

THE

T3

Experience Power Living



L&T Realty

CRESCENT BAY PAREL

TOWER THREE

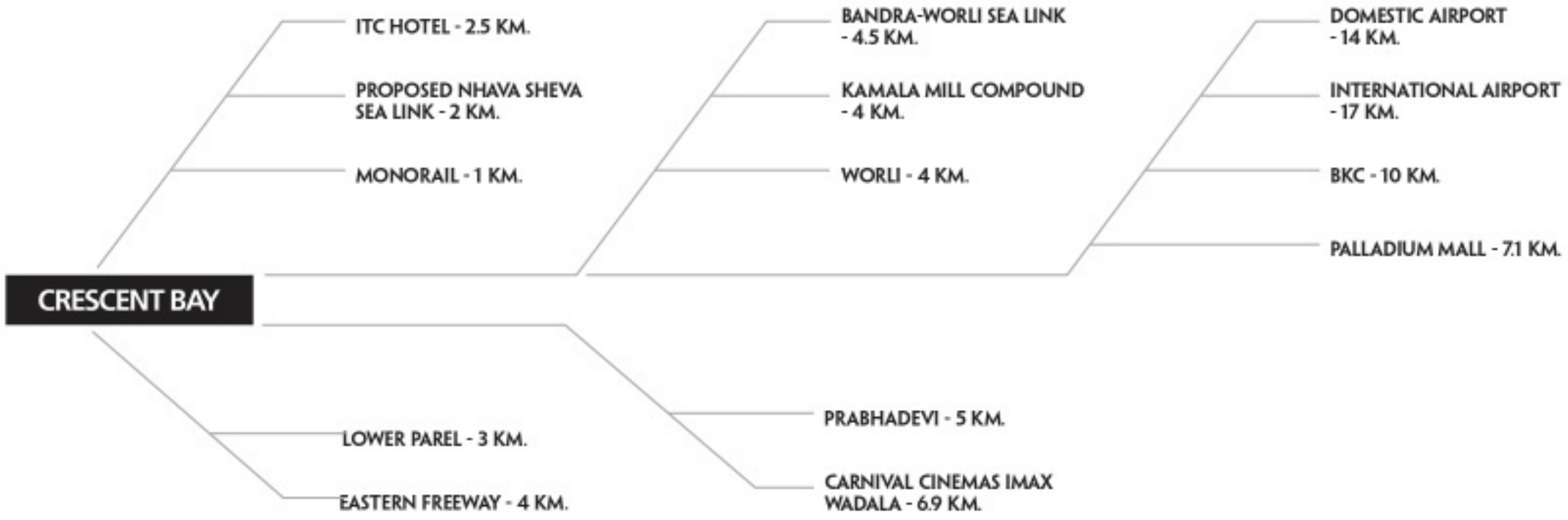


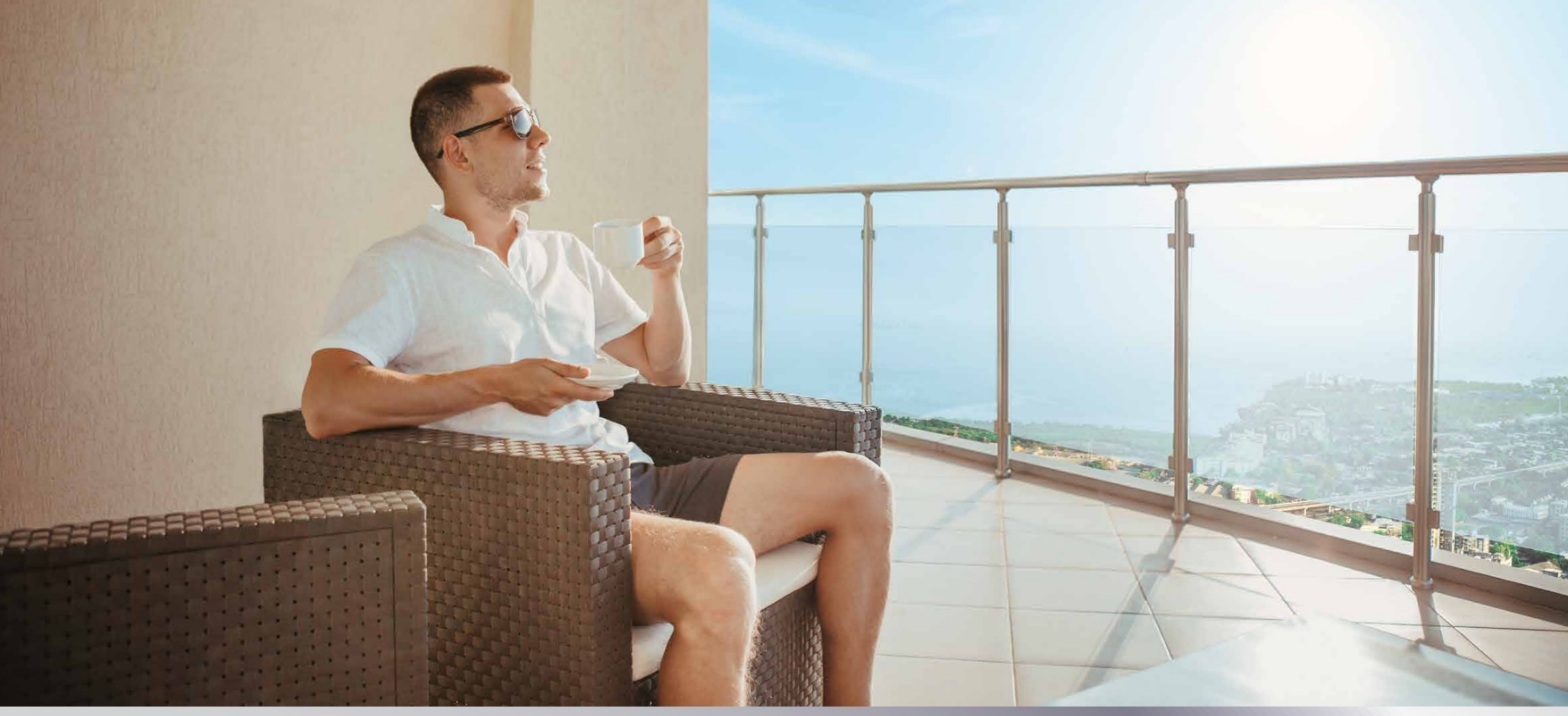
WELCOME TO A WORLD WHERE POWER RESIDES

Power Living isn't a lifestyle crafted for all but designed only for the chosen few. For its pleasures cater to the demands of the who's who and match their stature. Crescent Bay introduces Power Living, a new concept in modern living, which offers you luxury in every pursuit and makes convenience your way of life. Be it waking up to the sprawling view of the sea or holding a meeting at a private business centre within the premises or going for a jog on the 21st floor, L&T Realty Crescent Bay brings you a new level of living like no other.

EXPERIENCE THE POWER OF LOCATION

Power always resides at the centre, and Parel being the heart of the island city, we hand-picked it to be the host of Power Living. It is a confluence of major residential and commercial complexes. Its strategic location makes it easy and convenient for people to access the central and western suburbs of Mumbai. Moreover, being in close proximity to the sea on either side, it offers stunning views and is also renowned as one of the most coveted locations to live in. Come, be a part of the Power Capital of Parel.





Stock Image - Balcony

EXPERIENCE THE POWER OF TRULY STANDING TALL

T3, the last tower at Crescent Bay, stands tall in its complete glory exhibiting the power of people residing there. Here, you would not just live with the *crème de la crème* of society but also come across connoisseurs who share your elite tastes and preferences. But that's not all. To pamper your senses with luxury, residences at T3 come with sky decks that offer some splendid views for you to behold. The extensive backdrop of the Arabian Sea in the morning and the exquisite cityscape at night will surely be a treat to your eyes.

