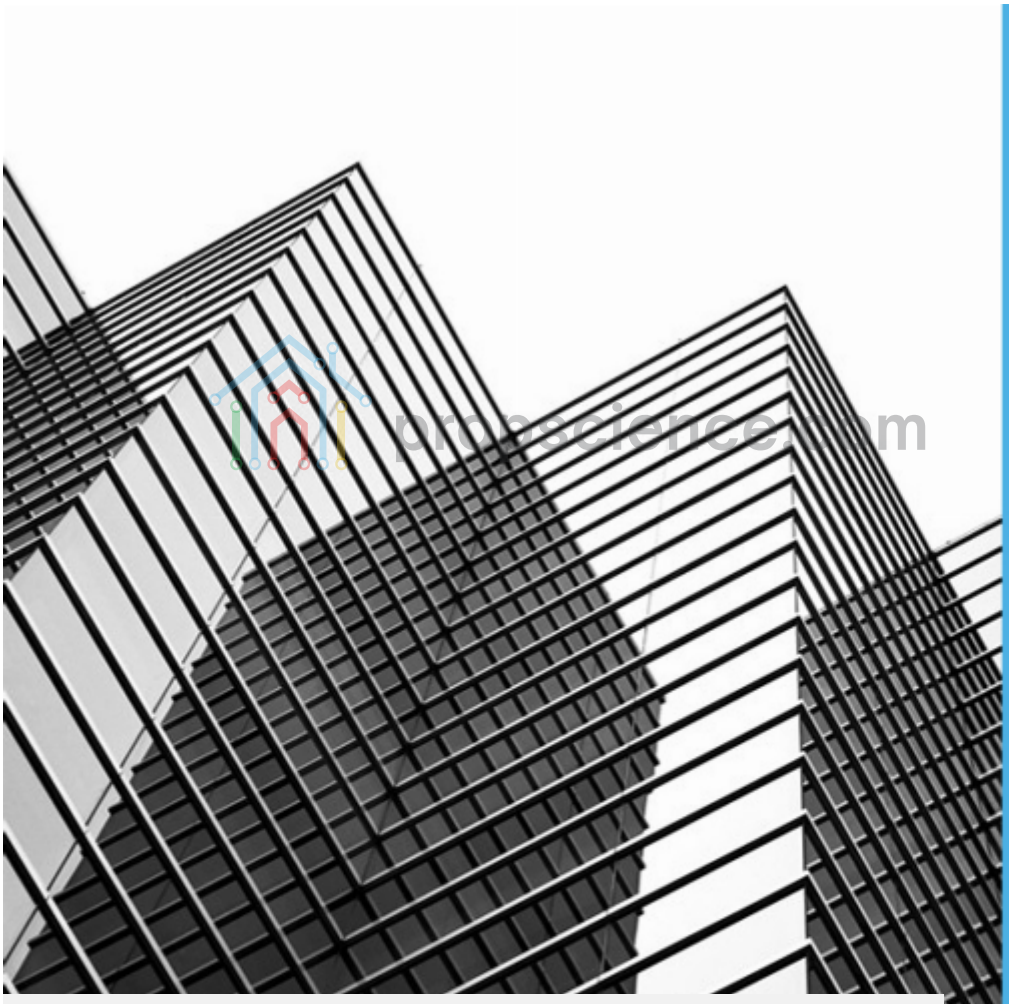
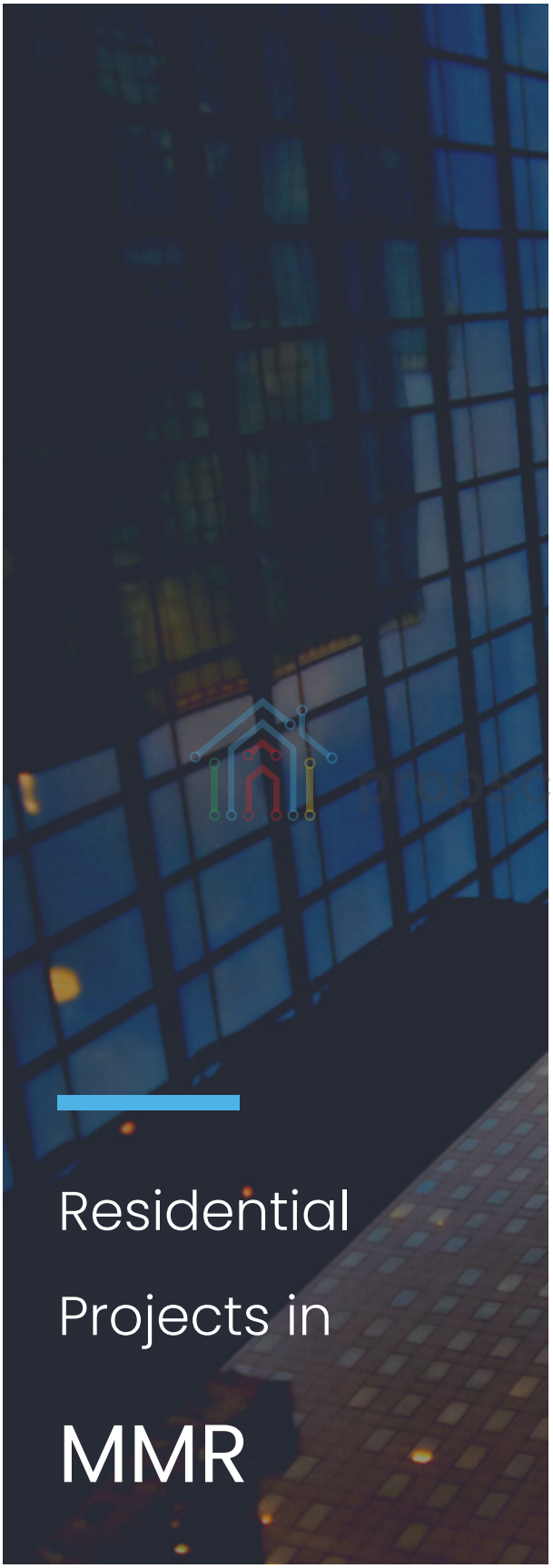
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PROP REPORT



