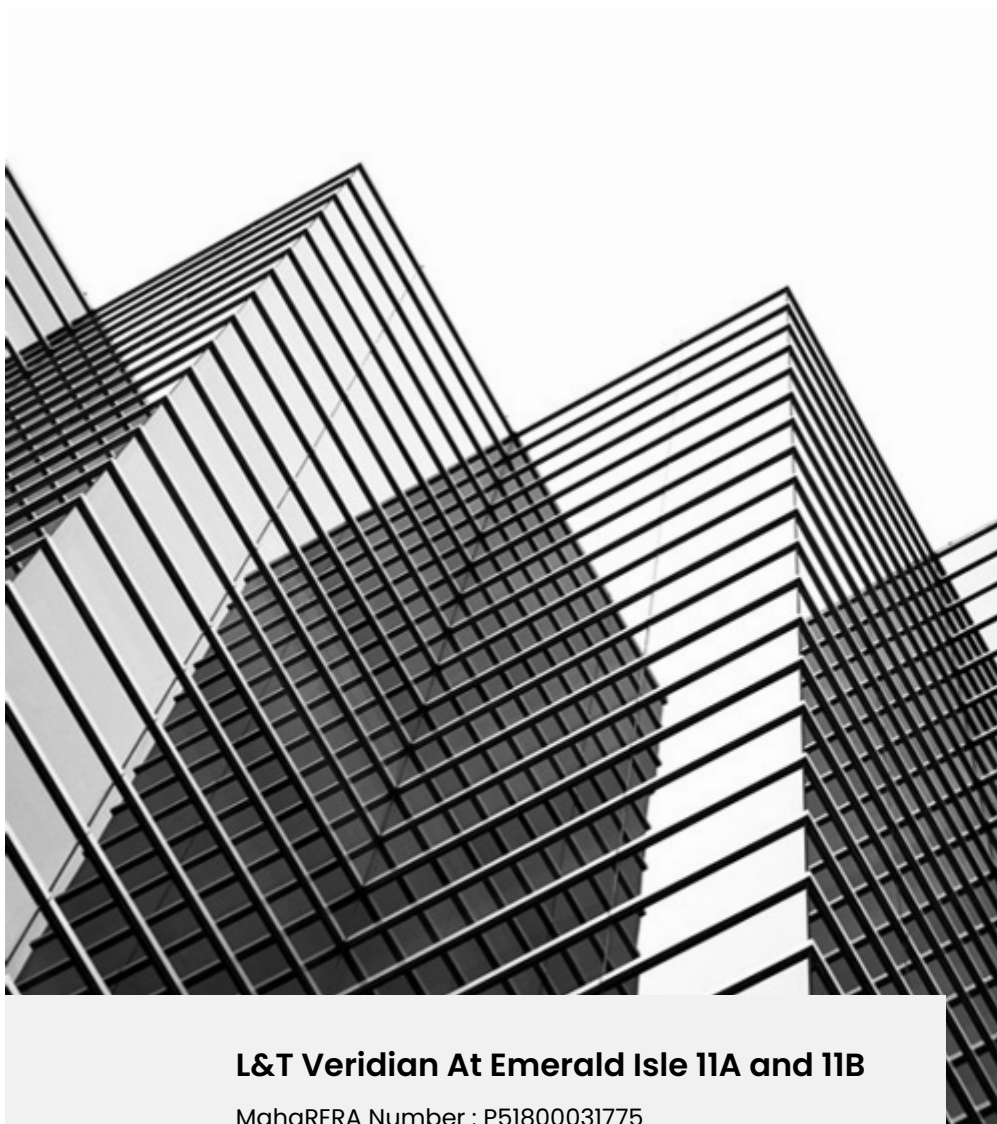


propscience.com

PROP REPORT



L&T Veridian At Emerald Isle 11A and 11B

MahaRERA Number : P51800031775



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	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

- Chhatrapati Shivaji International Airport **6 Km**
- L & T Entry Gate Bus Stop **500 Mtrs**
- Sakinaka Metro Station **2 Km**
- Kanjurmarg Railway Station **5 Km**
- Eastern Express Hwy, Maharashtra **6.2 Km**
- Seven Hills Hospital **4 Km**
- Bombay Scottish School **2 Km**
- R City Mall **6.4 Km**
- Jay Ambe Super market **1.2 Km**

L&T VERIDIAN AT EMERALD

ISLE 11A AND 11B

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	2	1

L&T VERIDIAN AT EMERALD

ISLE 11A AND 11B

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 VERIDIAN AT EMERALD
ISLE 11A AND 11B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2025	2.9 Acre	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Squash Court,Tennis Court,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,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens

L&T VERIDIAN AT EMERALD
ISLE 11A AND 11B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
11A	3	22	4	1 BHK,2 BHK	88
11B	3	22	4	1 BHK,2 BHK	88

First Habitable Floor	6th Floor
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Services & Safety

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

L&T VERIDIAN AT EMERALD
ISLE 11A AND 11B

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	382.55 sqft
2 BHK	550.36 sqft
1 BHK	379.75 sqft
2 BHK	549.82 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,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

L&T VERIDIAN AT EMERALD

ISLE 11A AND 11B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12600000 to 12695000
2 BHK	--	--	INR 18200000 to 18250000

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.
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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,SBI Bank

Transaction History

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

L&T VERIDIAN AT EMERALD
ISLE 11A AND 11B

ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
July 2022	604	8	INR 16767677	INR 27761.05
July 2022	417	8	INR 11315415	INR 27135.29
June 2022	420	14	INR 11878420	INR 28281.95
May 2022	420	1	INR 12856144	INR 30609.87
May 2022	417	11	INR 12698971	INR 30453.17
April 2022	417	14	INR 11698915	INR 28054.95

April 2022	604	16	INR 15607887	INR 25840.87
April 2022	604	9	INR 17632056	INR 29192.15
April 2022	417	10	INR 12403965	INR 29745.72
April 2022	417	6	INR 11946715	INR 28649.2
April 2022	417	7	INR 12031675	INR 28852.94
April 2022	420	7	INR 11526653	INR 27444.41
March 2022	420	7	INR 10770016	INR 25642.9
March 2022	605	12	INR 16786445	INR 27746.19
March 2022	417	14	INR 11875915	INR 28479.41
March 2022	420	6	INR 12499744	INR 29761.3
March 2022	612	12	INR 16936387	INR 27673.83
March 2022	420	15	INR 12016145	INR 28609.87
March 2022	420	2	INR 11626564	INR 27682.3
February 2022	420	12	INR 11899804	INR 28332.87

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	65
Infrastructure	64
Local Environment	70
Land & Approvals	56
Project	74
People	56

Amenities	62
Building	57
Layout	63
Interiors	70
Pricing	40
Total	62/100

L&T VERIDIAN AT EMERALD
ISLE 11A AND 11B

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