EASTERN SEA VIEW



WESTERN SEA VIEW





Artistic Impression - Skystreet & elevated jogging track on 21st floor

EXPERIENCE THE POWER OF LUXURY

Crescent Bay encompasses amenities that are crafted keeping in mind your penchant for luxuries and convenience. They make your leisure delightful and let you use your precious time to rejuvenate yourself with gratification. Move into T3 at Crescent Bay and allow yourself to indulge in the power of luxury.

RECREATION

Spending your leisure in a fun-filled way and reliving the days of childhood, time and again, is a luxury not everyone can possess. Crescent Bay boasts of numerous recreational amenities that make your leisure last longer.

- Squash courts
- Badminton courts
- Indoor games room (Chess, carrom, table tennis)
- Basketball ring
- Lounge area
- Children's play area
- Skating rink
- Amphitheater
- Multi-purpose hall/party hall
- Tennis court

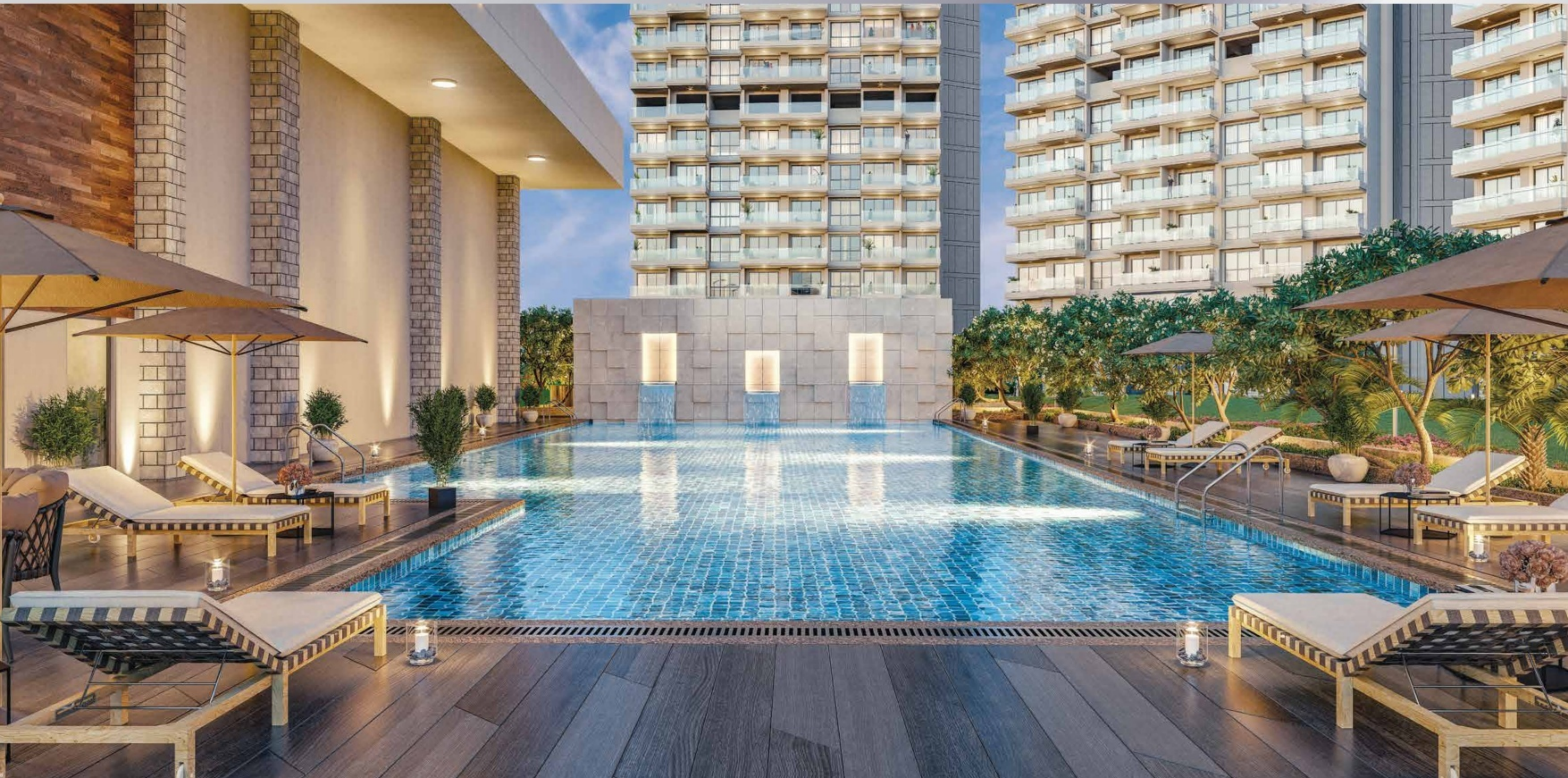


Artist Impression - Amphitheater



Actual Image - Billiards

Artistic Impression - Swimming Pool



REJUVENATION

Whether you wish to rejuvenate after a long day or make your weekends more relaxing, our state-of-the-art spa, jacuzzi, swimming pool and meditation zone offer you just what your heart and mind need.

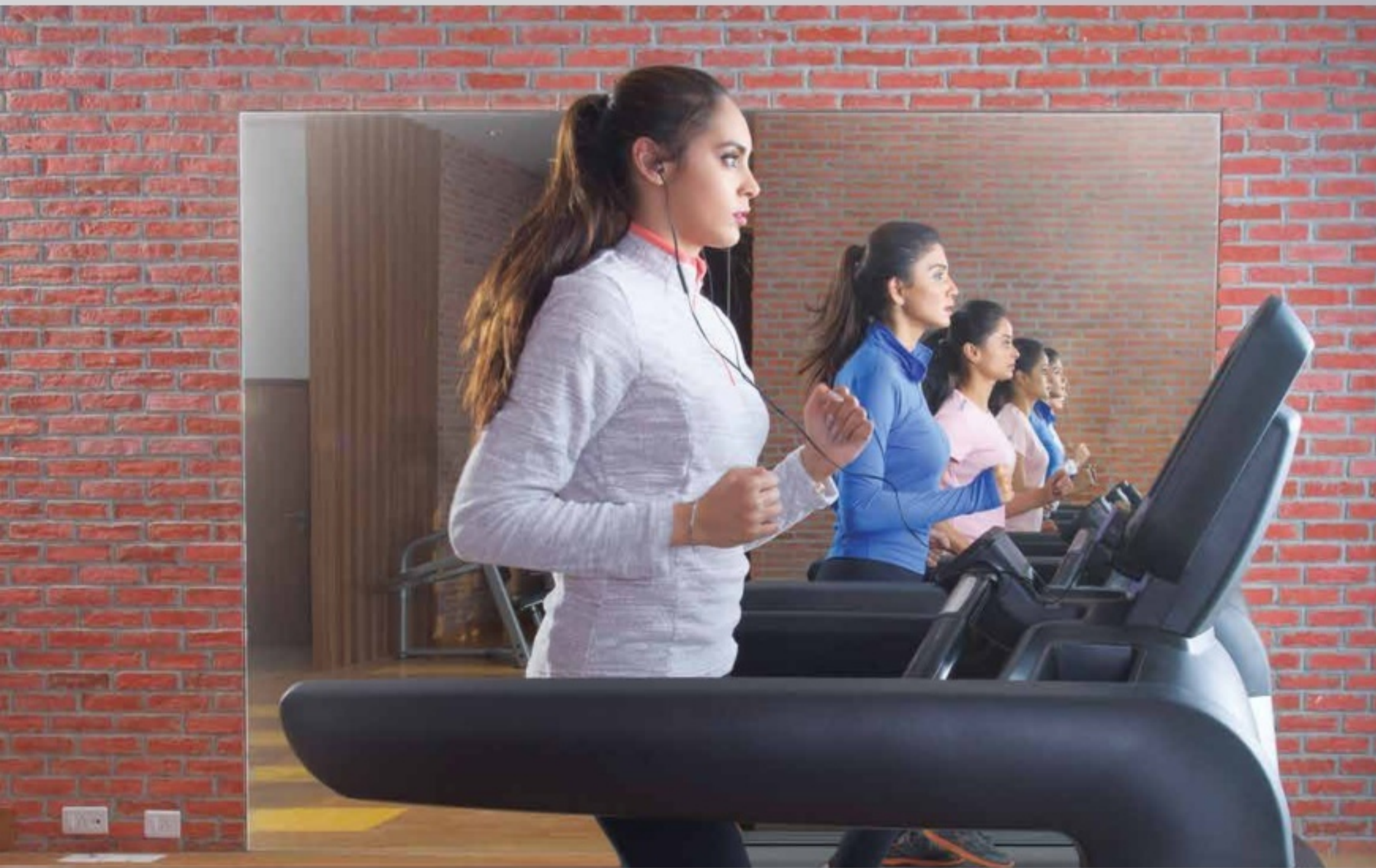
- Lap pool & kids' pool
- Spa and jacuzzi
- Multi-purpose hall for yoga, meditation, aerobics and dance



