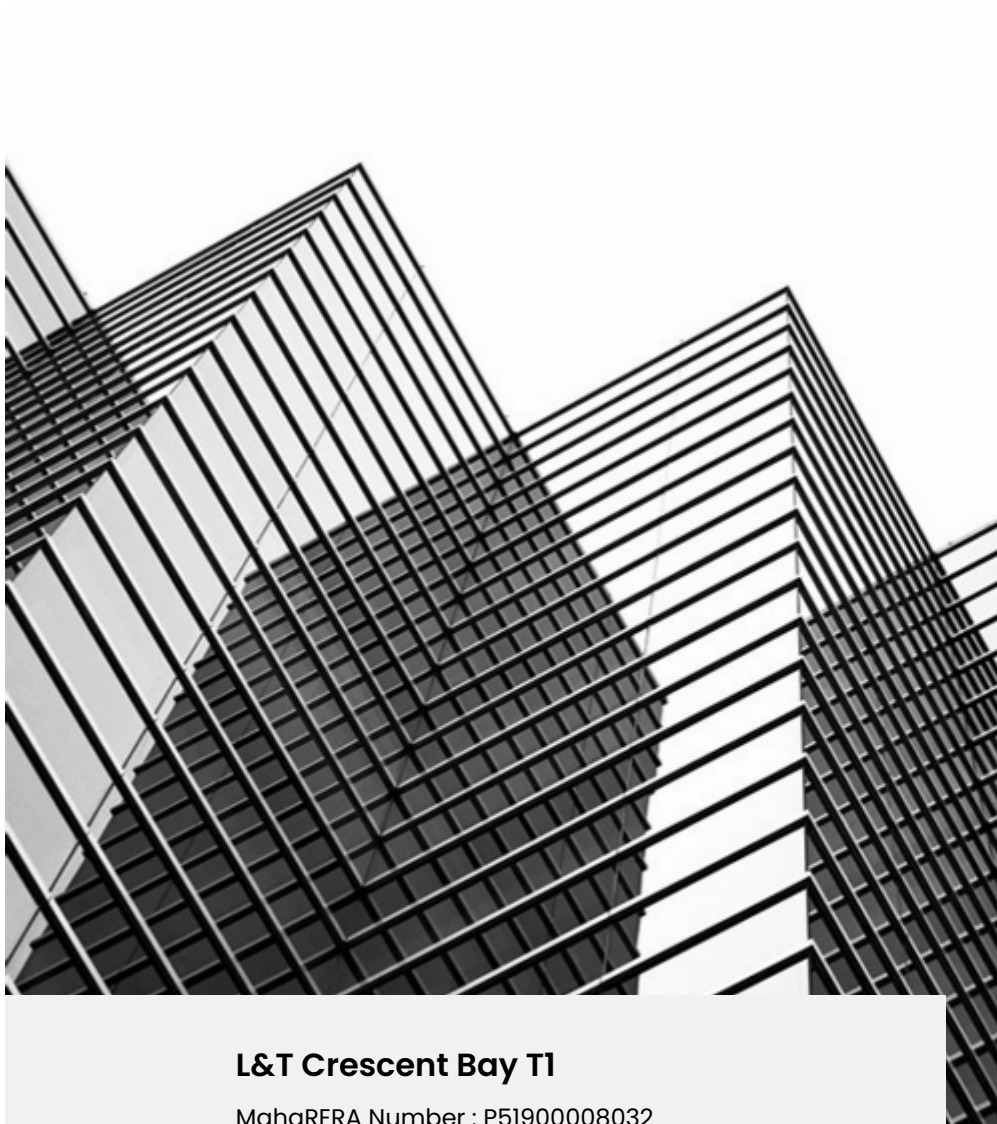


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PROP REPORT



L&T Crescent Bay T1

MahaRERA Number : P51900008032



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 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 Parel used to have a number of mills, but these have been replaced by new office developments.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

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**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	24	1

L&T CRESCENT BAY T1

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.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

L&T CRESCENT BAY T1

PROJECT & AMENITIES

Time Line	Size	Typography
2017 Ready to move	9792 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

L&T CRESCENT BAY T1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
T1	8	41	6	2 BHK,3 BHK,4 BHK	246

First Habitable Floor

NA

Services & Safety

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

L&T CRESCENT BAY T1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	850 sqft
3 BHK	1100 - 1900 sqft
4 BHK	2724 sqft

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	Air Conditioners

L&T CRESCENT BAY T1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 43529.41	--	INR 37000000
3 BHK	INR 26842.11	--	INR 51000000
4 BHK	INR 36710.72	--	INR 100000000

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 T1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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January 1970	39	1148	INR 37580000	INR 32748
January 1970	8	725	INR 28500000	INR 39284
January 1970	16	870	INR 35000000	INR 40208
January 1970	32	1485	INR 35967000	INR 24220
January 1970	25	971	INR 33481000	INR 34497
January 1970	22	908	INR 30974000	INR 34127
January 1970	26	1247	INR 40016000	INR 32090
January 1970	41	1148	INR 45344000	INR 39514
January 1970	24	1062	INR 41200000	INR 38783
January 1970	49	902	INR 31985000	INR 35455

January 1970	27	956	INR 29350000	INR 30697
January 1970	3	2019	INR 60093000	INR 29759
January 1970	11	1340	INR 38974000	INR 29093
January 1970	2	2019	INR 61250000	INR 30332
January 1970	32	1485	INR 39300000	INR 26465
January 1970	10	1544	INR 43392000	INR 28103
January 1970	40	1148	INR 41405500	INR 36082
January 1970	40	1247	INR 43642000	INR 34998
January 1970	49	1544	INR 51876000	INR 33597
January 1970	10	1839	INR 55996000	INR 30444

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	73
Connectivity	33
Infrastructure	56
Local Environment	30
Land & Approvals	58
Project	60
People	56
Amenities	62

Building	53
Layout	52
Interiors	55
Pricing	30
Total	51/100

L&T CRESCENT BAY T1

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