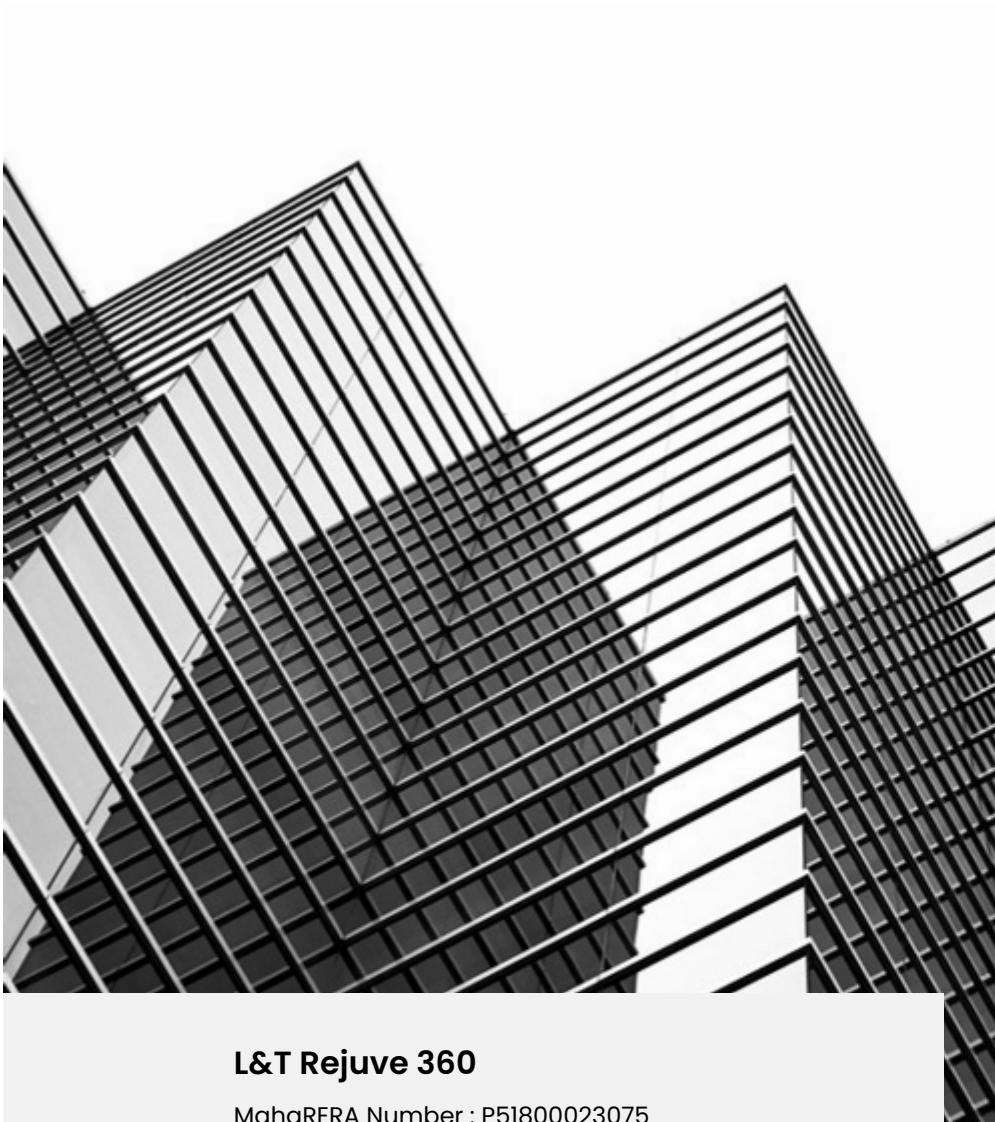


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PROP REPORT



L&T Rejuve 360

MahaRERA Number : P51800023075



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT



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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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 78 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji International Airport **13.4 Km**
- Sonapur Old Bus Stand **210 Mtrs**
- Mulund Railway Station **2.7 Km**
- Eastern Express Highway **3 Km**
- Fortis Hospital Mulund **1 Km**
- St. Marry Convent High school **1.5 Km**
- R Mall **2.5 Km**
- D-Mart **1 Km**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed appears to be owned by the Free Hold. The land has been owned by Nirmal Lifestyle Developers Pvt Ltd. and L&T Asian Realty Project LLP are the promoters of this project.

Encumbrances

As per documents uploaded on the MahaRERA website, there appears to be mortgages attached to the project. The project was initially mortgage to HDFC and later in 2019 it was mortgaged to IDBI Trusteeship Services Limited.

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	4	2

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
HDFC Bank	NA	NA

L&T REJUVE 360

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	7 Acre	2 BHK,2.5 BHK,3 BHK,3.5 BHK

Project Amenities

Sports	Badminton Court,Squash Court,Tennis Court,Swimming Pool,Kids Play Area,Kids Pool,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Barbeque Pit,Restaurant / Cafe,Multipurpose Hall
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	8	57	7	2 BHK,2.5 BHK,3 BHK,3.5 BHK	399
First Habitable Floor				2nd floor	

Services & Safety

- **Security** : NA

- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	610 – 780 sqft
2.5 BHK	900 sqft
3 BHK	1000 – 1070 sqft
3.5 BHK	1290 sqft

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

Flooring	Marble Flooring,Vitrified Tiles
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Joinery, Fittings & Fixtures	Stainless Steel Sink
Finishing	Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen,Geyser,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3.5 BHK	--	--	INR 32900000
2 BHK	INR 19893.19	--	INR 15000000 to 19400000
2.5 BHK	--	--	INR 23000000
3 BHK	--	--	INR 26000000 to 26800000

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	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

L&T REJUVE 360

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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October 2022	611	10	INR 12820397	INR 20982.65
September 2022	1178	3	INR 23020950	INR 19542.4
September 2022	825	23	INR 16273950	INR 19726
September 2022	611	12	INR 13999998	INR 22913.25
September 2022	673	43	INR 13829866	INR 20549.58
September 2022	1074	31	INR 23988489	INR 22335.65
September 2022	825	2	INR 15799996	INR 19151.51
August 2022	611	13	INR 13348612	INR 21847.16
August 2022	611	4	INR 12990000	INR 21260.23
August 2022	611	6	INR 12990000	INR 21260.23
August 2022	611	42	INR 13829866	INR 22634.81
August 2022	1109	2	INR 22772497	INR 20534.26

August 2022	1036	41	INR 25374998	INR 24493.24
August 2022	1272	42	INR 33129988	INR 26045.59
August 2022	1109	9	INR 22772497	INR 20534.26
July 2022	1178	11	INR 24100004	INR 20458.41
July 2022	1178	13	INR 23079701	INR 19592.28
July 2022	754	33	INR 16804850	INR 22287.6
July 2022	1432	7	INR 30050007	INR 20984.64
July 2022	981	39	INR 23895857	INR 24358.67

L&T REJUVE 360

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
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Place	55
Connectivity	83
Infrastructure	86
Local Environment	90
Land & Approvals	70
Project	65
People	65
Amenities	64
Building	63
Layout	63
Interiors	45
Pricing	30
Total	65/100

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