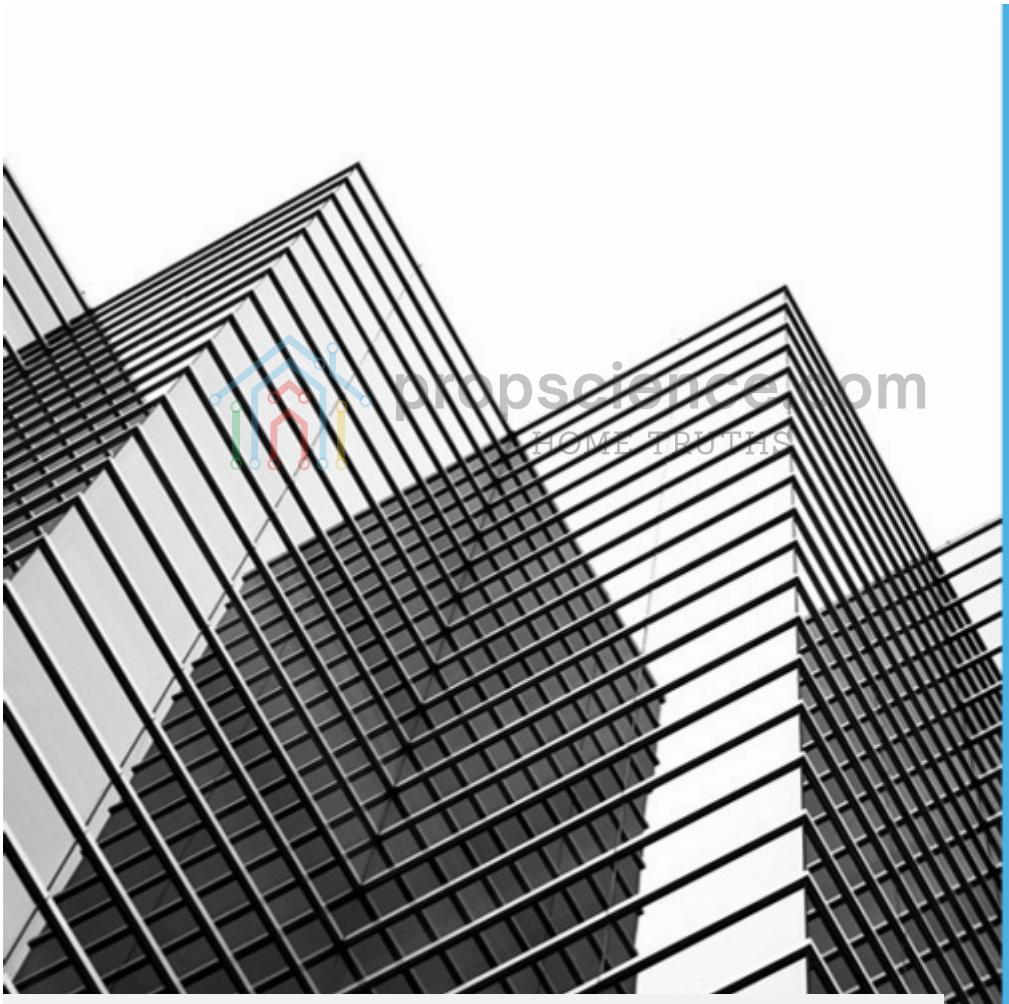
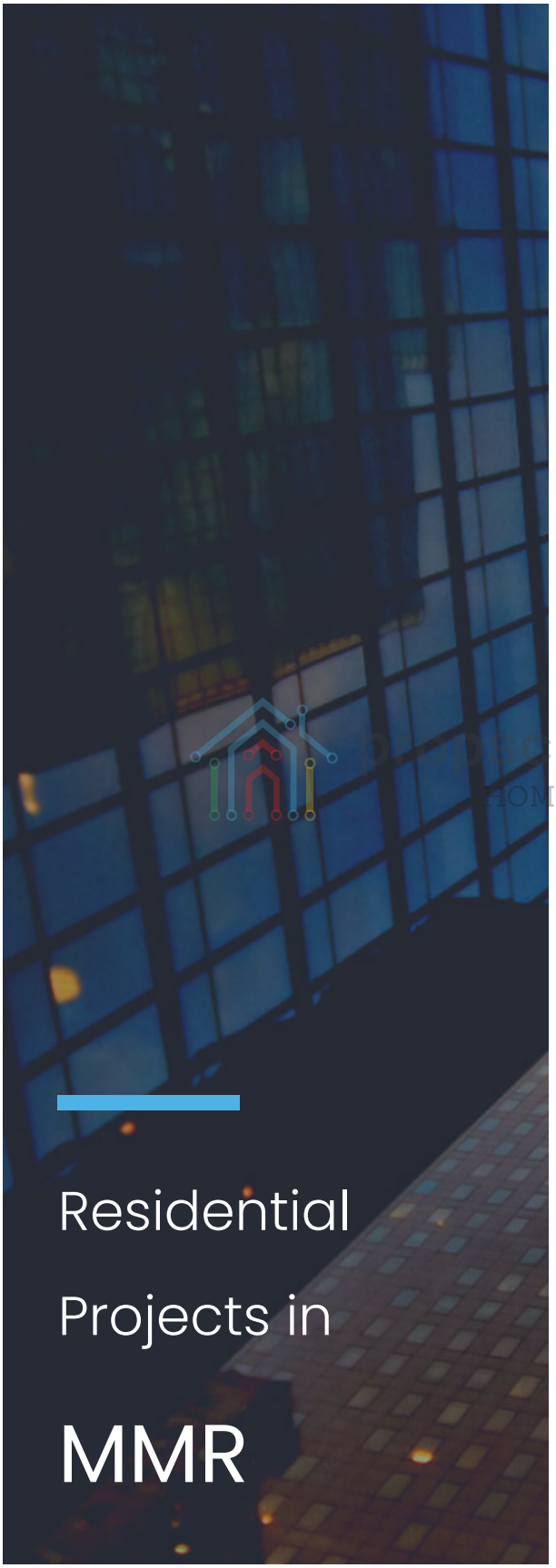
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PROP REPORT



L&T Crescent Bay T4

MahaRERA Number : P51900006593



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 Parel used to have a number of mills, but these have been replaced by new office developments.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 Km**
- Global Hospital **1.5 Km**
- Ambedkar Nagar Monorail Station **1.4 km Km**
- Sewri Railway Station **1.6 km Km**
- Tata Memorial Hospital **1.1 km Km**
- Bombay Scottish School **4.9 km Km**
- Phoenix Mall **5 km Km**

L&T CRESCENT BAY T4

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	22	6

L&T CRESCENT BAY T4

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 T4

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Clubhouse
Eco Friendly Features	Landscaped Gardens,Water Storage

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L&T CRESCENT BAY T4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
T4	8	58	6		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 T4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	673 - 778 sqft
3 BHK	824 - 923 sqft

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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	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 T4

COMMERCIALS

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HOME PROPTIS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 46761.66	INR 36100000	INR 36100000 to 39800000
3 BHK	INR 55254.6	INR 54000000	INR 54000000

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	HDFC Bank,Kotak Bank,SBI Bank

Transaction History

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

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L&T CRESCENT BAY T4

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	63
Connectivity	58
Infrastructure	56
Local Environment	30
Land & Approvals	56
Project	68
People	56
Amenities	50
Building	53
Layout	45
Interiors	55
Pricing	30
Total	**52/100**

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L&T CRESCENT BAY T4

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