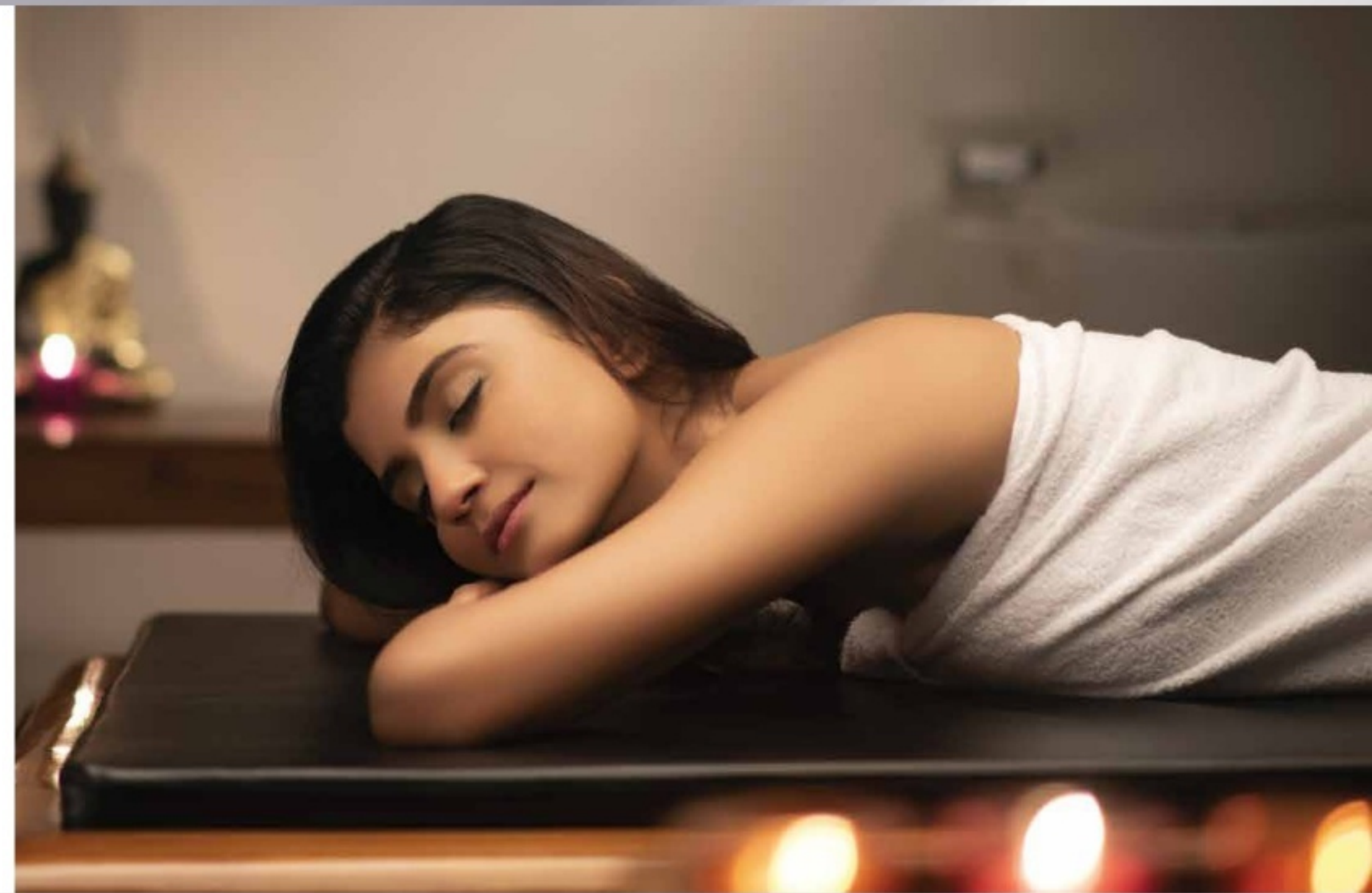
Actual Image - Multi-purpose hall



Actual Image - Jacuzzi



Actual Image - Gym



Actual Image - Spa

CONVENIENCE

Right from your daily grocery needs to business dealings and entertainment, Crescent Bay looks after every aspect of your life. With a range of amenities like a convenience store, mini-theatre, reading lounge, business centre and a professional concierge service, Crescent Bay makes your everyday life a convenient affair.



Stock Image - Mini Theatre



Stock Image - Convenience Store



Stock Image - Business Centre



Actual Image - Reading Lounge

EXPERIENCE THE POWER OF FINESSE

The meticulously designed interiors and exteriors at T3 offer you a lifestyle that is crafted just to suit your premium needs. Every inch of these luxurious interiors and exteriors has an appeal that adds elegance to your life.

- Air conditioners in the living room and bedrooms
- Laminated wooden flooring in the master bedroom
- Imported marble flooring in the living area and passage
- Anti-skid flooring in the bathrooms
- Premium sanitaryware and CP fittings in bathrooms
- Separate utility area
- Video door phone
- Provision for FTTH – Fiber to the home connectivity
- Intercom facility



Stock Image - Living Room



Actual Image - Lobby



EXPERIENCE THE POWER OF SUSTAINABLE LIVING

A NAME WITH THE POWER OF TRUST



Stock Image

Crescent Bay embodies sustainable design principles and encourages conservation and optimal utilisation of natural resources. Whether it's rainwater harvesting or solar energy harnessing, we've paid attention to every little detail that makes way for a brighter, greener future. Green building certification received under IGBC Green home rating (Pre-certified silver).

- Rainwater harvesting for sustainable water supply
- STP treated water for landscaping & flushing
- Large open spaces with greenery
- Low VOC (Volatile Organic Compounds) paints in the apartment
- Earth leakage circuit breakers in wet areas within the apartment



SAFE INVESTMENT

An assurance that keeps your money safe with us



TRANSPARENCY

100% legal dealings and transactions



QUALITY CONSTRUCTION

Constructed by L&T with a strong customer-focused approach, coupled with a quest for delivering quality as promised



ASSURANCE

A legacy that's the epitome of trust and reliability with over 8 decades of experience, expertise and in-house capabilities

ABOVE ALL, BACKED BY THE NAME THAT ASSURES PEACE OF MIND



Building lifestyles, the L&T way

L&T Realty is the real estate arm of Larsen and Toubro, the USD 20 billion conglomerate. Today, L&T Realty is a trendsetter amidst real estate developments with its presence across Mumbai, Bengaluru and Hyderabad. Each development is planned with an aim to enrich experiences, integrate communities and elevate life. Leveraging the values of the parent company, Larsen and Toubro, L&T Realty is now synonymous with expertise, trust, quality and commitment.

