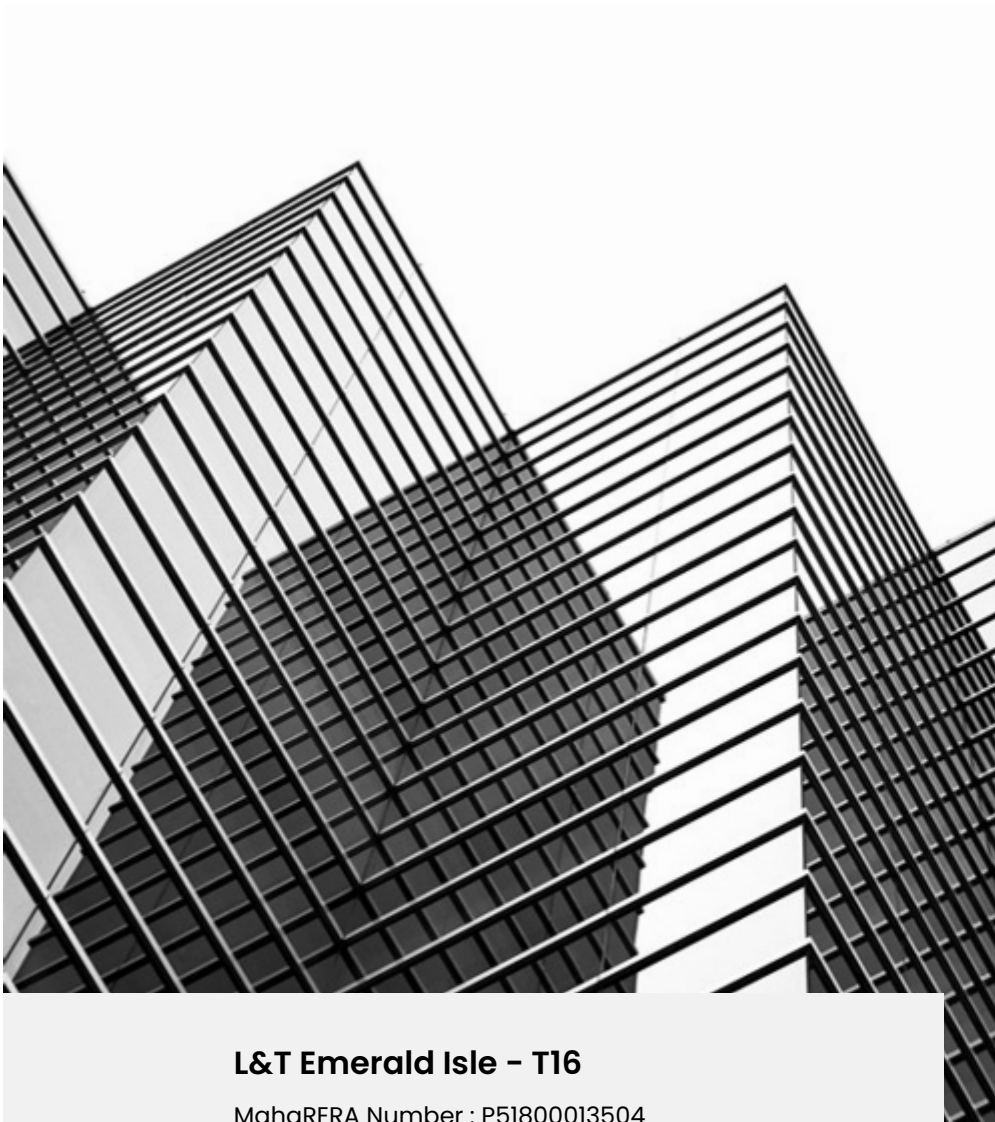


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PROP REPORT



L&T Emerald Isle - T16

MahaRERA Number : P51800013504



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

- Domestic Airport **7 Km**
- Chhatrapati Shivaji International Airport **6 Km**
- L & T Entry Gate Number 6, New Mhada Colony, Savarkar Nagar, Chandivali, Powai, Mumbai, Maharashtra 400076 **500 Mtrs**
- Sakinaka Metro Station **2 Km**
- Kanjurmarg Railway Station **5 Km**
- Eastern Express Hwy, Maharashtra **6.2 Km**
- Hiranandani Hospital **4 Km**
- Bombay Scottish School **2 Km**
- R City Mall **6.4 Km**
- Jay Ambe Super market **1.2 Km**

L&T EMERALD ISLE – T16

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	2	1

L&T EMERALD ISLE – T16

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 EMERALD ISLE – T16

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	1014.07 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball 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

L&T EMERALD ISLE – T16

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 16	6	22	7	2 BHK,3 BHK,4 BHK	154
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** : There are slums settlements near the project
- **Vertical Transportation** : High Speed Elevators

L&T EMERALD ISLE – T16

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	734 – 788 sqft
3 BHK	997 – 1093 sqft
4 BHK	1613 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
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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	NA
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Air Conditioners

L&T EMERALD ISLE – T16

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 33248.73	--	INR 24900000 to 26200000
3 BHK	INR 31198.54	--	INR 33000000 to 34100000
4 BHK	INR 33168.01	--	INR 53500000

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 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,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	1171	8	INR 31551170	INR 26943.78
October 2022	1061	18	INR 31853430	INR 30022.08
September 2022	1020	10	INR 36000000	INR 35294.12
August 2022	1061	11	INR 30996405	INR 29214.33
August 2022	1249	5	INR 33864750	INR 27113.49
August 2022	808	13	INR 22247680	INR 27534.26
July 2022	1249	13	INR 36978750	INR 29606.69
July 2022	867	8	INR 23597665	INR 27217.61
June 2022	1061	13	INR 29670480	INR 27964.64
June 2022	1166	17	INR 31555765	INR 27063.26
June 2022	716	13	INR 21600000	INR 30167.6
May 2022	706	13	INR 19560420	INR 27705.98

May 2022	716	17	INR 21500000	INR 30027.93
May 2022	716	16	INR 21406000	INR 29896.65
May 2022	422	18	INR 11372395	INR 26948.8
May 2022	706	15	INR 19717830	INR 27928.94
May 2022	655	1	INR 16162831	INR 24676.08
April 2022	1061	15	INR 29464680	INR 27770.67
April 2022	605	NA	INR 17632056	INR 29143.89
April 2022	421	NA	INR 11608744	INR 27574.21

L&T EMERALD ISLE – T16

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	65
Connectivity	65
Infrastructure	64
Local Environment	60
Land & Approvals	64
Project	61
People	56
Amenities	62
Building	67
Layout	77
Interiors	80
Pricing	40
Total	63/100

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