



PROPINSIGHT

A Detailed Property Analysis Report

 40,000+
Projects

 10,000+
Builders

 1,200+
Localities

Report Created On - 17 Aug, 2016



What is *PROPINSIGHT?*



Price Insight

This section aims to show the detailed price of a project and split it into its various components including hidden ones. Various price trends are also shown in this section.



Project Insight

This section compares your project with similar projects in the locality on construction parameters like livability rating, safety rating, launch date, etc.



Builder Insight

This section delves into the details about the builder and tries to give the user a perspective about the history of the builder as well as his current endeavours.



Locality Info

This section aims to showcase various amenities viz. pre-schools, schools, parks, restaurants, hospitals and shopping complexes near a project.




Lodha Casa Rio Gold


Dombivali, Mumbai


₹ 34 Lacs onwards

Livability Score



 Project Size
63 Towers

 Configurations
1,2 Bedroom Apartment

 Possession Starts
Aug '17



What is *PRICE INSIGHT?*



Pricing Comparison

Comparison of detailed prices with various other similar projects



Pricing Trends

Price appreciation and trends for the project as well as the locality



Price versus Time to completion

An understanding of how the current project's prices are performing vis-a-vis other projects in the same locality

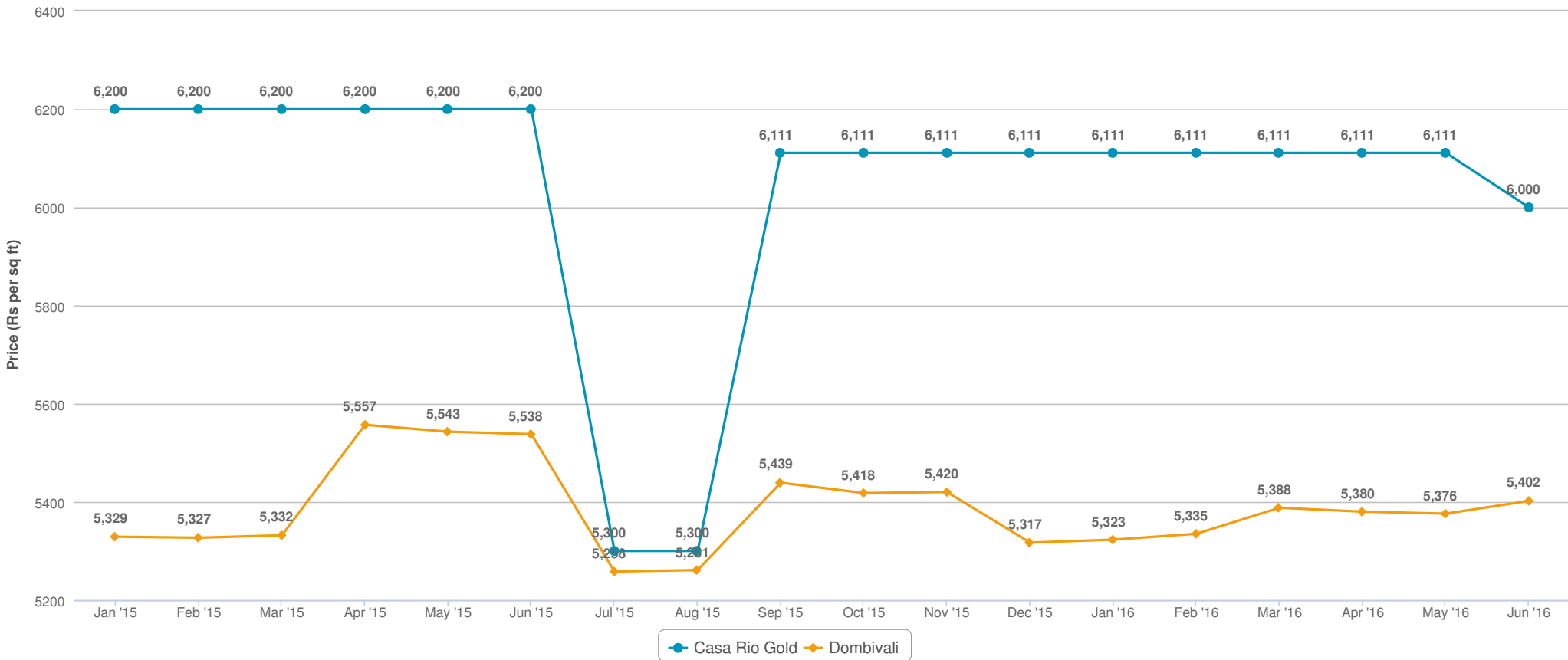


Demand Comparison

An understanding of how the strong/weak is the demand of current project and the current locality vis-a-vis others

Price Trend Of Lodha Casa Rio Gold

Lodha Casa Rio Gold VS Dombivali, Mumbai



Property Type	1BHK+1T	2BHK+2T
Area (sq.ft.)	639, 693	864, 891



Price Comparison With Other Projects Similar To Lodha Casa Rio Gold



Lodha Casa Rio Gold
Dombivali, Mumbai



Lodha Palava Lakeshore Greens
Dombivali, Mumbai



Lodha Codename Epic
Dombivali, Mumbai

Primary Purchase Price

6,000/sq.ft.

