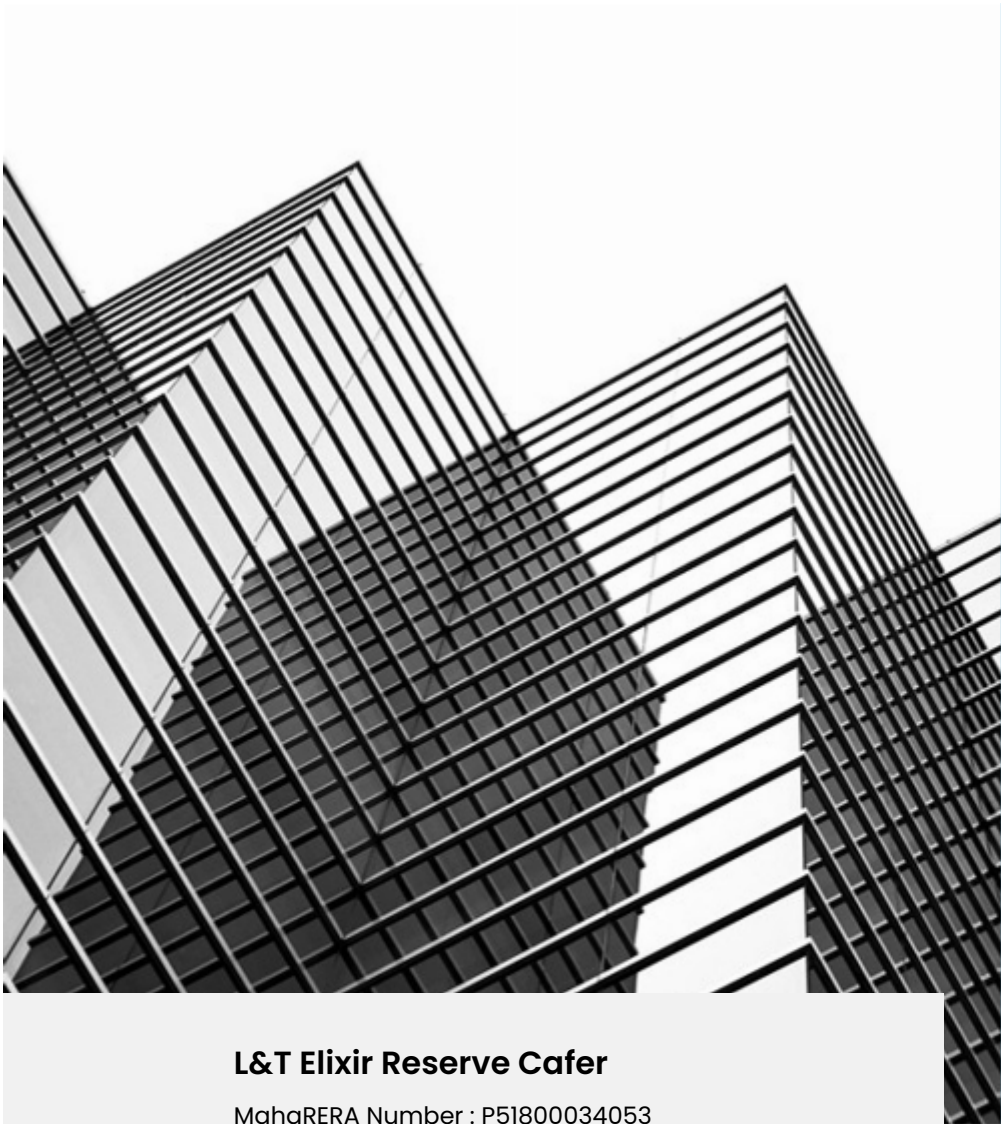


propscience.com

# PROP REPORT



**L&T Elixir Reserve Cafer**

MahaRERA Number : P51800034053



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	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

<b>Sports</b>	Basketball Court,Tennis Court,Putting Green,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
<b>Eco Friendly Features</b>	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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## FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1261 – 1306 sqft
4 BHK	1547 – 1850 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
<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,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Chimney & Hob,Modular Kitchen

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## 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.

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	5%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
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>	Construction Linked Payment
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<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,L& T Housing Finance Ltd,SBI Bank
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### 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

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

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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>	73

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

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