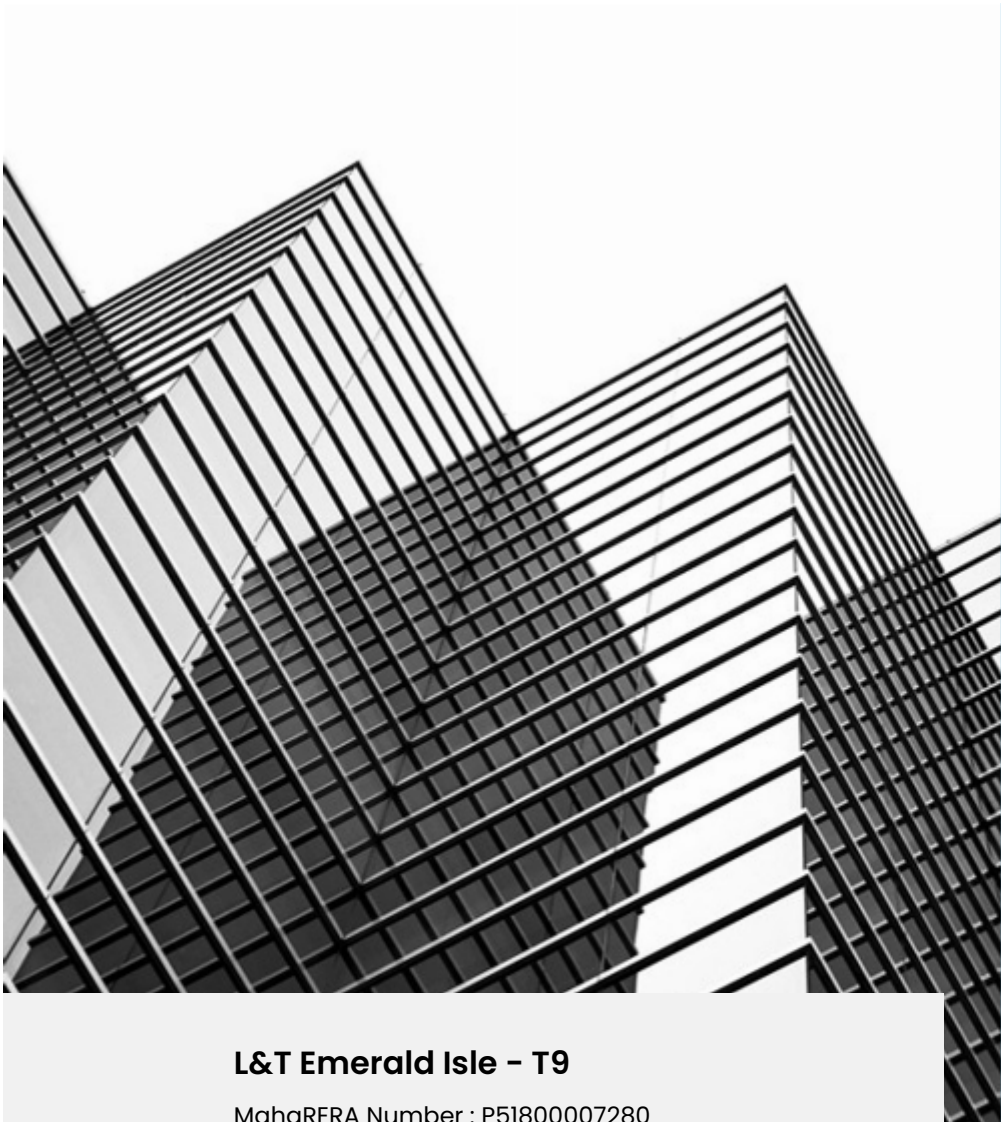


propscience.com

# PROP REPORT



**L&T Emerald Isle - T9**

MahaRERA Number : P51800007280



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 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
Vihar Road	Chandivali Police Station	Ward S

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 182 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Domestic Airport **7 Km**
- Chhatrapati Shivaji International Airport **6 Km**
- L & T Entry Gate Number 6, New Mhada Colony, Savarkar Nagar, Chandivali, Powai, Mumbai, Maharashtra 400076 **500 Mtrs**
- Sakinaka Metro Station **2 Km**
- Kanjurmarg Railway Station **5 Km**
- Eastern Express Hwy, Maharashtra **6.2 Km**
- Hiranandani Hospital **4 Km**
- Bombay Scottish School **2 Km**
- R City Mall **6.4 Km**
- Jay Ambe Super market **1.2 Km**

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## LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	2	1

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# 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 EMERALD ISLE – T9

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2020	732.44 Acre	2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Basketball Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
<b>Business &amp; Hospitality</b>	Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Green Zone,Rain Water Harvesting,Landscaped Gardens

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 9	4	22	6	2 BHK,3 BHK	132
<b>First Habitable Floor</b>				<b>6th Floor</b>	

### Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps

- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	644 – 733 sqft
3 BHK	970 sqft

<b>Floor To Ceiling Height</b>	Greater than 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards

<b>Finishing</b>	Anodized Aluminum / UPVC Window Frames
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Chimney & Hob, Modular Kitchen, Geyser, Air Conditioners

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## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 33385.09	--	INR 18100000 to 22400000
3 BHK	INR 34020.62	--	INR 31000000

**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	2%	INR 30000



Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
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<b>Payment Plan</b>	NA
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<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank
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### Transaction History

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

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## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
May 2022	422	18	INR 11372395	INR 26948.8

<b>May 2022</b>	706	15	INR 19717830	INR 27928.94
<b>May 2022</b>	655	1	INR 16162831	INR 24676.08
<b>April 2022</b>	1061	15	INR 29464680	INR 27770.67
<b>April 2022</b>	605	NA	INR 17632056	INR 29143.89
<b>April 2022</b>	421	NA	INR 11608744	INR 27574.21
<b>March 2022</b>	716	NA	INR 20607066	INR 28780.82
<b>March 2022</b>	993	NA	INR 31200000	INR 31419.94
<b>March 2022</b>	636	3	INR 18500000	INR 29088.05
<b>February 2022</b>	421	12	INR 11899804	INR 28265.57
<b>February 2022</b>	716	11	INR 19563946	INR 27323.95
<b>February 2022</b>	716	2	INR 18600000	INR 25977.65
<b>January 2022</b>	606	NA	INR 16710625	INR 27575.29
<b>January 2022</b>	422	10	INR 11474311	INR 27190.31

<b>January 2022</b>	716	16	INR 19563946	INR 27323.95
<b>December 2021</b>	420	8	INR 11109271	INR 26450.65
<b>December 2021</b>	398	9	INR 11406474	INR 28659.48
<b>December 2021</b>	655	2	INR 16988113	INR 25936.05
<b>November 2021</b>	1249	9	INR 34037750	INR 27252
<b>November 2021</b>	1061	NA	INR 28714980	INR 27064.07

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## 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.

<b>Category</b>	<b>Score</b>
<b>Place</b>	65
<b>Connectivity</b>	65
<b>Infrastructure</b>	64
<b>Local Environment</b>	60
<b>Land &amp; Approvals</b>	64
<b>Project</b>	68
<b>People</b>	56
<b>Amenities</b>	62
<b>Building</b>	67
<b>Layout</b>	66
<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>62/100</b>

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