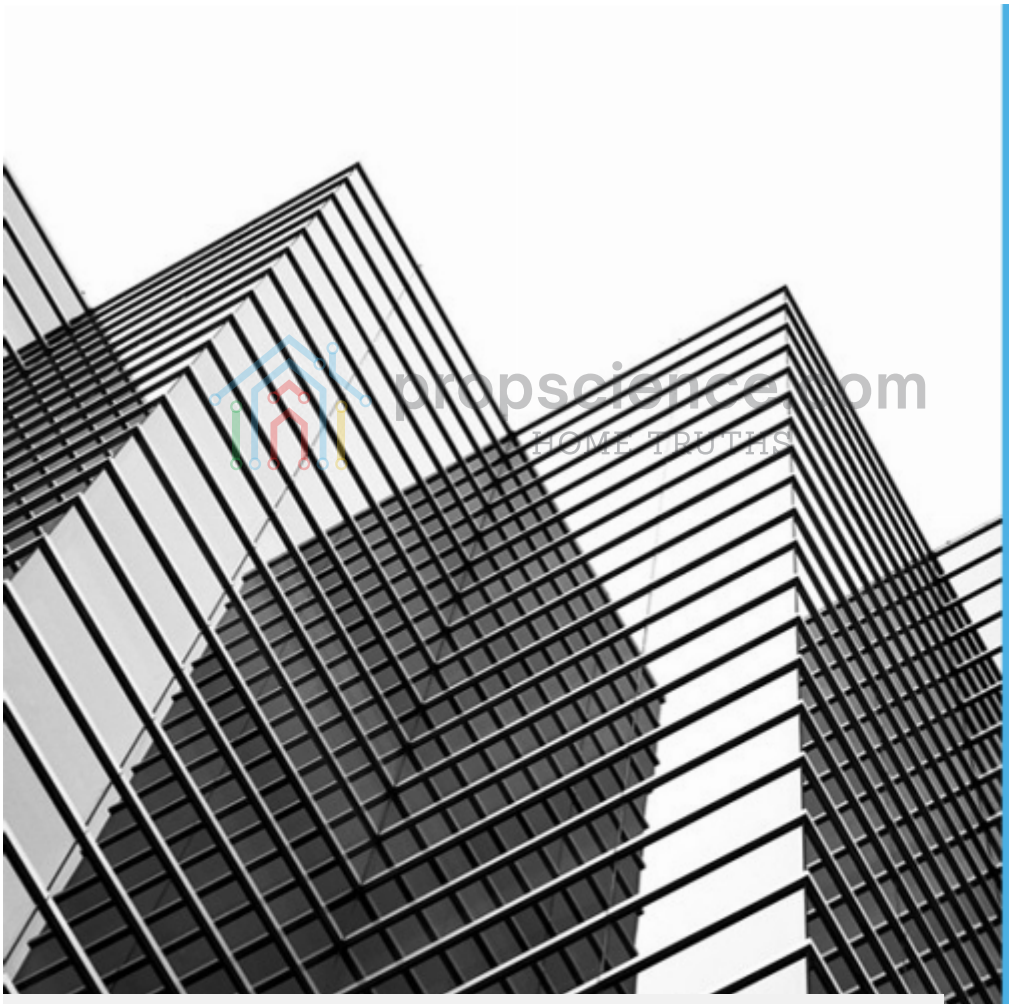
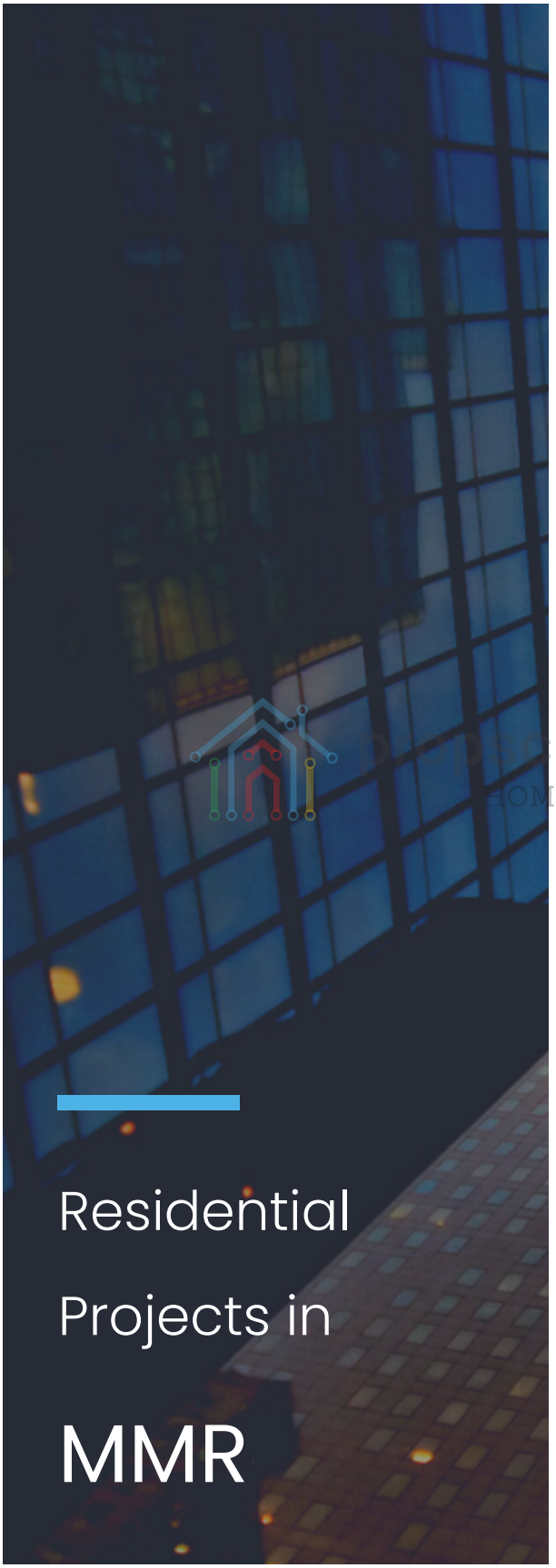
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PROP REPORT



