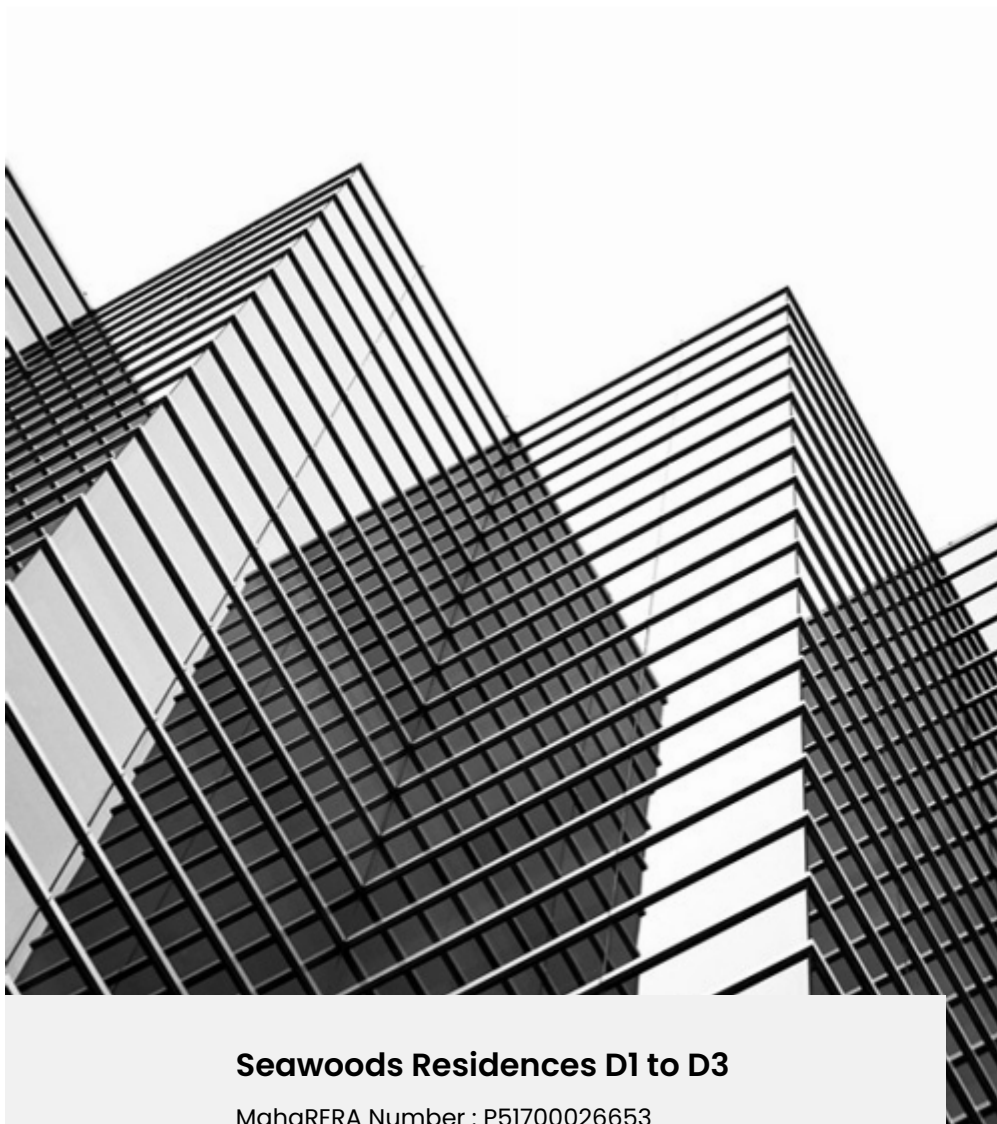


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PROP REPORT



Seawoods Residences D1 to D3

MahaRERA Number : P51700026653



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 Seawoods. Seawoods–Darave is a newly developed residential locality on the Harbour Line of the Mumbai Suburban Railway adjacent to the Nerul. The entry and exit subway of the west side of the station is directly connected to Seawoods Grand Central. The area derives its name from the famous Seawoods NRI complex developed by CIDCO for high income and economically rich groups. The area has developed rapidly in recent years, due to its strategic location, having Vashi, Mumbai & Thane in the north and Ulwe, Uran, JNPT & the upcoming international airport towards the south. Seawoods Grand Central by Larsen & Toubro has large office spaces, malls, and an entertainment area. The locality is known to be relatively safe and family friendly, with low crime rates making it an ideal locality for families.

Post Office	Police Station	Municipal Ward
Nerul Node-III	Nerul Police Station	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 50 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **32.6 Km**
- Bus stop **100 Mtrs**
- Darave Railway Station **100 Mtrs**
- NH 48 **1.8 Km**
- Suyash Hospital **1 Km**
- Don Bosco School **1.1 Km**
- Seawoods Grand Central Mall **90 Mtrs**
- D-Mart **1.1 Km**

SEAWOODS RESIDENCES

DI TO D3

LAND & APPROVALS

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

SEAWOODS RESIDENCES

DI TO D3

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

SEAWOODS RESIDENCES
D1 TO D3

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2024	2915 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Tennis Court,Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,Water Storage

SEAWOODS RESIDENCES

D1 TO D3

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower D1	3	20	6	2 BHK,3 BHK	120
Tower D2	3	20	6	2 BHK,3 BHK	120
Tower D3	3	20	6	3 BHK	120

First Habitable Floor

1st

Services & Safety

- **Security** : Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire cylinders,Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Stretchers Lift

SEAWOODS RESIDENCES

D1 TO D3

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	546 - 594 sqft
3 BHK	813 - 887 sqft
2 BHK	530 - 607 sqft
3 BHK	822 - 885 sqft
3 BHK	818 - 947 sqft
Floor To Ceiling Height	Between 9 and 10 feet

Views Available

Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

SEAWOODS RESIDENCES

D1 TO D3

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32320.75	INR 17130000	INR 18850000 to 21580000

3 BHK	INR 30338.98	INR 24670000	INR 27140000 to 31610000
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Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

SEAWOODS RESIDENCES
D1 TO D3

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	83
Infrastructure	86
Local Environment	100
Land & Approvals	50
Project	76
People	56
Amenities	56

Building	67
Layout	56
Interiors	55
Pricing	40
Total	66/100

SEAWOODS RESIDENCES
D1 TO D3

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