5,300/sq.ft.

5,439/sq.ft.

Advance Maintenance Charges (Month)

N.A.

Rs. 12 (One time)

N.A.

Car Parking Charges

N.A.

N.A.

N.A.

Power Backup Charges

N.A.

N.A.

N.A.

Club House Charges

N.A.

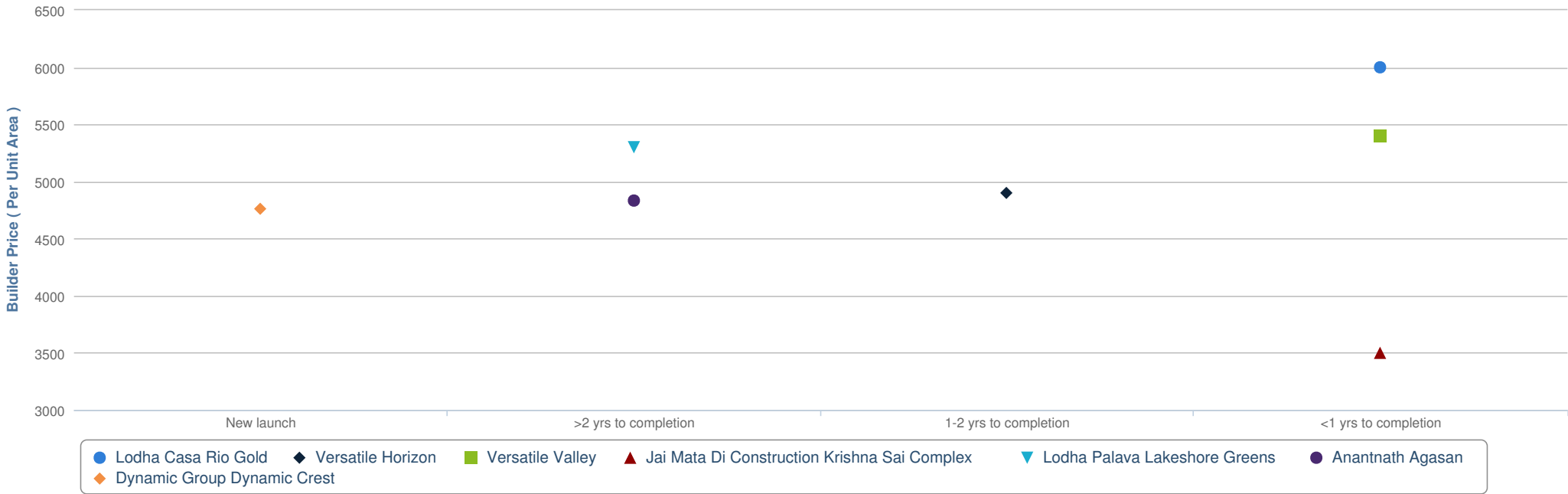
N.A.

Rs. 1.6 Lacs (One time)



Price Versus Time-To-Completion

Current status of projects in 5 km vicinity of Lodha Casa Rio Gold



Lodha Casa Rio Gold's current price is Rs. 6000/sq. ft. and it is in Under Construction stage.

In comparison to locality, Lodha Casa Rio Gold is overpriced by Rs. 597.72/sq. ft.

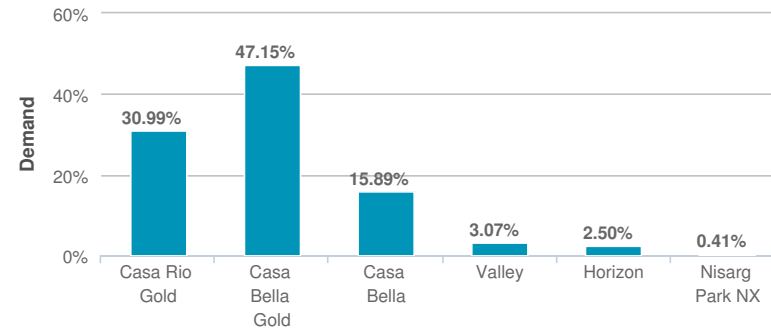
Highest price in the locality is for Lodha Casa Rio Gold at 6000/sq. ft. and it is in Under Construction stage.

