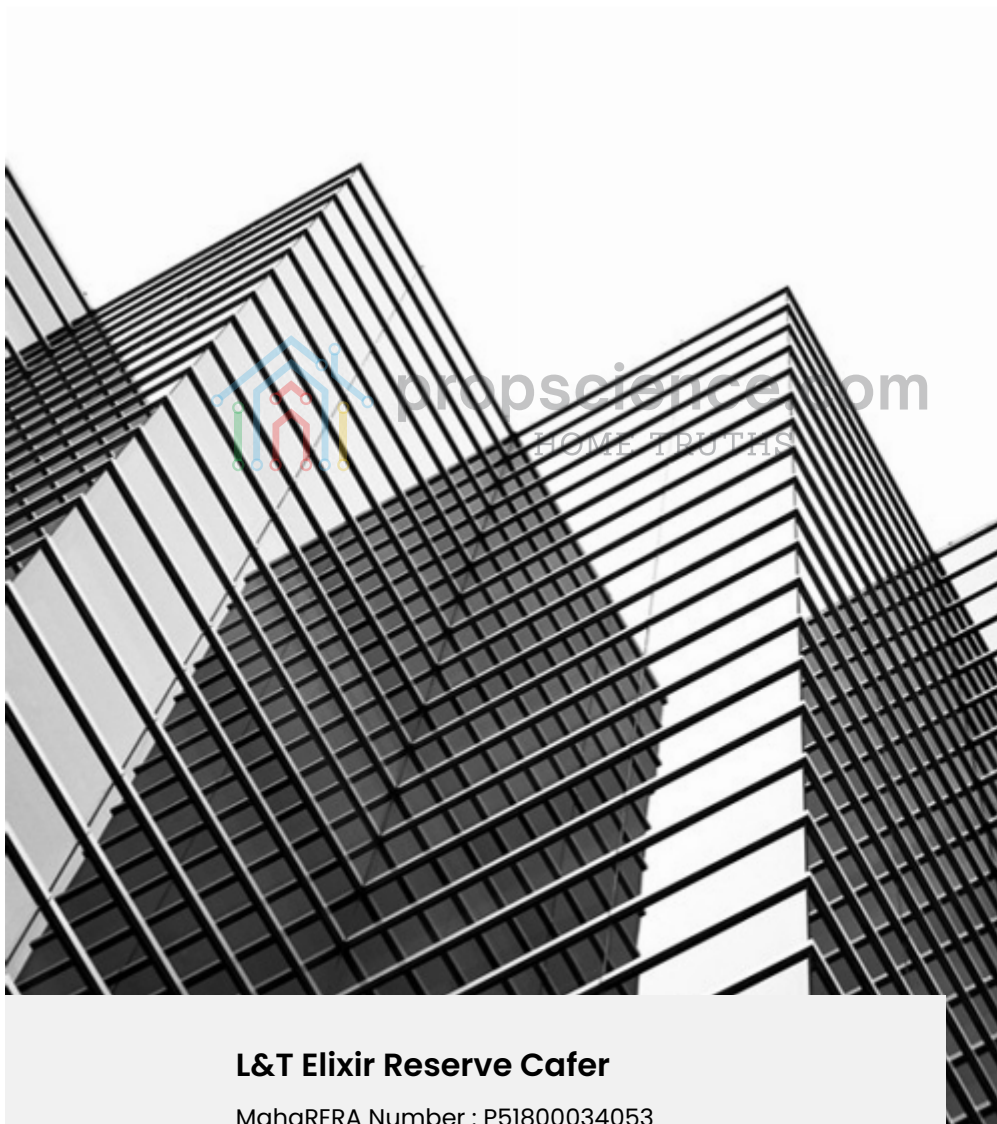


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PROP REPORT



L&T Elixir Reserve Cafer

MahaRERA Number : P51800034053



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 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	Sakinaka 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

- Chhatrapati Shivaji International Airport **6 Km**
- Powai, IIT Bus Stop **1.4 Km**
- Sakinaka Metro Station **4.8 Km**
- Kanjurmarg Railway Station **6.6 Km**
- L&T Flyover, Mumbai **200 Mtrs**
- Seven Hills Hospital **4.3 Km**
- Hiranandani Foundation School **3.5 Km**
- R City Mall **7.2 Km**
- Shivsai General Store **400 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	1	1

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	0.22 Acre	3 BHK,4 BHK

Project Amenities

Sports	Basketball Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Cafer	4	22	4	3 BHK,4 BHK	88
First Habitable Floor				6th Floor	

Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety** : Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators



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HOME TRUTHS

L&T ELIXIR RESERVE CAFER

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1261 – 1306 sqft
4 BHK	1547 – 1850 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

L&T ELIXIR RESERVE CAFER

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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3 BHK	--	--	INR 48500000 to 50000000
4 BHK	--	--	INR 59000000 to 70000000

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

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,L& T Housing Finance Ltd,SBI Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	2113	12	INR 78955780	INR 37366.67
December 2022	1690	18	INR 58981677	INR 34900.4
December 2022	2113	5	INR 69005958	INR 32657.81
December 2022	1406	4	INR 46689066	INR 33207.02
November 2022	2113	14	INR 80289617	INR 37997.93
November 2022	1357	6	INR 43754039	INR 32243.21
November 2022	2113	7	INR 70868246	INR 33539.16
November 2022	1357	13	INR 45505116	INR 33533.62

November 2022	1690	11	INR 63291568	INR 37450.63
October 2022	1406	2	INR 48531433	INR 34517.38
October 2022	2113	6	INR 69432961	INR 32859.9
October 2022	1357	11	INR 44054038	INR 32464.29

L&T ELIXIR RESERVE CAFER

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	65
Connectivity	73

Infrastructure	56
Local Environment	70
Land & Approvals	56
Project	71
People	56
Amenities	56
Building	57
Layout	85
Interiors	70
Pricing	40
Total	63/100



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HOME TRUTHS

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