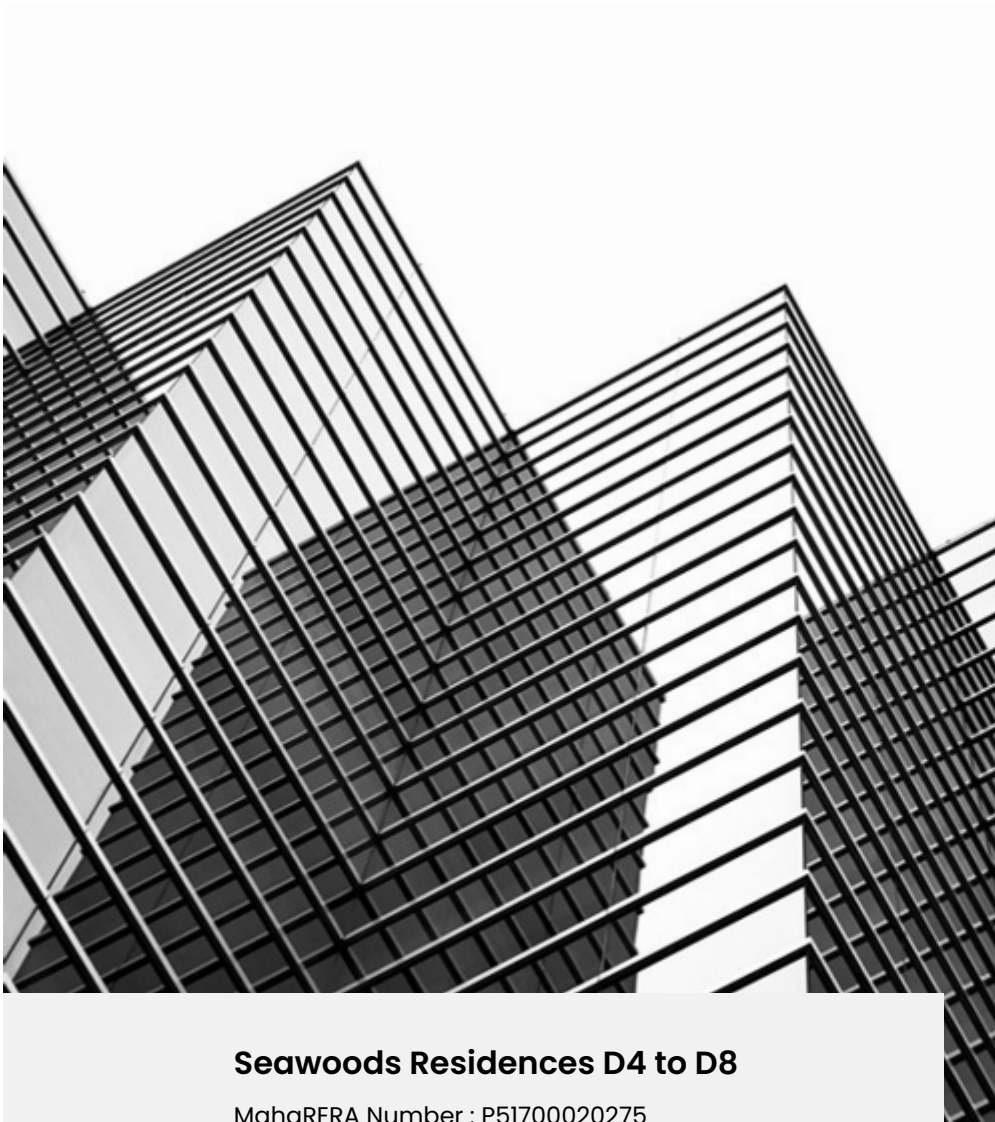


propscience.com

# PROP REPORT



**Seawoods Residences D4 to D8**

MahaRERA Number : P51700020275



# 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 88 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **26.8 Km**
- Nexus Seawoods Bus Stop **22 Mtrs**
- Seawoods – Darave Railwat Station **100 Mtrs**
- Palm Beach Rd, **3.7 Km**
- Apollo Hospitals **1.4 Km**
- Podar International School **2.7 Km**
- Seawoods Grand Central Mall **22 Mtrs**
- D-Mart **1.1 Km**

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SEAWOODS RESIDENCES

D4 TO D8

## LAND & APPROVALS

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

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SEAWOODS RESIDENCES

D4 TO D8

# 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  
D4 TO D8

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	5100 Sqmt	2 BHK,3 BHK

## Project Amenities

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

SEAWOODS RESIDENCES

D4 TO D8

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower D4	4	14	8	2 BHK,3 BHK	112
Tower D5	3	14	8	2 BHK,3 BHK	112
Tower D6	3	14	7	2 BHK,3 BHK	98
Tower D7	3	15	8	2 BHK,3 BHK	120

Tower D8	3	15	7	2 BHK,3 BHK	105
First Habitable Floor				1st Floor	

### Services & Safety

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

SEAWOODS RESIDENCES

D4 TO D8

## FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	482 - 602 sqft
3 BHK	784 sqft
2 BHK	484 - 593 sqft
3 BHK	785 sqft

2 BHK	492 – 672 sqft
3 BHK	880 sqft
2 BHK	472 – 565 sqft
3 BHK	644 – 877 sqft
2 BHK	572 – 603 sqft
3 BHK	798 – 813 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

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



White Goods	NA
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SEAWOODS RESIDENCES D4 TO D8	
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 32317.07	INR 15260000	INR 16782000 to 23890000
3 BHK	INR 30216.65	INR 19540000	INR 21500000 to 29370000

**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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	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  
D4 TO D8

## 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	73

<b>Infrastructure</b>	86
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	50
<b>Project</b>	82
<b>People</b>	56
<b>Amenities</b>	64
<b>Building</b>	69
<b>Layout</b>	53
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>67/100</b>

SEAWOODS RESIDENCES  
D4 TO D8

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