Lowest price in the locality at Jai Mata Di Construction Krishna Sai Complex at 3500/sq. ft. and it is in Under Construction stage.

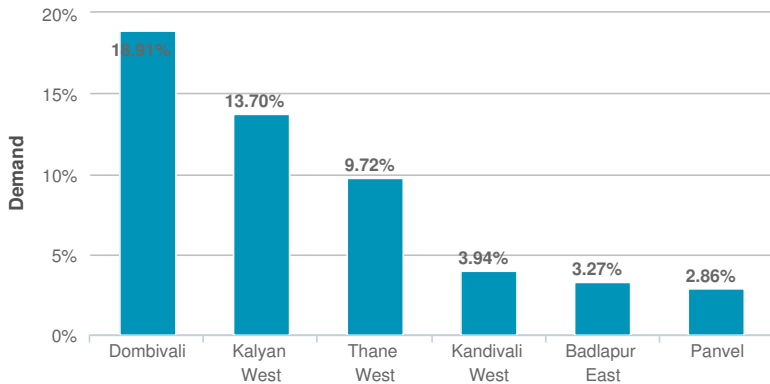
Analysis

- Casa Rio Gold has 30.99 % demand amongst all projects in Mumbai.
- The highest demand 47.15% in Mumbai is for Casa Bella Gold.
- The lowest demand 0.41% in Mumbai is for Nisarg Park NX

Demand of projects in 5 km vicinity of Lodha Casa Rio Gold



Demand in popular localities of Mumbai



Analysis

- Dombivali has 18.91 % demand amongst all projects in Mumbai.
- The highest demand 18.91% in Mumbai is for Dombivali.
- The lowest demand 2.86% in Mumbai is for Panvel



PROJECT INSIGHT

Favorite project vis-a-vis similar others



Basic Details Comparison

A comparison of various basic details of the project like livability rating, project land area, loading percentage, delay etc. with other similar projects



Amenities Comparison

A comparison of various amenities of the project like Swimming Pool, Gymnasium, Intercom, 24X7 Security etc with other similar projects

Lodha Casa Rio Gold Comparison With Other Similar Projects



Lodha Casa Rio Gold
Dombivali, Mumbai



Lodha Palava Lakeshore Greens
Dombivali, Mumbai



Lodha Codename Epic
Dombivali, Mumbai

Livability Rating*	8.7/10	8.8/10	8.7/10
Safety Rating*	N.A.	N.A.	N.A.
Builder	Lodha	Lodha	Lodha
Locality	Dombivali, Mumbai	Dombivali, Mumbai	Dombivali, Mumbai
Number of Towers	63	101	N.A.
Project Land Area	N.A.	N.A.	N.A.

*Livability rating is calculated on the basis of Proptiger's proprietary rating algorithms, [Know more](#)

*Safety rating is provided on the basis of safety pin data

Lodha Casa Rio Gold Comparison With Other Similar Projects (Continued ...)



Lodha Casa Rio Gold
Dombivali, Mumbai



Lodha Palava Lakeshore Greens
Dombivali, Mumbai



Lodha Codename Epic
Dombivali, Mumbai

Part of Township	Yes	Yes	Yes
Average Flats Per Floor	5.49	5.33	N.A.
Loading Percentage	N.A.	54.85%	55.66%
Launch Date	Jun `08	Jan `14	N.A.
Possession Date	Aug `17	Dec `18	Dec `18
Delay	31 month(s)	On time	On time

Amenities Comparison Of Lodha Casa Rio Gold With Other Similar Projects



Lodha Casa Rio Gold
Dombivali, Mumbai



Lodha Palava Lakeshore Greens
Dombivali, Mumbai



Lodha Codename Epic
Dombivali, Mumbai

Staff Quarter



Shopping Mall



Multipurpose Room



School



Hospital



Common Amenities



Builder Profile

A detailed overview of builder including his past track record, number of years of operation, number of projects delivered etc.



Delivered Projects

Info about top projects that have been delivered by builder in the past, their date of delivery etc.



Under-Construction Projects

Info about top under-construction projects of the builder along with their price appreciation trends



Founded in 1980, Lodha Group is a premier real estate developer of Mumbai . Mangal Prabhat Lodha is the chairman and founder.

Presently the company is working on over 35 million sq.ft of space which accounts for around 30 projects that are located in and around Mumbai (from Napean Sea Road to Dombivali). The real estate company is expanding its reach by developing luxury living spaces in Pune and Hyderabad .

The Group made history by recording one of the biggest land deal in India. They bought a plot in Wadala worth Rs 4,053 crore from the Mumbai Metropolitan Region Development Authority (MMRDA).