SITE MAP



DP ROAD

JERBAI WADIA ROAD

PROPOSED DP ROAD

SKATING RINK

T3

T4

T5

T2

T6

T1

CLUBHOUSE

ENTRY/EXIT

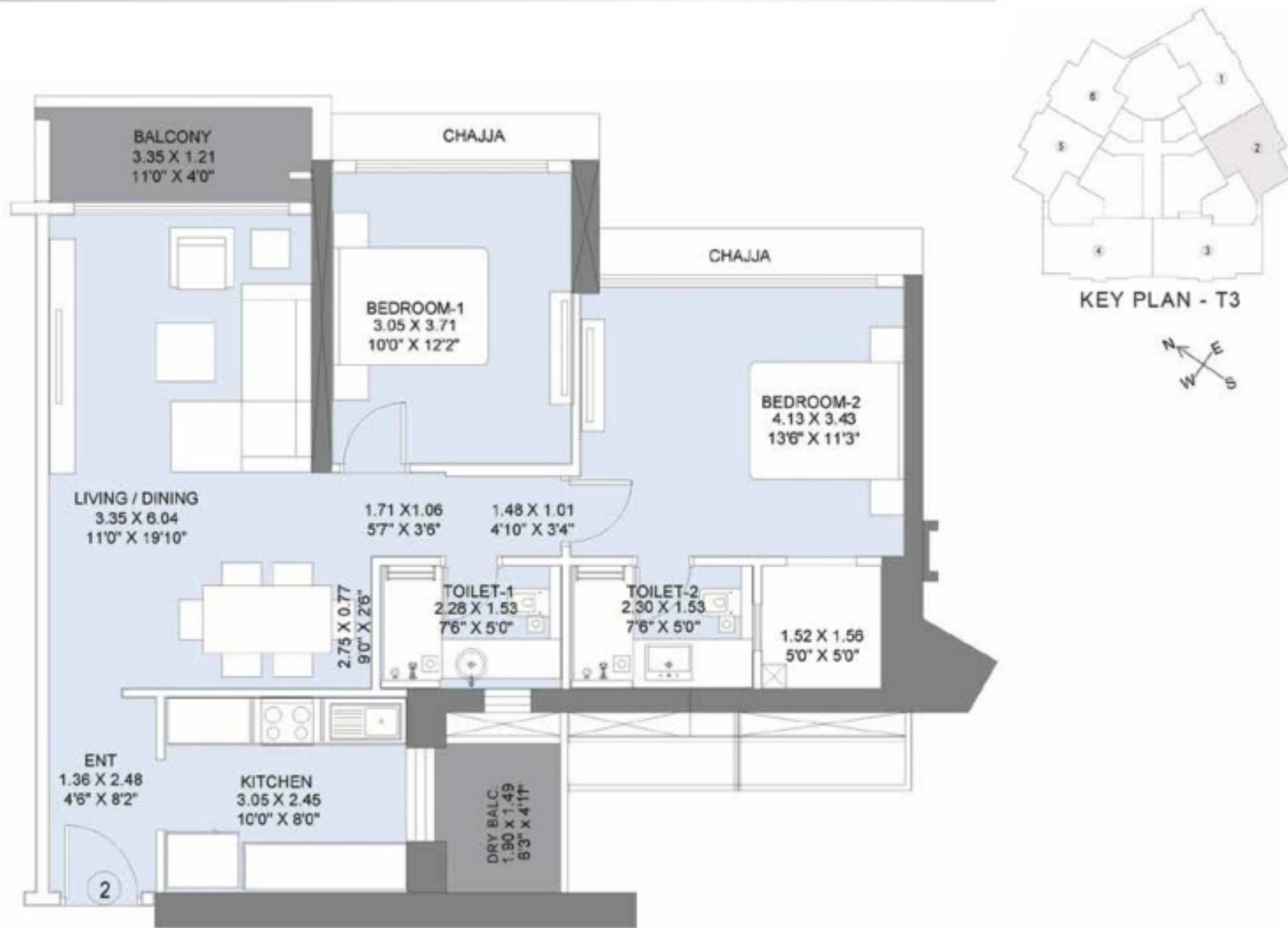
DP ROAD

ENTRY/EXIT



Images shown are artistic impressions and for representative purposes only. Size and location of the development is subject to change.

T3 UNIT PLAN - (2BHK) PREMIER 1



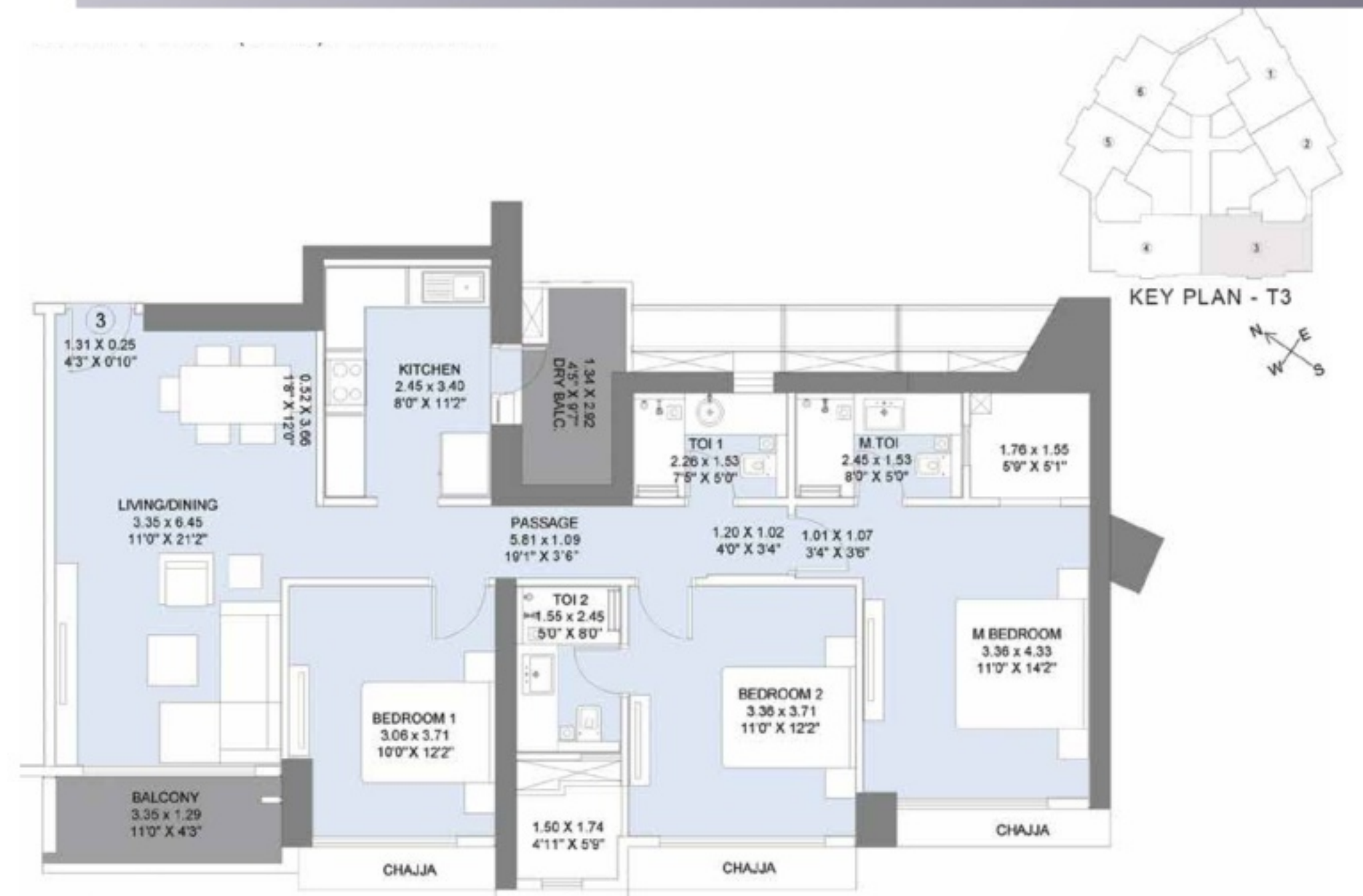
T3 UNIT PLAN - (2BHK) PREMIER 2



T3 UNIT PLAN - (3BHK) ELEGANTE 1



T3 UNIT PLAN - (3BHK) ELEGANTE 2



L&T REALTY'S PROJECTS



Emerald Isle Phase-I, Powai



Emerald Isle Phase-II, Powai

EMERALD ISLE PHASE - I - A paradigm of luxurious living nestled amidst the lush greens. Being located at an upscale yet serene neighbourhood of Powai, Emerald Isle Phase - I offers its residents the opulent urban living, but keeps them away from its hustle and bustle. No wonder, more than 1000 families take pride in calling it their home.