L&T Centrona Nova - A

MahaRERA Number : P51800005456



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Rajawadi	NA	Ward N

Neighborhood & Surroundings

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The locality is prone to traffic jams during rush hour. The air pollution levels are 52 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.9 Km**
- Kamraj Nagar bus Stop **100 Mtrs**
- Ghatkopar Railway Station (E), Saibaba Nagar, Pant Nagar, Ghatkopar East, Mumbai, Maharashtra 400077 **3.2 Km**
- Eastern Express Hwy, Maharashtra **100 Mtrs**
- Parakh Hospital **3.3 Km**
- Garodia School Of Professional Studies, Garodia Nagar, Ghatkopar East, Mumbai, Maharashtra 400077 **3.2 Km**
- R City Mall, Lal Bahadur Shastri Rd, Amrut Nagar, Ghatkopar West, Mumbai, Maharashtra 400086 **4 Km**
- Shakti Traders, 3, G.R. No.S/2, V.N. Marg, near ECI Church, Kamraj Nagar, Ghatkopar East, Mumbai, Maharashtra 400075 **400 Mtrs**

L&T CENTRONA NOVA - A

LAND & APPROVALS

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Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be Freehold Land. The project is part of an SRA scheme, the provisions made for the rehabilitation of the slum dwellers have not clearly been mentioned in the title report uploaded on the MahaRERA website.

Encumbrances

As per documents uploaded on the MahaRERA website, the title of land is clear and marketable, without any documented encumbrances.

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

January 2023	NA	2

L&T CENTRONA NOVA - A

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.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

L&T CENTRONA NOVA - A

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st December, 2026	2.65 Acre	1 BHK,2 BHK,Studio

Project Amenities

Sports	Cricket Pitch,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Open Stage Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Landscaped Gardens,Water Storage

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L&T CENTRONA NOVA - A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nova - A	6	26	15	1 BHK,2 BHK,Studio	390

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Fire rated doors / walls,CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

L&T CENTRONA NOVA - A

FLAT INTERIORS

Configuration	RERA Carpet Range
Studio	188 sqft
1 BHK	264 sqft
2 BHK	306 - 322 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring,Vitrified Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	False Ceiling
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

L&T CENTRONA NOVA - A

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 25500	INR 4794000	INR 5200000
1 BHK	INR 25500	INR 6732000	INR 7400000
2 BHK	INR 25500	INR 7803000	INR 8500000 to 9000000

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

GST	Stamp Duty	Registration
5%	2%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 800000	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,SBI Bank

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Transaction History

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

L&T CENTRONA NOVA - A

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	55
Connectivity	73
Infrastructure	62
Local Environment	70
Land & Approvals	56
Project	69
People	56
Amenities	72
Building	55
Layout	45
Interiors	55
Pricing	40

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Total	**59/100**

L&T CENTRONA NOVA - A

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