Top Projects till Date:

- Developed the world's tallest residential tower, World One .
- Aurum in Kanjurmarg, Mumbai comprising of 144 units of 2 and 3 BHK apartments with sizes ranging from 1,015 sq. ft. to 1,431 sq. ft.
- Developed Lodha Bellissimo, the only Indian residential development featuring 1,000 landscapes in the world.
- Developed a liveable township in Mumbai , India named Palava which is spread across 4,000 acres of land.

Few of its key under construction residential projects are:

- Belmondo in Gahunje , Pune comprising of 2,554 units of 4BHK villas with sizes ranging from 5,500 sq. ft. to 6,000 sq. ft. and 1, 2, 3 and 4 BHK apartments with sizes ranging from 684 sq. ft. to 5,787 sq. ft.
- Fiorenza in Goregaon East, Mumbai comprising of 433 units of 2, 3 and 4 BHK apartments with sizes ranging from 1,215 sq. ft. to 5,400 sq. ft.
- Golf Links in Dombivali, Mumbai comprising of 167 units of 4BHK villas of 4,320 sq.ft size and 2 and 3 BHK apartments with sizes ranging from 1,341 sq. ft. to 2,934 sq. ft.

Lodha Group is the winner of Green Good Design Award 2012 for World One, which is the world's tallest residential tower. The real estate company also received 5 STAR for Best Interior Design for their project Lodha Fiorenza.

Experience	36 Years
Project Delivered	77
Ongoing Projects	28

Top Projects Delivered By Lodha



Livability Score **8.8**

Lodha Bellezza P1
Kukatpally, Hyderabad

Project was delivered on Dec, 2014



Livability Score **9.4**

Lodha Costiera
Napeansea Road, Mumbai

Project was delivered on Nov, 2011



Livability Score **9.3**

Lodha Bellissimo
Mahalaxmi, Mumbai

Project was delivered on Jun, 2012



Livability Score **9.2**

Lodha Grandeur
Dadar West, Mumbai

Project was delivered on Apr, 2012



Livability Score

9.1

Lodha Eternis

Andheri East, Mumbai

Project is expected to be delivered on Dec, 2017
after a delay of 59 month(s).

Has seen a price appreciation of -9.5 % over last 38
month(s)



