



CRESCENT BAY PAREL

CRESCENT BAY BY L&T REALTY. URBAN LIVING JUST MOVED UP A NOTCH.

The Company

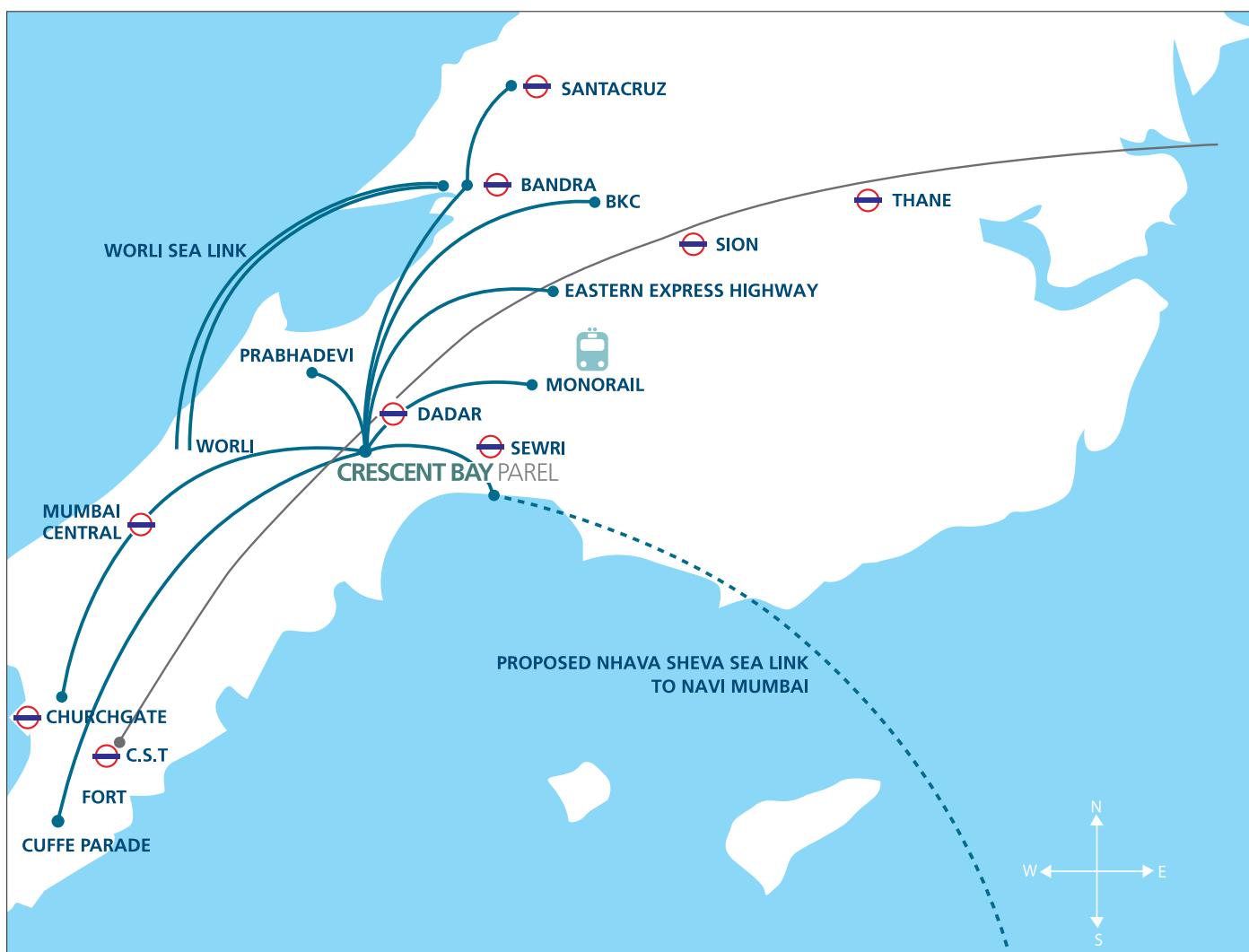
L&T Realty is Larsen & Toubro's real estate arm. Urban living, as we know, will never be quite the same again. All those values – the expertise, the professionalism, the trust, the quality commitment, in fact, every inch of every positive attribute that is associated with Larsen & Toubro – can now be experienced within the living spaces that L&T Realty unfolds before you. At L&T Realty, we will do more than just give you a prestigious address to call your own. Our aim is to enrich your experience, integrate communities and elevate not just the standard of living, but the quality of life. Each destination we create shall embody a sustainable design philosophy which focuses on building easily-accessible developments with open landscapes.