EMERALD ISLE PHASE - II - Cocooned inside 19 acres of luxury, resides L&T Realty's Emerald Isle Phase - II. An integrated gated community with elegantly designed 2, 3 and 4 BHK apartments that offer you a carefree lifestyle. A calm, unperturbed life with no nagging worries of strangers or security. Within the gates, it's a sanctuary that let's you be you. Wander-free.

RAINTREE BOULEVARD, BENGALURU - A part of a 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 activity centres. Well-designed 3 & 4 BHK apartments, decked with world-class amenities and ample greenery, are the hallmark of the development.

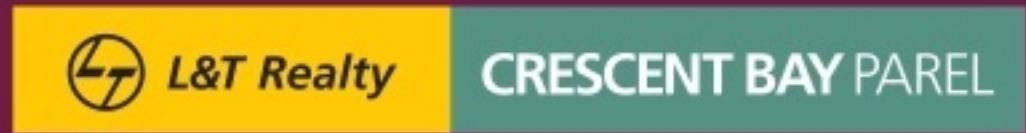


Raintree Boulevard, Bengaluru



L&T Business Towers

L&T BUSINESS TOWERS - L&T Business Towers, one of the premium commercial developments in the neighbourhood of Powai are poised to offer you a competitive advantage. They are a 21- storeyed landmark custom- made for the visionary needs of giants. Designed by renowned international architects, these towers are equipped with state-of-the-art amenities like multipurpose hall, fun-filled crèche, professionally managed canteen facility, high-speed elevators and cosy cafeteria. L & T Business Towers are a perfect blend of aesthetics and architecture that creates an environment conducive to growth.



Site Address: Crescent Bay, 1 Jerbai Wadia Road, Near Mahatma Phule Education Society, Bhoiwada, Parel, Mumbai - 400 012.

Contract: 99025 99025 | Website: www.Lntrealty.com

The project has been registered via MahaRERA registration number: Tower 3 - P51900005188, and is available on the website: <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: Images shown are artistic impressions and for representative purpose only. This advertisement does not constitute or form part of an offer and or contract. The development is in phases, subject to changes and amendments from time to time. Development plans are subject to approvals of Authority.



The Signature Tower

 L&T Realty | CRESCENT BAY PAREL



T6, THE SIGNATURE TOWER AT CRESCENT BAY BOASTS THE FINEST READY-TO-MOVE-IN 3 AND 4 BHK LUXURIOUS RESIDENCES IN SOUTH MUMBAI. WITH STUNNING VISTAS OF THE ARABIAN SEA AND THE ISLAND CITY, T6 OFFERS PICTURESQUE DELIGHTS TO ITS RESIDENTS. COME, BE A PART OF THE LIFESTYLE DESIGNED FOR THE DISCERNING.



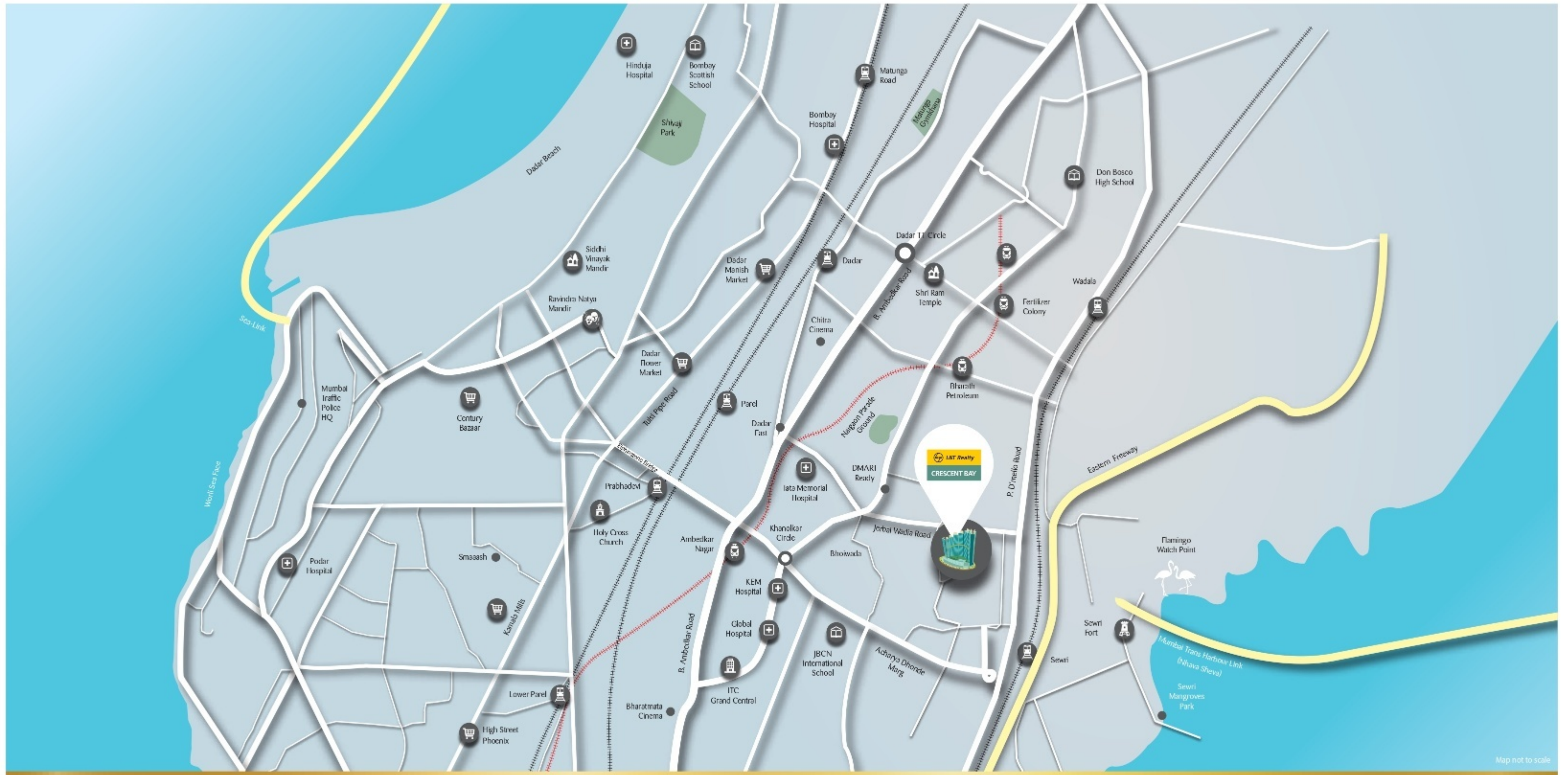
Artist's impression for representational purpose only



The Signature Tower

A COVETED ADDRESS

Replete with natural beauty and stunning high-rises, the locale of Parel is doubtless the neighbourhood of the who's who. Situated at the heart of the maximum city, it offers smooth access to all parts of the city. With Parel as your address, you will have everything within your arm's reach. No wonder we call it an oasis amidst the bustle.



**IT STANDS TALL.
IN THE MIDST OF IT ALL.**

Located in the central, yet largely residential district of Parel, the Signature Tower at 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. Even business districts like Nariman Point and BKC are situated just a few minutes away by road. Clearly, it's one of the most coveted destinations in the city.