Livability Score

9.1

Lodha Elisium

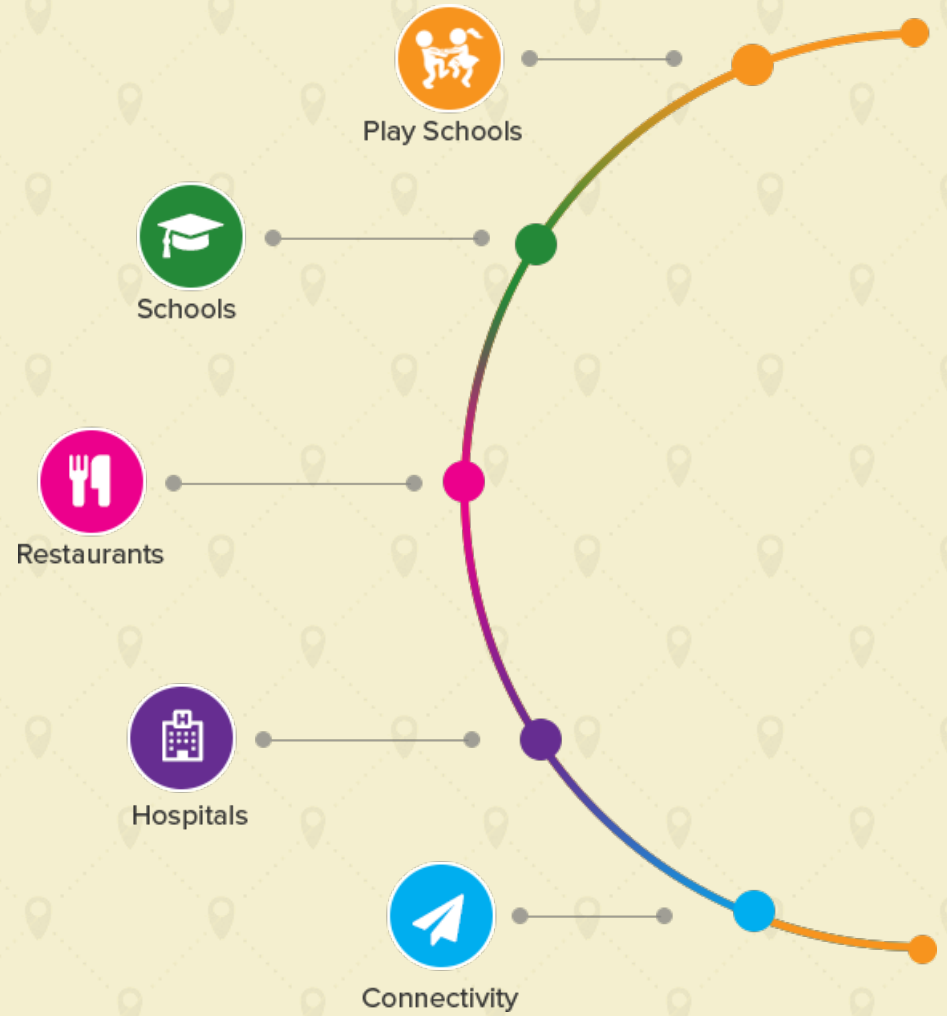
Wadala, Mumbai

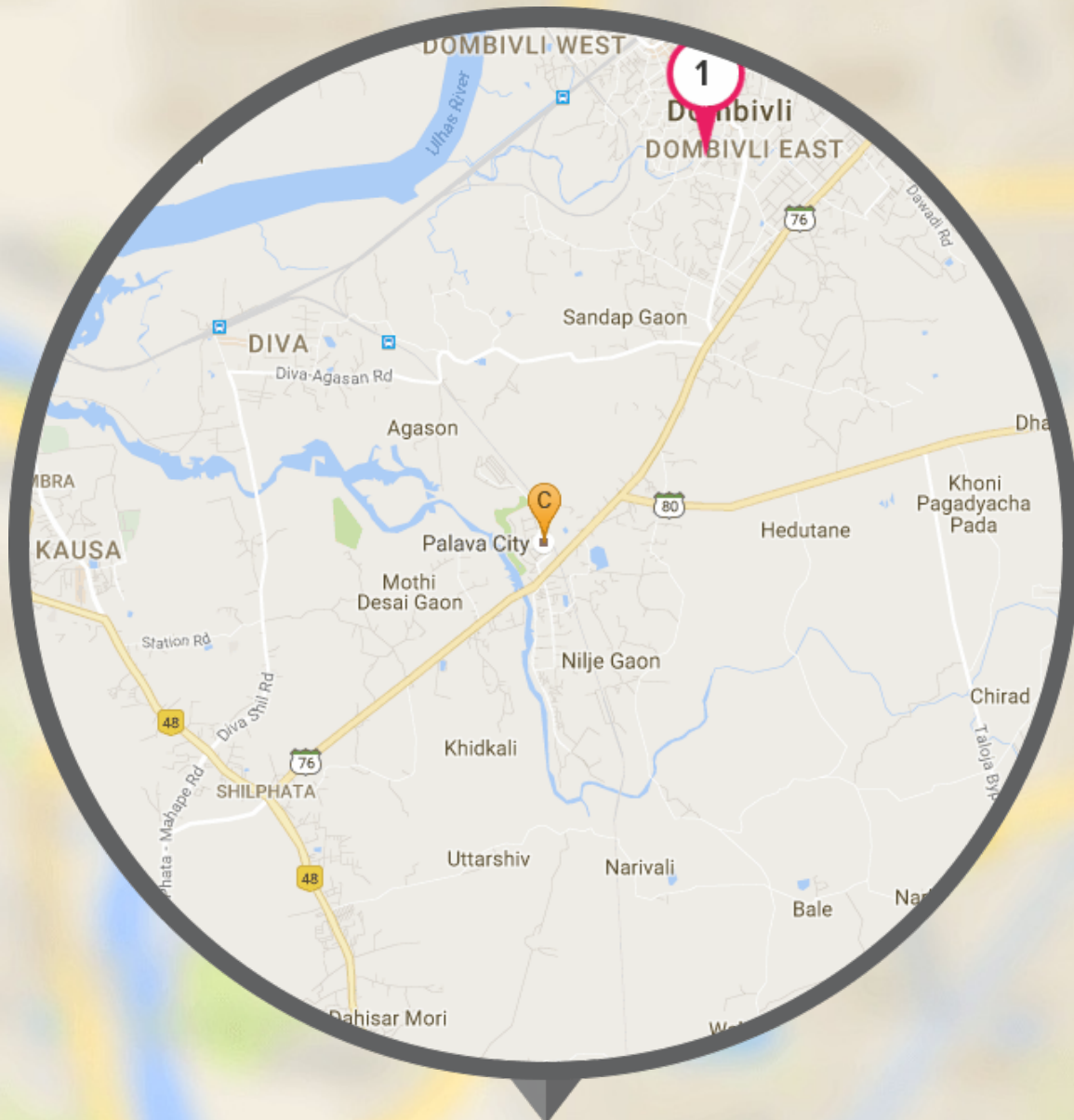
Project is expected to be delivered on Dec, 2016
after a delay of 12 month(s).