Crescent Bay

Crescent Bay is a marquee project being developed by L&T Realty in collaboration with Omkar. This gated complex in Parel comprises residential towers that are as beautiful to look at, as they are to live in. Within the imposing towers are 2, 3, and 4 bedroom residences. And around them, lush gardens and recreational facilities.

Project Partner – Omkar Realtor & Developers

Crescent Bay is a joint venture between L&T Realty and Omkar Realtors & Developers. Managed by second generation entrepreneurs who have carved a position for themselves in the world of real estate, Omkar is developing more than 20 million square feet in the Mumbai Metropolitan Region (MMR). The Company's Board comprises a seasoned team of professionals with expertise in real estate and other businesses.



IT'S THE PLACE TO BE. TODAY. AND TOMORROW.

Located in the central, yet largely residential district of Parel, Crescent Bay offers you a tranquil setting with the Arabian Sea as its backdrop. Besides its proximity to some of the largest retail and commercial hubs in the city, Crescent Bay also offers easy access to both the central and western suburbs. That's why it's one of the most coveted destinations in the city. Moreover, business districts like Nariman Point, as well as BKC, are easily accessible. And with the monorail just within a short distance from home, you'll find that you can get to wherever you want quickly, easily and comfortably.

Approximate distances:

- Eastern Freeway – 4 Kms
- Monorail – 1 Km
- Proposed Nhava Sheva Sea Link – 2 Kms
- Lower Parel – 3 Kms
- Worli – 4 Kms
- Prabhadevi – 5 Kms
- Fort – 13 Kms
- BKC – 10 Kms
- Cuffe Parade – 12 Kms



Map not to scale





MODERN DESIGN – THE SPLENDOUR OF THOUGHT.

Crescent Bay is designed to delight the eye. There is so much to admire in its scale, symmetry and sheer splendour. But there is more waiting for you inside. Designed by renowned international architects and landscape designers, every aspect of this residential complex is as charming as it is functional. Whether it's the imposing lobby, the multiple high-speed elevators, or the sky deck, it's the kind of design that spells distinction.

- 6 buildings on an elevated podium
- 2, 3 & 4 BHK
- Grand entrance lobby
- Marble flooring in the foyer
- Sky deck with associated amenities on level 21
- High-speed elevators in each building
- Separate shuttle elevator for parking
- State-of-the-art firefighting system
- Three levels of security with BMS & CCTV surveillance rooms
- Multi-level parking



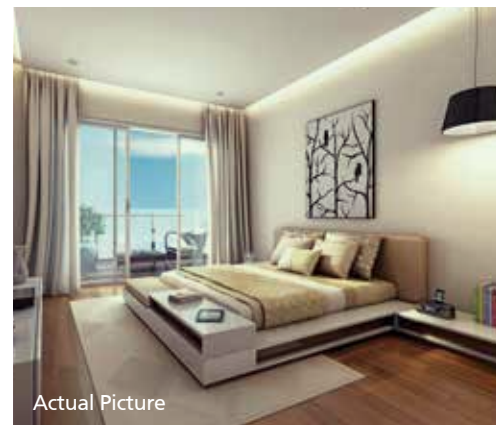
SKY DECK AT LEVEL 21

Artistic Impression

BEAUTIFUL. THOUGHTFUL. IT'S HOW LIFE WAS MEANT TO BE.

At Crescent Bay, a great deal of thought and planning has gone into the things that you ordinarily wouldn't even notice. Take the towers, for instance; the design of each residential building allows for uninterrupted views from the apartment, not to mention an unmatched sense of privacy. Much like the outdoor spaces, the apartments too are spacious, well-planned and are complete with all modern fittings you could so require. Even the jogging track is elevated to offer a unique experience when you wish to rejuvenate. It's these thoughtful touches that come together to create the perfect setting for a life less ordinary.

