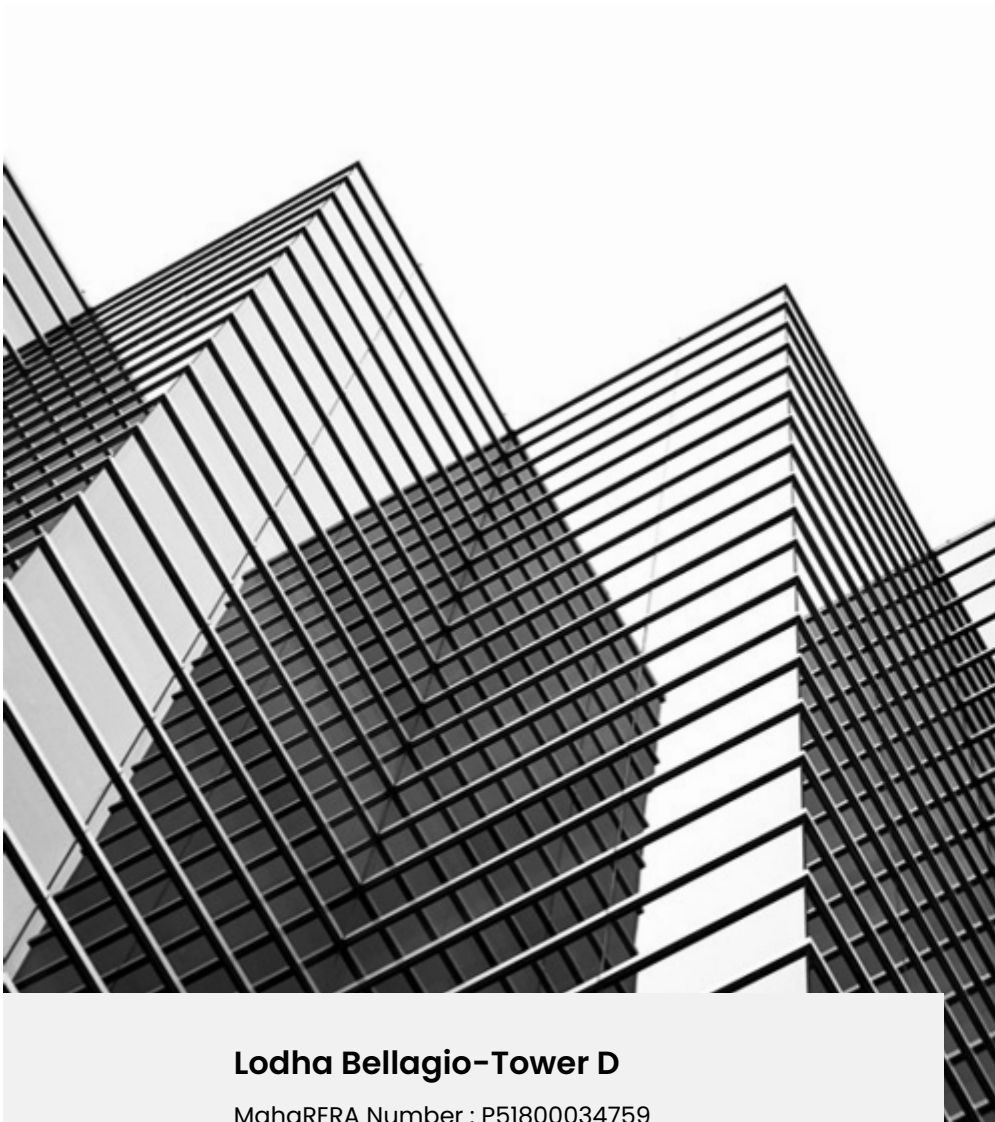


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PROP REPORT



Lodha Bellagio-Tower D

MahaRERA Number : P51800034759



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

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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
September 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

LODHA BELLAGIO-TOWER
D

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	0.58 Acre	2 BHK,2.5 BHK,3 BHK,3.5 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	Landscaped Gardens,Water Storage

LODHA BELLAGIO-TOWER D

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing D	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 D	
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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	Open Grounds / Landscape / Project Amenities
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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

LODHA BELLAGIO-TOWER
D

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

Festive Offers	15% of the AV: to be paid 50 days after the booking date.
Payment Plan	Time 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 BELLAGIO-TOWER

D

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

LODHA BELLAGIO-TOWER

D

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	44
Project	61
People	56
Amenities	56
Building	57
Layout	68
Interiors	70
Pricing	40
Total	62/100

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