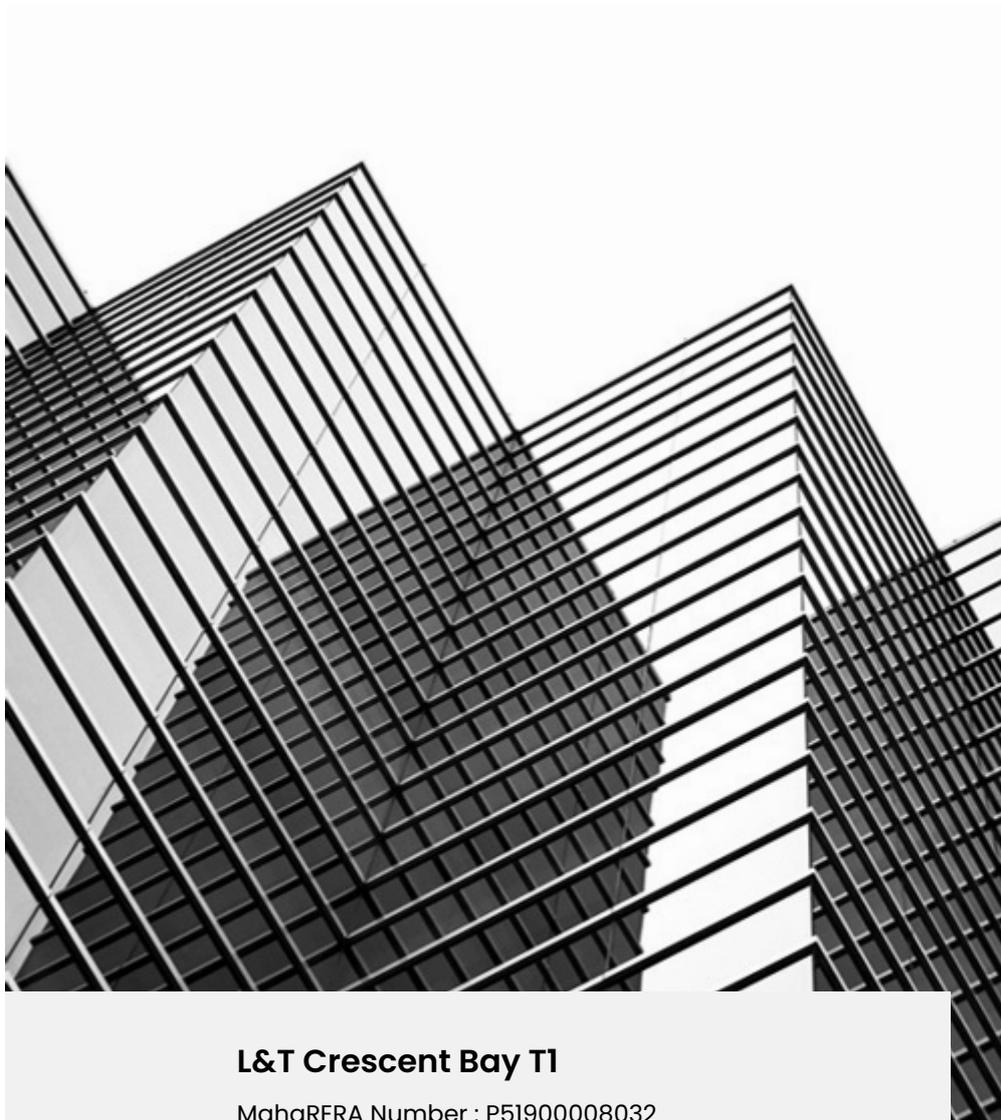


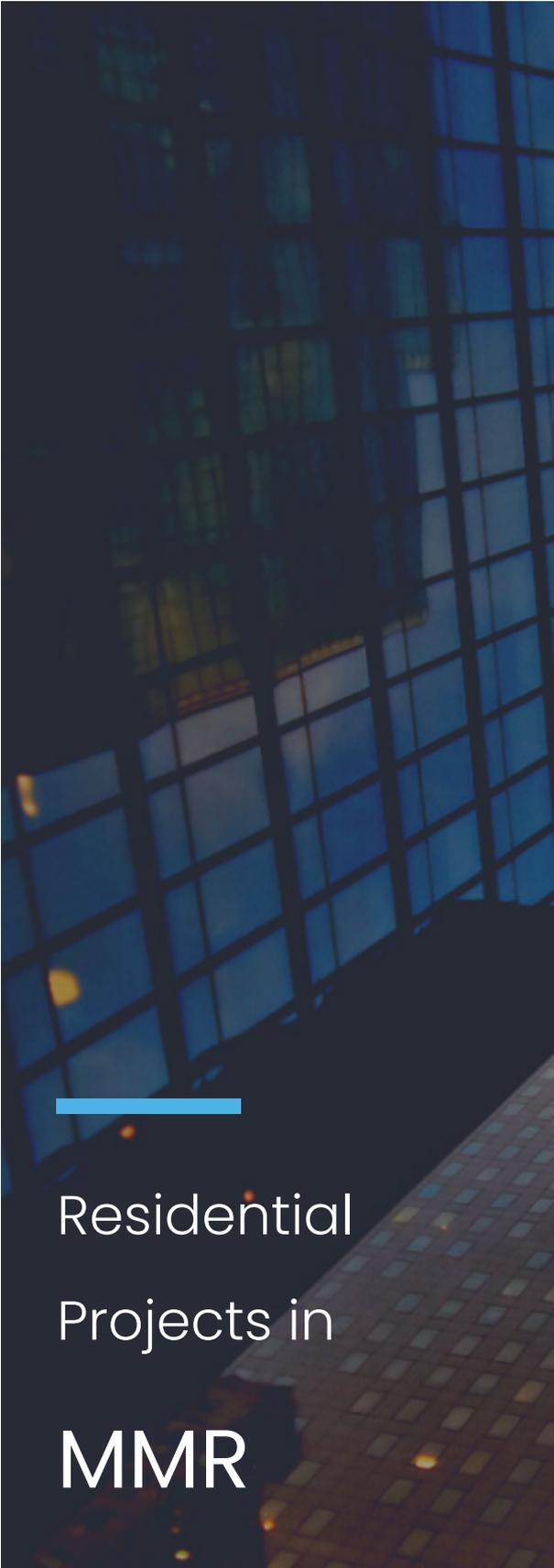
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PROP REPORT



L&T Crescent Bay T1

MahaRERA Number : P51900008032



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 Parel. Parel locality in central Mumbai gets its name from the Parali Vaijanath Mahadev temple. Parel used to have a number of mills, but these have been replaced by new office developments.

Post Office	Police Station	Municipal Ward
Parel	NA	Ward F South

Neighborhood & Surroundings

Connectivity & Infrastructure

- Terminal 1-B **13.5 Km**
- Chatrapati Shivaji International Airport **12.8 Km**
- Ambedkar Nagar Monorail Station **1.4 Km**
- Sewri Railway Station **1.6 Km**
- Tata Memorial Hospital **1.1 Km**
- Bombay Scottish School **4.9 Km**
- Phoenix Mall **5 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	24	1

L&T CRESCENT BAY T1

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 CRESCENT BAY T1

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 15th September, 2017	9792 Sqmt	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

L&T CRESCENT BAY T1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
T1	8	41	6	2 BHK,3 BHK,4 BHK	246

First Habitable Floor

NA

Services & Safety

- **Security** : Maintenance Staff, Security System / CCTV, Intercom Facility
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

L&T CRESCENT BAY T1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	850 sqft
3 BHK	1100 - 1900 sqft
4 BHK	2724 sqft

Floor To Ceiling Height

NA

Views Available

NA

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Kitchen Platform