- Split air-conditioners in living room and bedrooms
- Laminated wooden flooring in master bedroom
- Imported marble flooring in living area and passage
- Vitrified flooring in bedrooms & kitchen
- Anti-skid flooring in bedrooms
- Kitchen with granite platform, stainless steel sink and premium tiling
- Premium sanitaryware and CP fittings in bathrooms
- Separate utility area
- Video door phone
- Provision for FTTH – fiber to the home connectivity
- Intercom facility
- Provision for optional service providers as for facilities



Actual Picture



Actual Picture



Actual Picture

PLAY OR PAUSE. REJUVENATE OR RELAX. DO IT ALL AT THIS VIBRANT URBAN DESTINATION.

Crescent Bay offers the perfect environment for you and your family. With a state-of-the-art gym and clubhouse, indoor games arena and swimming pool on premises, you don't have to venture far from home when you want to shed calories or enjoy a rejuvenating game on the court. And then there's also the yoga and meditation area that you can retreat to.

Clubhouse:

- Swimming pools - lap pool & kids' pool
- Well-equipped gym
- Squash court
- Badminton court
- Indoor games' room for table tennis, snooker & carrom
- Children's room

Recreation area:

- Basketball ring
- Lounge area
- Provision for mini-theatre
- Reading lounge
- Children's play area with sandpit
- Multi-purpose halls for yoga, meditation, aerobics and dance



A RESIDENTIAL COMPLEX BUILT FOR THE FUTURE. A GREENER ONE.

Crescent Bay embodies sustainable design principle and encourages conservation and optimal utilisation of natural resources. And by choosing to stay here, you too are helping reduce our collective carbon footprint. After all, this is not just the home where you will spend the rest of your life, it's also the legacy you'll leave behind for your kids. So whether it's rainwater harvesting or solar energy harnessing, we have paid attention to every little detail that makes for a brighter, greener future. Green building certification received under IGBC Green home rating (Pre certified silver).

- Large open spaces filled with greenery
- Energy-efficient water pumps & fixtures
- Rainwater harvesting for sustainable water supply
- STP treated water landscaping & flushing
- Well-ventilated apartments with ample natural light
- Structure designed for maximum flexibility within apartments



Disclaimer: Images shown are artistic impression and for representative purpose only

SITE PLAN



Disclaimer: This is an artist representation. The final execution may vary as on site condition.

Not to scale

PARTNERING TO DELIVER A BEST-IN-CLASS PRODUCT.

Design Consultant: Callison LLC, USA

Founded in 1975, Callison is a global architecture firm specialising in retail, corporate, mixed-use, residential, hospitality and healthcare developments, as well as urban planning. Not only is Callison amongst the largest design firms in US, it has a strong international presence with offices in Beijing, Dubai, London, Mexico City, Scottsdale and Shanghai. Furthermore, the firm's global strategies are constantly advancing as it continues to garner praise and profit for its expert design in India.

Design Architect: SSA (Sandeep Shikre Associates), India

SSA is a multi-disciplinary architectural firm that combines its expertise in architecture, interior design, engineering, construction, management and LEED certification. With more than 25 years of experience, and a diverse portfolio of architectural projects, some of which have earned LEED Platinum, LEED Gold, GRIHA 4 and 5-Star certifications, the company is swiftly realising its vision to spread awareness of sustainable design.

Landscape Consultant: Belt Collins, Hong Kong

Belt Collins is an international planning, design and consulting firm focused on providing value to its clients' land-based assets. The firm's expert team comprises engineers, planners, landscape architects and environmental scientists, who collaborate with clients to create open spaces that are innovative, distinct and inspiring.

Structural Consultant: LERA, USA

Celebrated for groundbreaking structural designs and complex high-profile projects, LERA enjoys the reputation of being the first amongst equals when it comes to building high-rise buildings. LERA is, in fact, responsible for the structural design and construction of some of the world's tallest, most complex high-rise projects, including three of the six tallest buildings in the world.

Engineering Services: MEP Consulting Engineers, India

MEP Consulting is a multi-disciplinary engineering consulting firm, based in Mumbai, with vast experience in sustainable building-services, design of residential, commercial, hospitality buildings and airports. With significant projects in India, as well as UAE, SA and Mauritius, MEP Consulting Engineers' work transcends geographical boundaries.