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: 9 Kms • BKC: 10 Kms • Cuffe Parade: 12 Kms



Artist's impression for representational purposes only.

PANORAMIC VIEW - EAST

THE DAWN OF DELIGHT

Sipping your favourite beverage, you stand on the balcony of your home, gazing out at the tranquil expanse of the Arabian Sea. The rising sun seems to have scattered gold dust and you are immersed in the beauty of this enchanting view. The signature life at T6 greets you with such delightful experiences every morning.



Artist's Impression for representational purpose only.

PANORAMIC VIEW – WEST

AN ENCHANTING EVENING

After a tiresome day at work, you decide to unwind. You go to the balcony of your home and settle in your recliner. The western view mesmerises you with its beauty. A scintillating cityscape that looks splendid beneath the night sky. It is adorned by the wide backdrop of Bandra-Worli Sea Link that sparkles across the view. The signature life at T6 welcomes you with such visual treats.

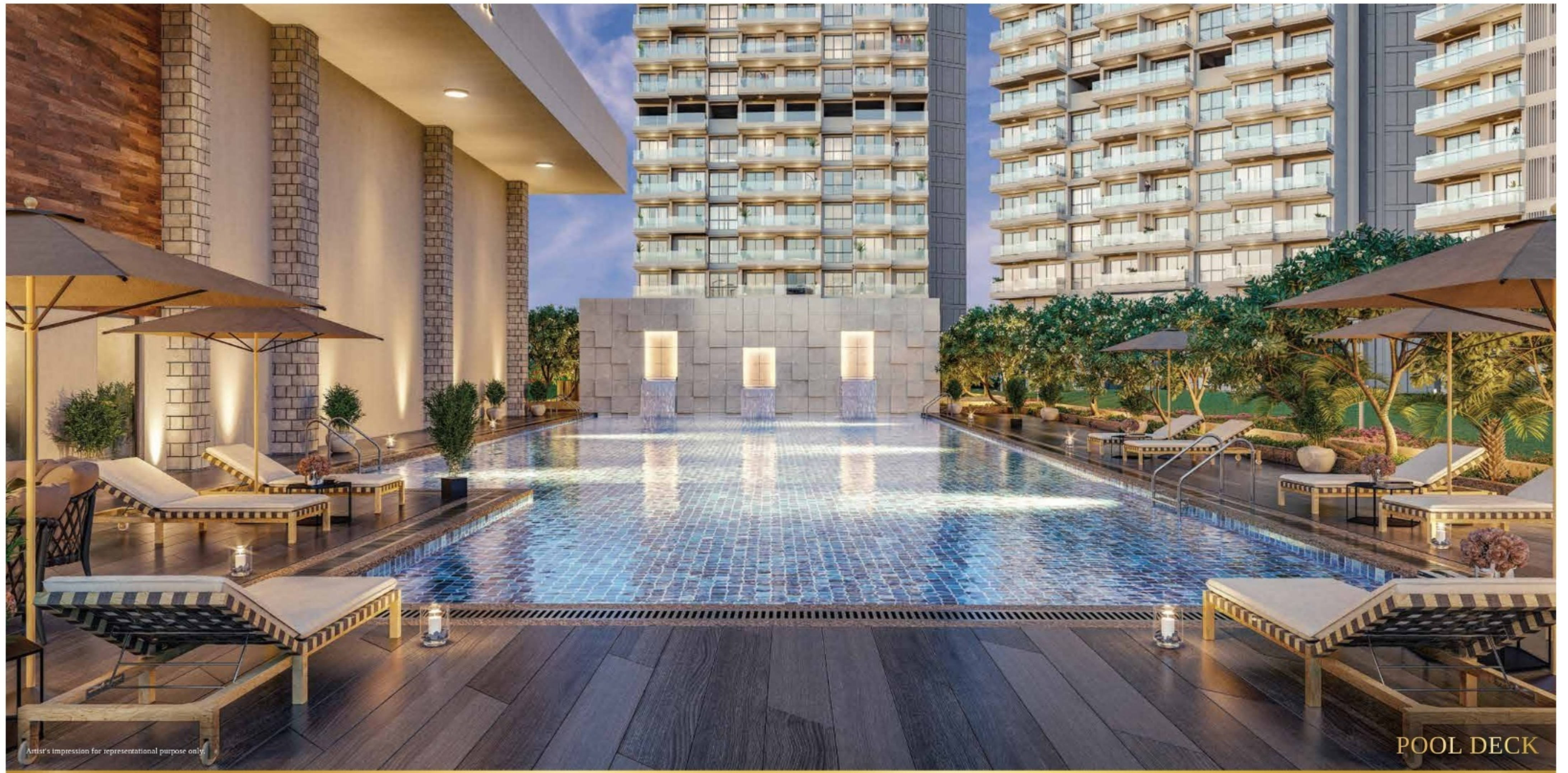


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21ST FLOOR JOGGING TRACK & SKYSTREET

AN ELEVATED LIFESTYLE

Those who have made it to the top lead an elevated lifestyle. Which is why, we bring you the 21st Floor Skystreet, an architectural marvel, perched 300 feet above ground level, where you have the world truly at your feet.



Artist's Impression for representational purpose only.

POOL DECK

THE CRESCENT CLUB

Everything at the Signature Tower T6 is designed keeping in mind the refined taste of a connoisseur of luxury like you. Whether you wish to go for a walk at dawn or love to indulge in leisure pursuits at night, T6 hosts every luxury that the upper echelons of society could hope to seek. Come, embrace a lifestyle of unprecedented indulgences.



Stock image for representational purpose only.

BILLIARDS TABLE

A DIFFERENT BALL GAME

Like a game of snooker, there are many opportunities to spend quality time at T6.
So, set the ball rolling whenever you wish to get some great 'we' time.



Artist's impression for representational purpose only.

EXCLUSIVE GYMNASIUM

FOR TRUE WEALTH

At T6, you make fitness resolutions and we help you keep it.
The exclusive gym at T6 is well-equipped to make sure that you're always in shape.



Artist's Impression for representational purpose only.

THE SOCIAL SPOT

When you live at T6, going out to socialise will never be a necessity. So, invite your friends over or hobnob with your neighbours at our cosy cafe and relish both the moments as well as the beverages.



Stock image for representational purpose only.

BUSINESS CENTRE

LET'S TALK BUSINESS

Life at T6 is not just about living, but beyond it. Now, don't just invite your friends but even your clients and business partners, and make business deals at our lavish business centre.



Artist's impression for representational purpose only.

MINI THEATRE

ENTERTAINMENT AT DOORSTEP

We know movie plans are often made at the last minute; which is why, Crescent Bay comes with a mini theatre. So, whenever boredom strikes, you know that entertainment is always at hand.



MATCHES YOUR STATURE

To offer you delightful panoramic views, the plush residences at T6 come with impressive floor-to-ceiling height and a sun deck with every apartment. These residences are designed by the perfectionists in the realm of architecture and are a paradigm of exquisite craftsmanship.