L&T Crescent Bay T5

MahaRERA Number : P51900004544



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.

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LOCATION

The project is in Parel. Parel locality in central Mumbai gets its name from the Parali Vaijanath Mahadev temple. Parel used to have a number of mills, but these have been replaced by new office developments.

Post Office	Police Station	Municipal Ward
Parel	NA	Ward F South

Neighborhood & Surroundings

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Connectivity & Infrastructure

- Terminal 1-B **13.5 Km**
- Chatrapati Shivaji International Airport **12.8 Km**
- Ambedkar Nagar Monorail Station **1.4 Km**
- Sewri Railway Station **1.6 Km**
- Tata Memorial Hospital **1.1 Km**
- Bombay Scottish School **4.9 Km**
- Phoenix Mall **5 Km**

L&T CRESCENT BAY T5

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	21	3

L&T CRESCENT BAY T5

BUILDER & CONSULTANTS

Established in 2011, L&T Realty is the real estate arm of Larsen and Toubro Limited. Larsen and Toubro Limited is a USD 21 billion business empire and a market leader in an array of industries such as technology, engineering, construction, manufacturing, and financial services. L&T Realty has an impressive portfolio spanning over 70million sqft. across residential, commercial and retails developments in cities such as Mumbai, Navi Mumbai, NCR, Bengaluru, Hyderabad and Chennai. Besides taking up independent projects, L&T Realty also undertakes co-development projects for various reputed builders. Currently, it has over 35 million sq. ft. of area under various stages of development. Eden Park project is based in Siruseri, Chennai is one of the iconic projects of L&T Realty.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

L&T CRESCENT BAY T5

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st August, 2018	5.48 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	Rain Water Harvesting,Water Storage

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L&T CRESCENT BAY T5

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
T5	8	58	6	3 BHK	348

First Habitable Floor	Residential

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

L&T CRESCENT BAY T5

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	881 - 1168 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows

HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen

L&T CRESCENT BAY T5

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 36800000 to 51000000

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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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank

Transaction History

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

L&T CRESCENT BAY T5

PROJECT PROPSCORE

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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	63
Connectivity	33

Infrastructure	56
Local Environment	30
Land & Approvals	64
Project	58
People	56
Amenities	44
Building	53
Layout	48
Interiors	63
Pricing	30
Total	**50/100**

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