Construction Partner: L&T Construction, India

L&T Construction is a brand of Larsen & Toubro – widely regarded as the builder of the India of the 21st century. Some of the country's iconic structures carry the L&T signature. L&T Construction is also adjudged as India's best-managed and most-trusted company by India's foremost business publications. L&T Construction undertakes turnkey construction for a wide range of residential buildings. And each project it takes on is executed using cutting-edge technology and the most stringent quality & safety practices.





Emerald Isle Phase - I, Powai



Raintree Boulevard, Bengaluru



Seawoods Grand Central, Navi Mumbai

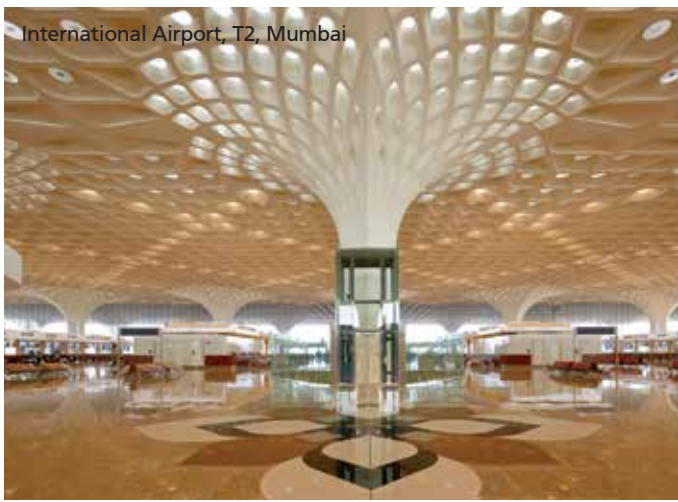
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L&T REALTY'S PROJECTS:

Emerald Isle Phase - I – It is the flagship project of L&T Realty, which offers the buyer the opportunity to experience a world of luxury and peaceful life, amidst verdant greens. The Phase - I was a grand success and, owing to our speedy construction, we lived up to our promise of timely delivery and, in fact, exceeded it by delivering 300 apartments before time.

Raintree Boulevard, Bengaluru – A part of mixed-use township, spread across 65 acres, the project is located in the serene locales of Hebbal, Bengaluru. Raintree Boulevard is in close proximity to business parks, lifestyle outlets and leisure activities. Well-designed 3 & 4 BHK apartments, decked with world-class amenities and ample greenery, are the hallmark of the development.

Seawoods Grand Central – Seawoods Grand Central, Navi Mumbai – India's largest Transit-Oriented Development and the only project in the country to offer a combination of an imbedded transit zone (train), commercial office space and retail mall under one roof at Seawood-Darave. Spread over 40 acres of land, this integrated development is planned with Grade A commercial spaces, a retail haven, entertainment zones, F&B options and signature hospitality services. It is expected to become a destination for corporates, small & medium enterprises and shoppers. Strategically located on the Delhi-Mumbai Industrial corridor and the Bengaluru-Mumbai Industrial corridor, Seawoods Grand Central is in proximity to India's largest port, JNPT, the proposed International Airport and the Trans-Harbour Link.



Disclaimer: Images shown are actual photographs

LARSEN & TOUBRO

Larsen & Toubro is a large conglomerate, headquartered in India with operations all over the world. An indisputable name when it comes to engineering, construction, manufacturing, technology and financial services. Its constant endeavour to innovate propels L&T to deliver cutting-edge solutions across very complex problems. Today, L&T is associated with all major industries of national importance including highly advanced sectors like defense, nuclear energy and aerospace. Powered by its expertise in construction, electrical & automation, IT and technology services, the company is helping to create smarter cities for every Indian.

Every business of L&T is characterized by professionalism and high standards of corporate governance. And with seven collective decades of enduring customer focus, endless quest for world-class quality and unmatched expertise, L&T maintains leadership across all its major businesses.



Maha RERA Registration No.

Tower 2	P51900010178
Tower 3	P51900005188
Tower 4	P51900006593
Tower 5	P51900004544
Tower 6	P51900004666

Available at: <https://maharera.mahaonline.gov.in/>

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