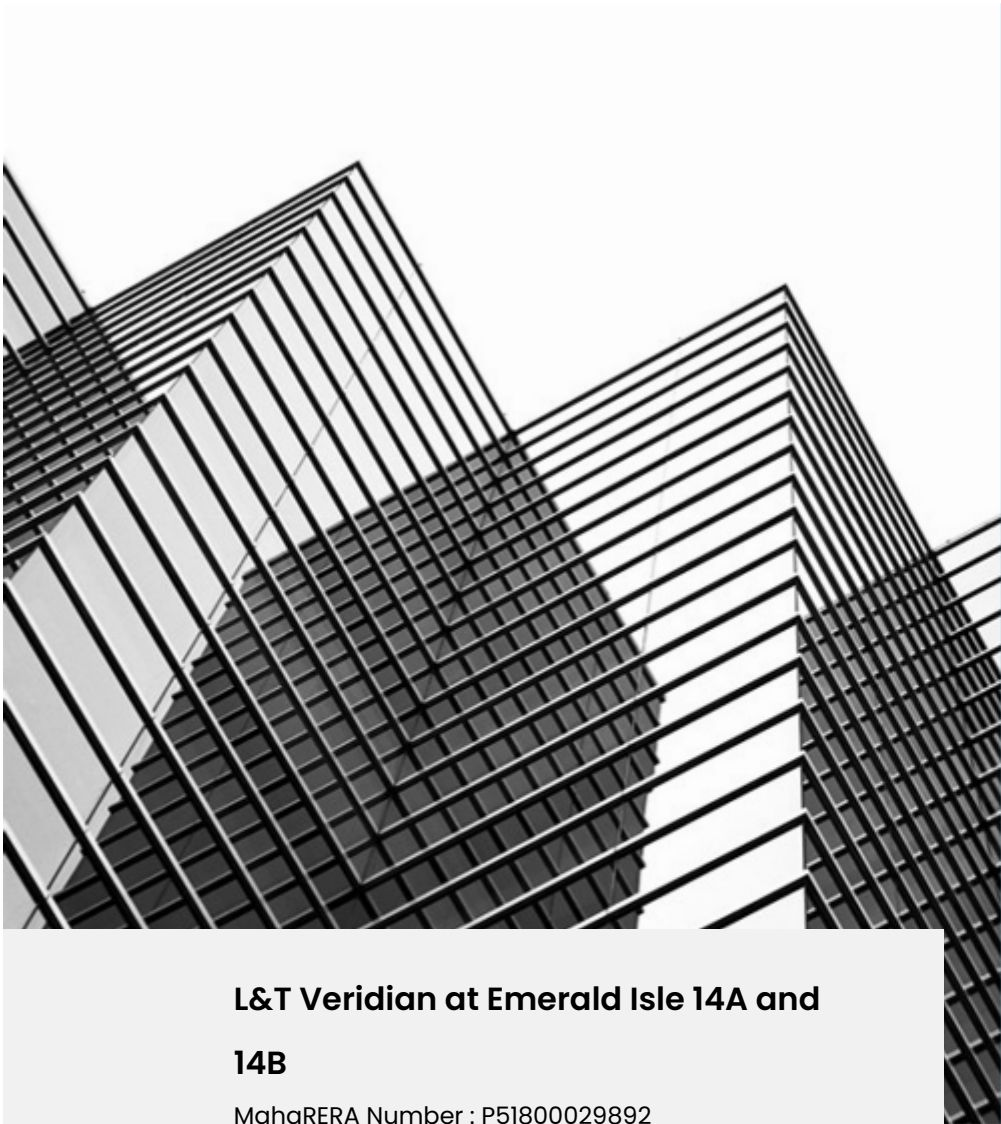


# PROP REPORT



**L&T Veridian at Emerald Isle 14A and  
14B**

MahaRERA Number : P51800029892



# 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**

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L&T VERIDIAN AT EMERALD

ISLE 14A AND 14B

## LAND & APPROVALS

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**Last updated on the MahaRERA website**

**On-Going  
Litigations**

**RERA Registered  
Complaints**

October 2022

2

1

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L&T VERIDIAN AT EMERALD

ISLE 14A AND 14B

## BUILDER & CONSULTANTS

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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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L&T VERIDIAN AT EMERALD ISLE 14A AND 14B	
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# PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 31st December, 2024	2.9 Acre	1 BHK,2 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

L&T VERIDIAN AT EMERALD ISLE 14A AND 14B	
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# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
14A	3	22	4	2 BHK	88
14B	3	22	4	1 BHK,2 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

L&T VERIDIAN AT EMERALD  
ISLE 14A AND 14B

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	595.03 – 624.2 sqft
1 BHK	381.58 sqft
2 BHK	550.9 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,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob

L&T VERIDIAN AT EMERALD

ISLE 14A AND 14B

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 12700000
2 BHK	--	--	INR 18000000 to 21000000

**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.
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<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,SBI Bank

### Transaction History

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

L&T VERIDIAN AT EMERALD  
ISLE 14A AND 14B

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	654	9	INR 18035671	INR 27577.48
August 2022	716	3	INR 21175777	INR 29575.11
August 2022	707	16	INR 21431581	INR 30313.41
July 2022	707	8	INR 20560224	INR 29080.94
July 2022	707	12	INR 19385366	INR 27419.19
July 2022	612	7	INR 17896402	INR 29242.49

June 2022	606	1	INR 16836730	INR 27783.38
June 2022	419	8	INR 11198219	INR 26726.06
May 2022	716	7	INR 20558932	INR 28713.59
May 2022	707	15	INR 19385366	INR 27419.19
May 2022	654	1	INR 16162831	INR 24713.81
April 2022	707	18	INR 20267289	INR 28666.6
April 2022	419	5	INR 12075865	INR 28820.68
April 2022	707	12	INR 19385366	INR 27419.19
April 2022	716	18	INR 20704357	INR 28916.7
April 2022	707	2	INR 20884935	INR 29540.22
March 2022	716	8	INR 20607066	INR 28780.82
March 2022	716	5	INR 22304152	INR 31151.05
March 2022	707	5	INR 22223499	INR 31433.52
March 2022	716	2	INR 21941066	INR 30643.95

## 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	74
People	56

<b>Amenities</b>	62
<b>Building</b>	57
<b>Layout</b>	63
<b>Interiors</b>	63
<b>Pricing</b>	40
<b>Total</b>	<b>61/100</b>

L&T VERIDIAN AT EMERALD  
ISLE 14A AND 14B

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