Has seen a price appreciation of -3.2 % over last 38
month(s)

LOCALITY INSIGHT


Everything you want to know about the locality





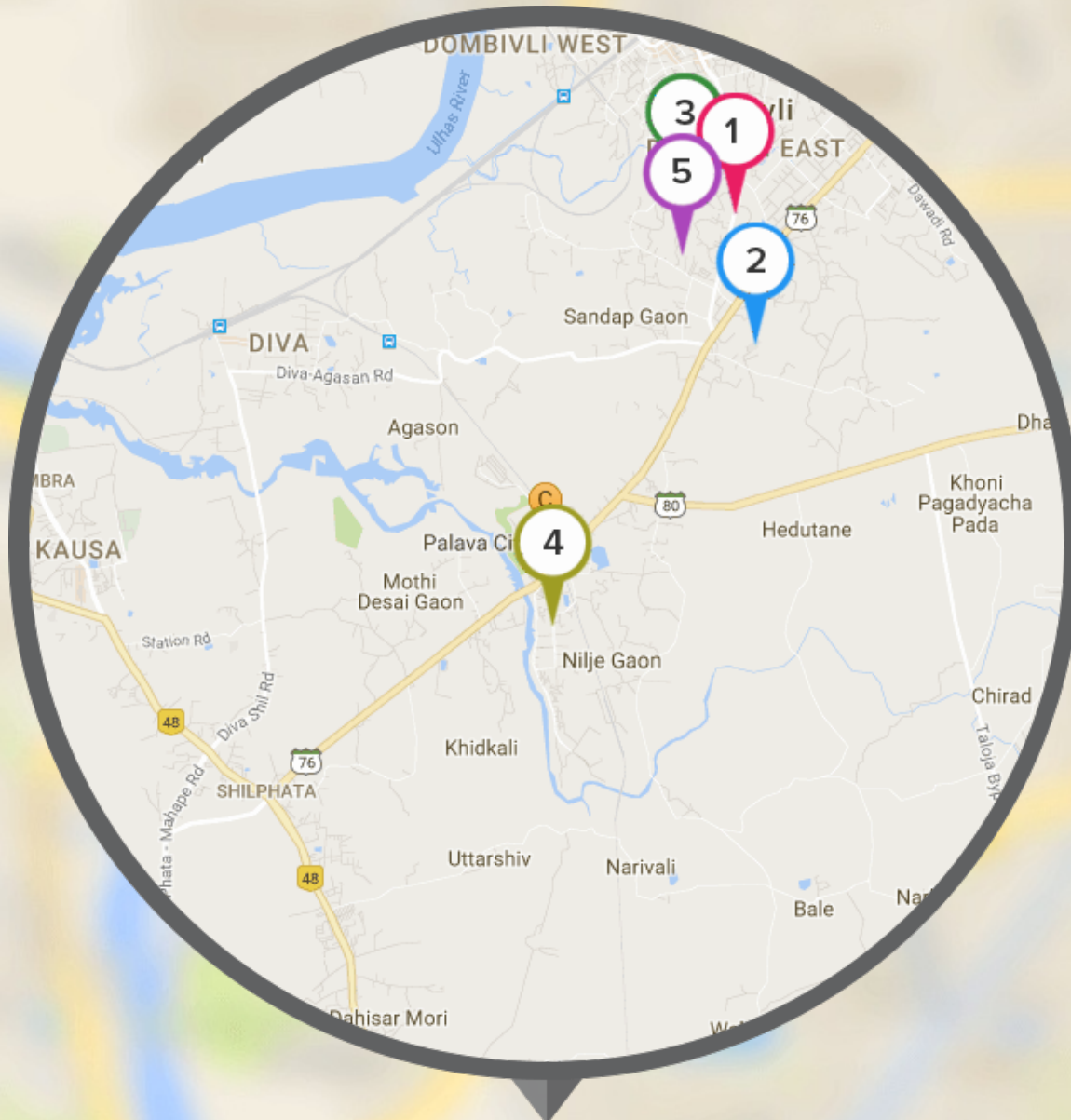
Top 1 Play Schools (within 5 kms)

1	Tiny Tots	★★	4.46Km
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 C Represents the location of Lodha Casa Rio Gold