- Air conditioning in all apartments • Italian marble flooring
- Home automation in the living room • Floor-to-ceiling height more than 11 feet
- Separate dry balcony • Video-door phone
- FTTH - fibre-to-the-home connectivity • Intercom facility

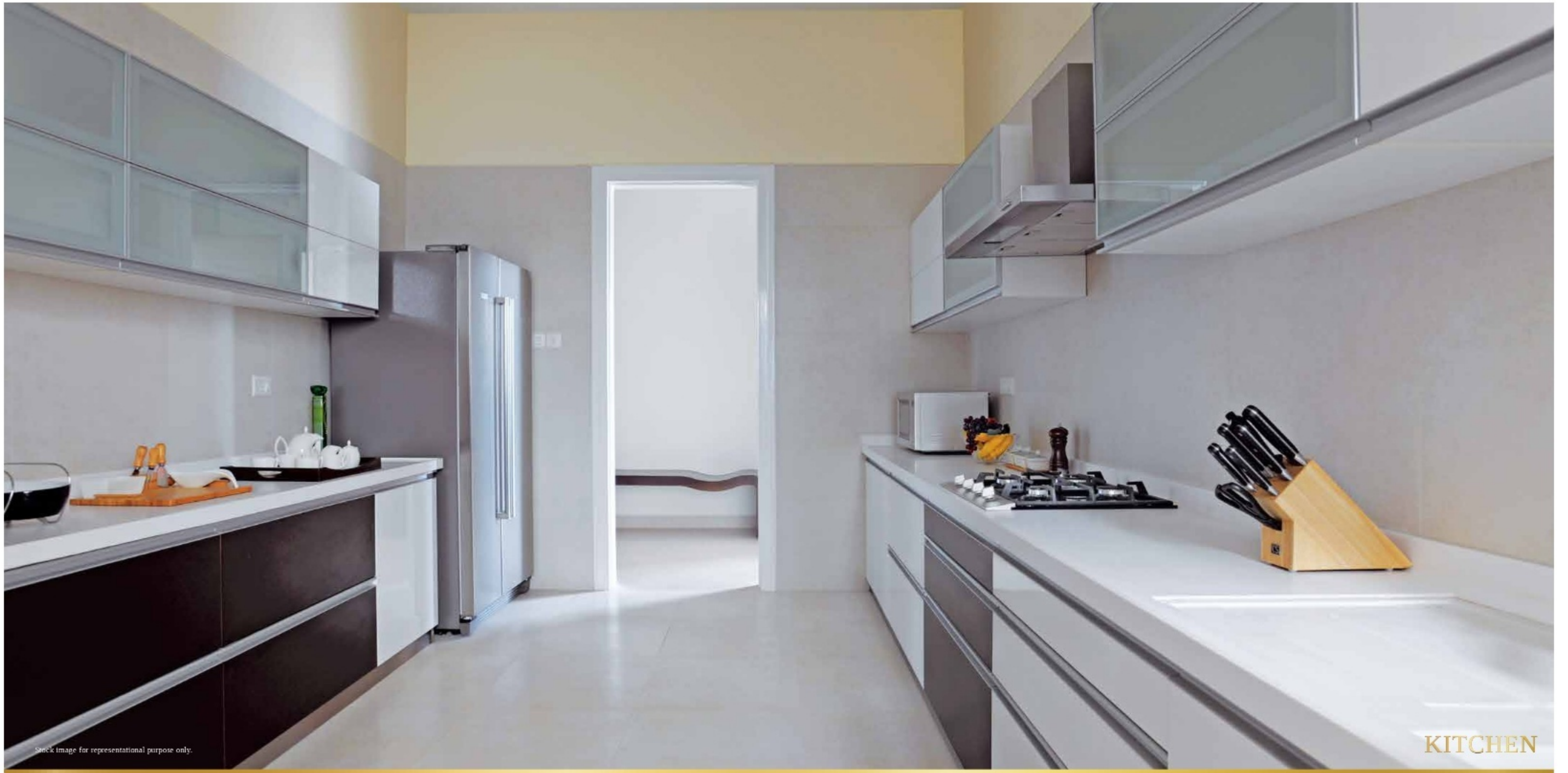


Artist's Impression for representational purpose only.

MASTER OF LUXURY

Replete with luxury, the master bedroom of your home at T6 is meticulously crafted to meet the demands of elites like you. It is your personal oasis disconnecting you from the humdrum. With a spacious sun deck, a walk-in wardrobe and thoughtful interiors, this master bedroom has everything you need to unwind.

- Laminated wooden flooring in master bedroom
- Flower beds attached to the bedrooms and living room (below 44th floor)



Stock image for representational purpose only.

KITCHEN

A QUEEN'S FIRST LOVE

The diligently designed kitchen of your home at T6 enhances its ambience. Encompassing intricacy and fine detailing, the aesthetic kitchen is an elegant stroke on the canvas of your home. More than catering to your needs, this masterpiece befits your refined taste.

- Modular kitchen by Häfele*
- Gas and smoke detector
- Automated lighting in bathrooms and passageways
- Sanitary fittings by Grohe and Duravit*

*or an equivalent premium brand

PARTNERING TO DELIVER A BEST-IN-CLASS PRODUCT

Project Partner: Omkar Realtors & Developers

Crescent Bay is a joint venture project 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.

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 the 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 structures. 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 Engineers 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 Partners: L&T Construction, India

L&T Construction is a brand of Larsen & Toubro-widely regarded as the builder of 21st century India. Some of the country's iconic structures carry the L&T signature. L&T Construction is also adjudged 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 and safety practices.



THE FINEST LUXURIES ADORN YOUR LIFE

SKY STREET LEVEL



AMENITY LEVEL



AMENITY LANDSCAPE AREA



CLUBHOUSE



PODIUM 5

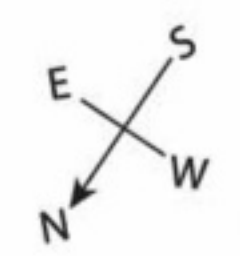
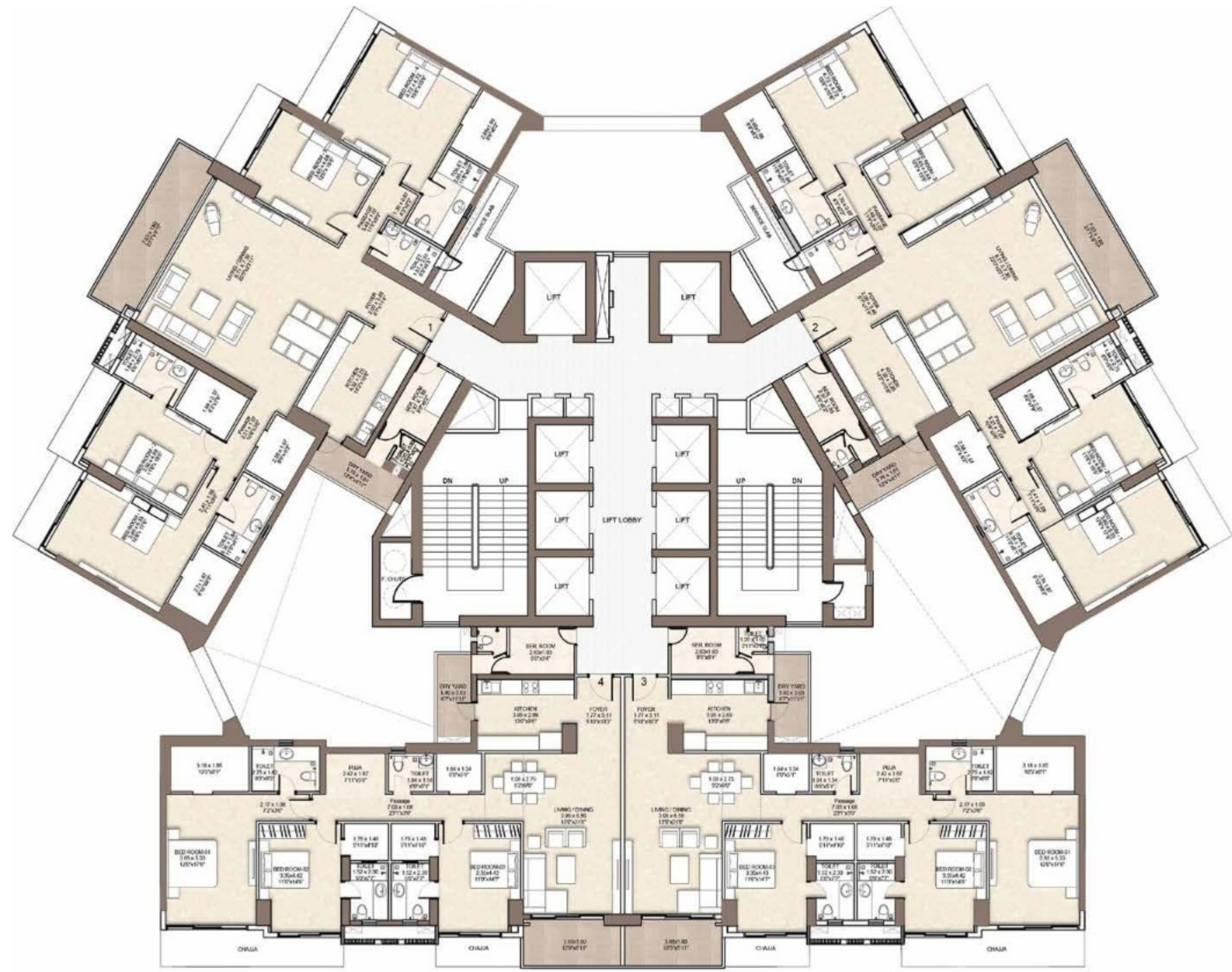


