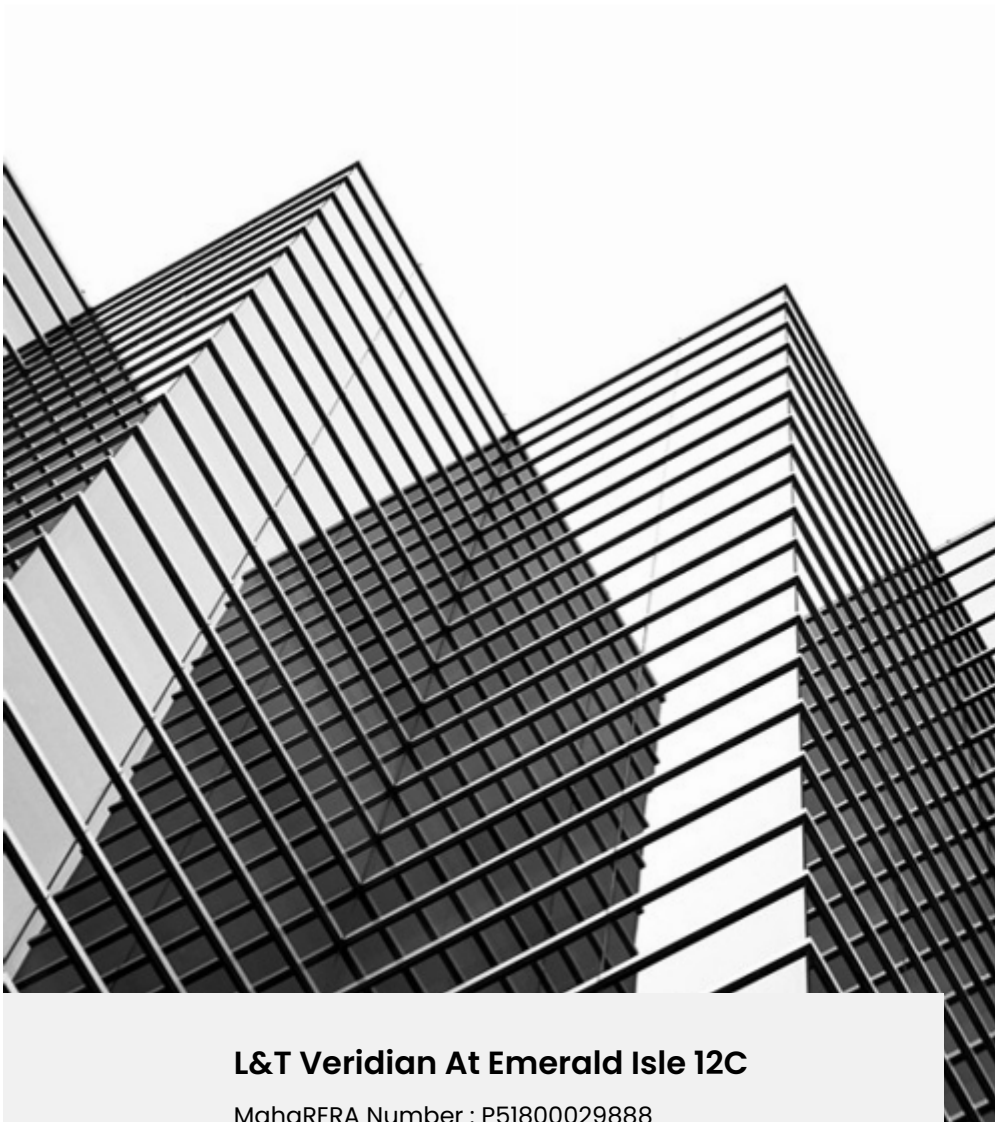


propscience.com

PROP REPORT



L&T Veridian At Emerald Isle 12C

MahaRERA Number : P51800029888



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 12C

LAND & APPROVALS

Last updated on the MahaRERA website

**On-Going
Litigations**

**RERA Registered
Complaints**

October 2022

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L&T VERIDIAN AT EMERALD

ISLE 12C

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
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PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 30th June, 2025	2.9 Acre	1 BHK,3 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

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
12C	3	22	4	1 BHK,3 BHK	88
First Habitable Floor				6th Floor	

Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	358.66 – 361.89 sqft
3 BHK	932.05 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 11900000 to 12000000
3 BHK	--	--	INR 31000000

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.
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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	394	2	INR 10780401	INR 27361.42
September 2022	398	14	INR 11376396	INR 28583.91
August 2022	1081	4	INR 30085035	INR 27830.74
August 2022	1081	18	INR 30280789	INR 28011.83
July 2022	1081	8	INR 30702623	INR 28402.06
July 2022	1081	3	INR 29990598	INR 27743.38
June 2022	1081	11	INR 30938176	INR 28619.96
May 2022	398	10	INR 11749592	INR 29521.59
April 2022	398	6	INR 10436737	INR 26222.96
March 2022	1081	18	INR 28885220	INR 26720.83

March 2022	1081	12	INR 29681189	INR 27457.16
March 2022	1081	10	INR 29693796	INR 27468.82
March 2022	1081	5	INR 31362753	INR 29012.72
March 2022	1081	14	INR 30280789	INR 28011.83
February 2022	1081	17	INR 32091596	INR 29686.95
February 2022	1081	12	INR 30280789	INR 28011.83
February 2022	398	2	INR 10322079	INR 25934.87
January 2022	394	4	INR 10791543	INR 27389.7
January 2022	1081	16	INR 28882222	INR 26718.06
January 2022	394	16	INR 10729160	INR 27231.37

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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	71
People	56
Amenities	62

Building	57
Layout	66
Interiors	70
Pricing	40
Total	62/100

L&T VERIDIAN AT EMERALD
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