Play Schools

Schools Near Lodha Casa Rio Gold, Mumbai



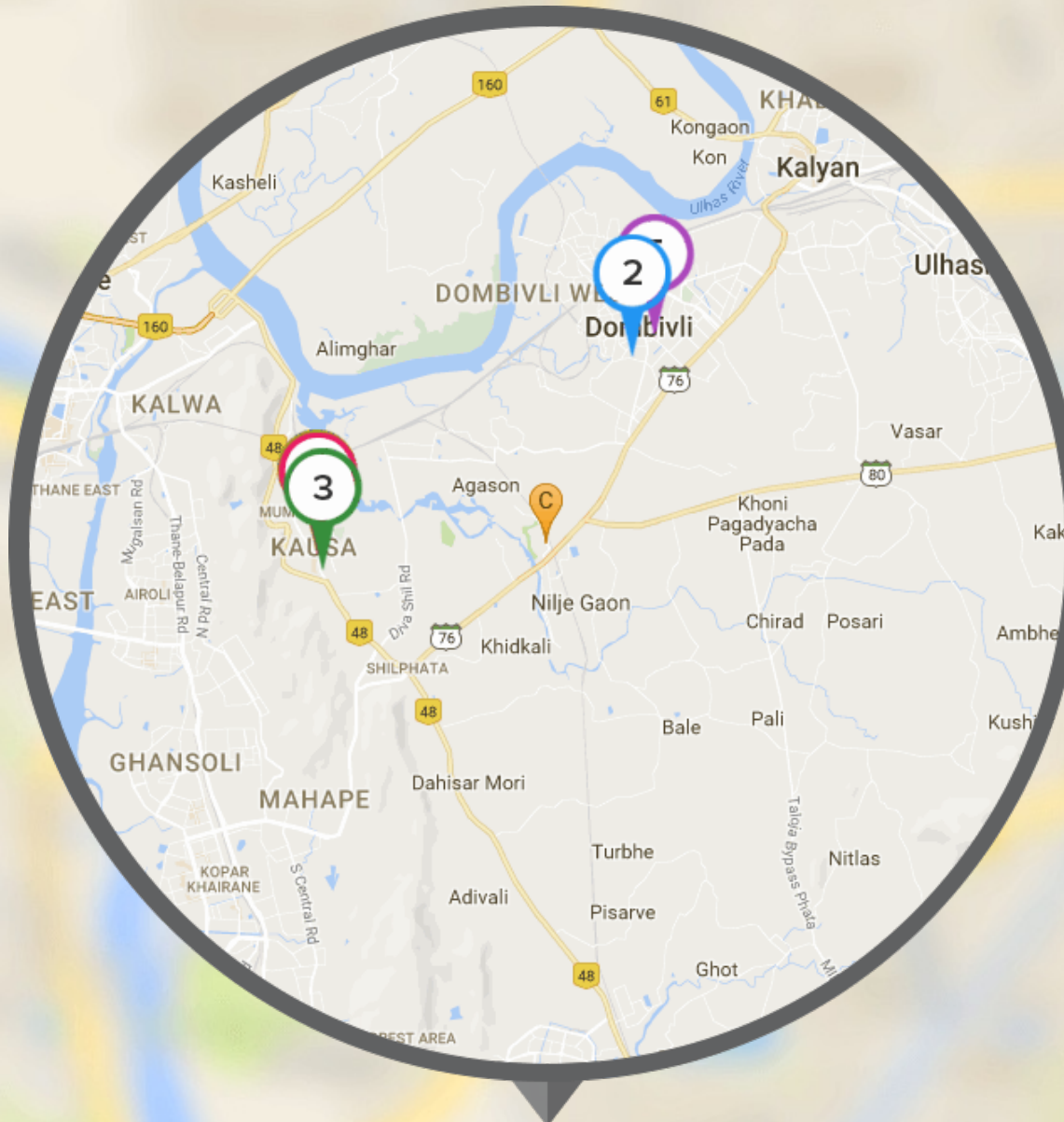
Schools

Top 5 Schools (within 5 kms)

- 1** Don Bosco Junior Section ★★★★★ 4.05Km
- 2** Vidya Niketan ★★★★★ 3.08Km
- 3** Holy Angels School ★★★★★ 4.00Km
- 4** Chandresh Lodha Memorial School ★★★★★ 0.93Km
- 5** St. Thomas Convent School ★★★★★ 3.41Km