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	Air Conditioners

L&T CRESCENT BAY T1

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 43529.41	--	INR 37000000
3 BHK	INR 26842.11	--	INR 51000000
4 BHK	INR 36710.72	--	INR 100000000

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

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank

Transaction History

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

L&T CRESCENT BAY T1

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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January 1970	29	1148	INR 40958000	INR 35692
January 1970	27	2019	INR 60283000	INR 29853
January 1970	23	2019	INR 60918000	INR 30167
January 1970	32	923	INR 17560000	INR 19034
January 1970	37	908	INR 33935000	INR 37389
January 1970	2	2019	INR 59749000	INR 29589
January 1970	38	2865	INR 90716000	INR 31663
January 1970	15	1244	INR 43477000	INR 34954
January 1970	15	1247	INR 41682500	INR 33427
January 1970	35	906	INR 33350000	INR 36828

January 1970	18	709	INR 28500000	INR 40178
January 1970	40	1061	INR 35174000	INR 33157
January 1970	19	1247	INR 42529000	INR 34105
January 1970	15	950	INR 31262000	INR 32892
January 1970	11	1244	INR 40005000	INR 32162
January 1970	45	1698	INR 56600000	INR 33341
January 1970	45	1244	INR 42474000	INR 34147
January 1970	45	906	INR 26866000	INR 29668
January 1970	32	1247	INR 41731000	INR 33466
January 1970	53	1645	INR 50812000	INR 30891

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	33
Infrastructure	56
Local Environment	30
Land & Approvals	58
Project	60
People	56
Amenities	62

Building	53
Layout	52
Interiors	55
Pricing	30
Total	51/100

L&T CRESCENT BAY T1

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