C Represents the location of Lodha Casa Rio Gold

Restaurants Near Lodha Casa Rio Gold, Mumbai



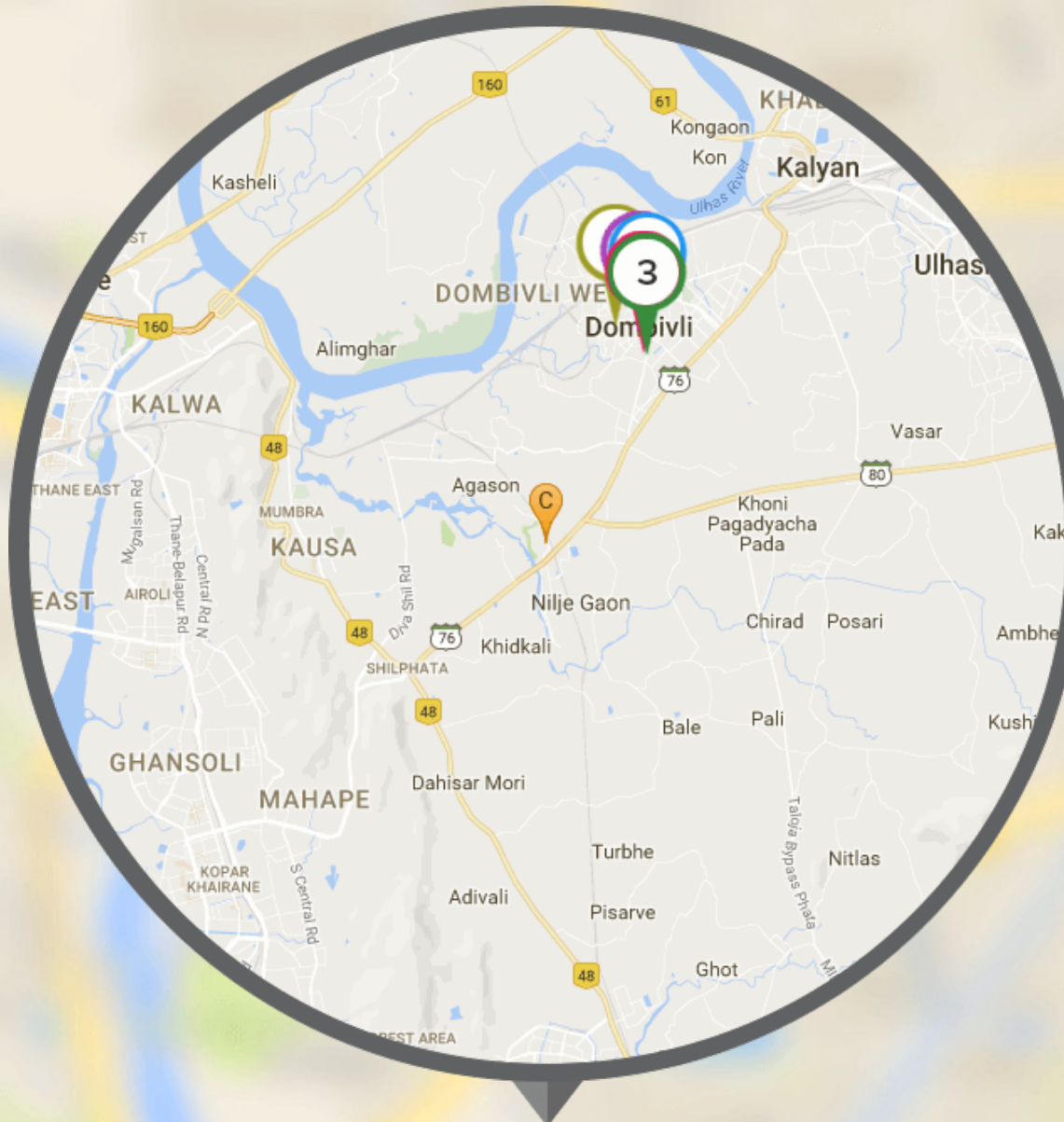
Top 5 Restaurants (within 5 kms)

- | | | | |
|---|--------------------------|---|--------|
| 1 | Amber Hotel | ★ | 4.94Km |
| 2 | Gurudev Bar & Restaurant | ★ | 4.38Km |
| 3 | Domino's Pizza | ★ | 4.84Km |
| 4 | Cafe Tuba | ★ | 4.95Km |
| 5 | Bar and Restaurant | ★ | 4.96Km |

 Represents the location of Lodha Casa Rio Gold

Restaurants


Hospitals Near Lodha Casa Rio Gold, Mumbai



Hospitals

Top 5 Hospitals (within 5 kms)

- 1** ACE Childrens Hospital
★★★★ 4.54Km
- 2** Kamath Hospital for Children
★★★★ 4.93Km
- 3** Aarogyam MultiSpecialist Hospital and ICCU
★★★★ 4.55Km
- 4** Phoenix Hospital & Critical Care Centre
★★★★ 4.84Km
- 5** Icon Hospital
★★★★ 4.90Km

 Represents the location of Lodha Casa Rio Gold



PROPTIGER



End to End Services



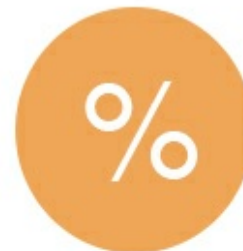
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