*Under Construction Tower



SITE PLAN

T6 - TYPICAL FLOOR PLAN 45TH FLOOR AND ABOVE



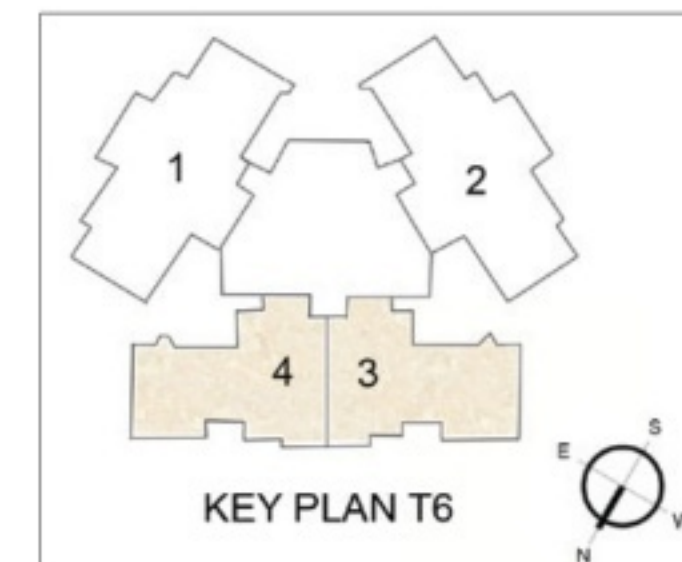
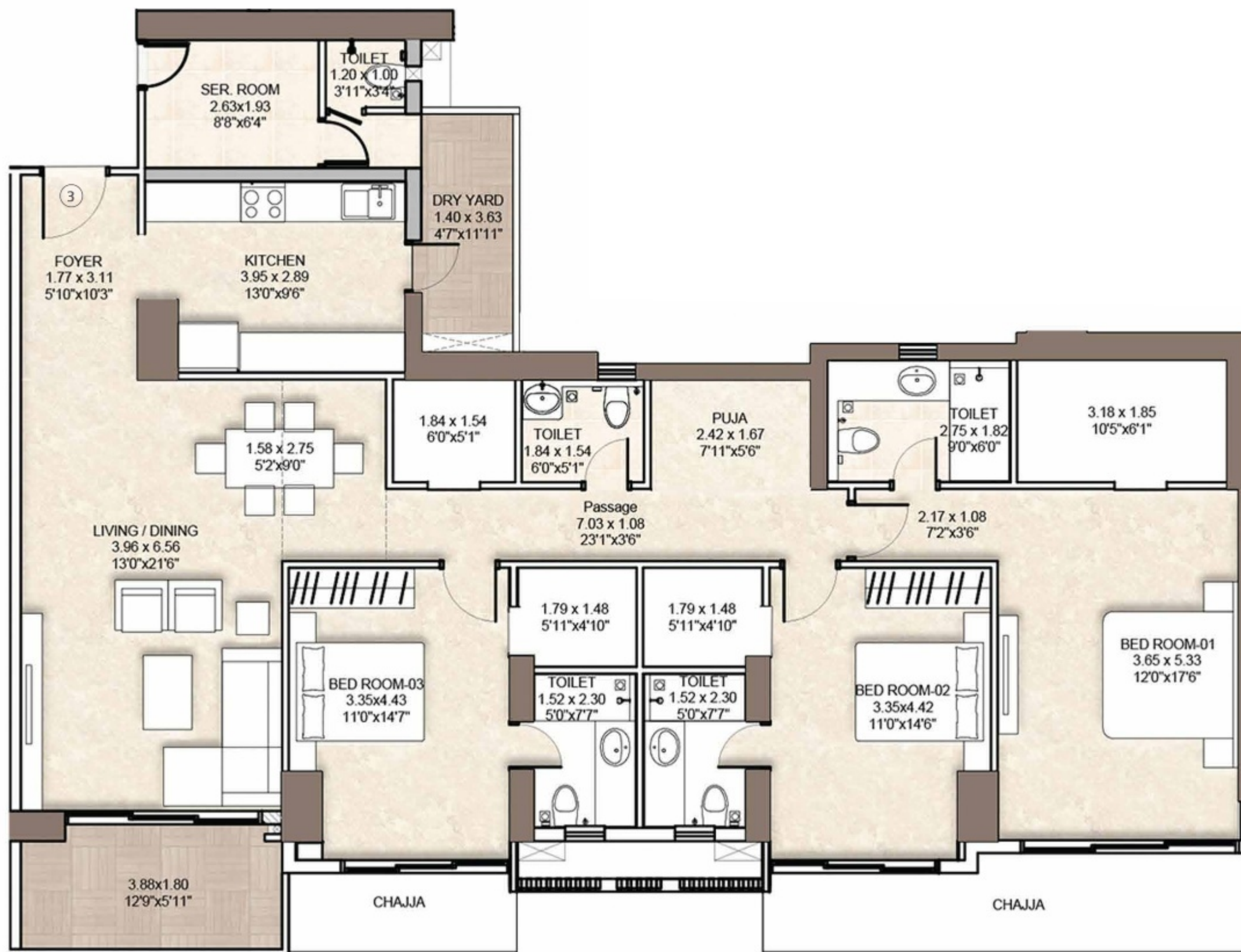
T6 - TYPICAL FLOOR PLAN 43RD FLOOR AND BELOW



T6 UNIT PLAN - 43RD FLOOR AND BELOW (SIGNATURE)



T6 UNIT PLAN - 3 BHK 45TH TO 54TH FLOOR



T6 UNIT PLAN - 3 BHK BELOW 44TH FLOOR

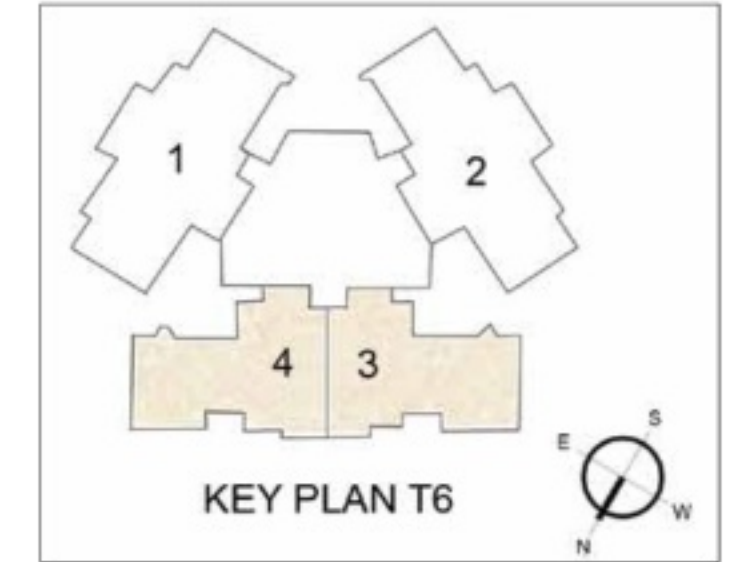
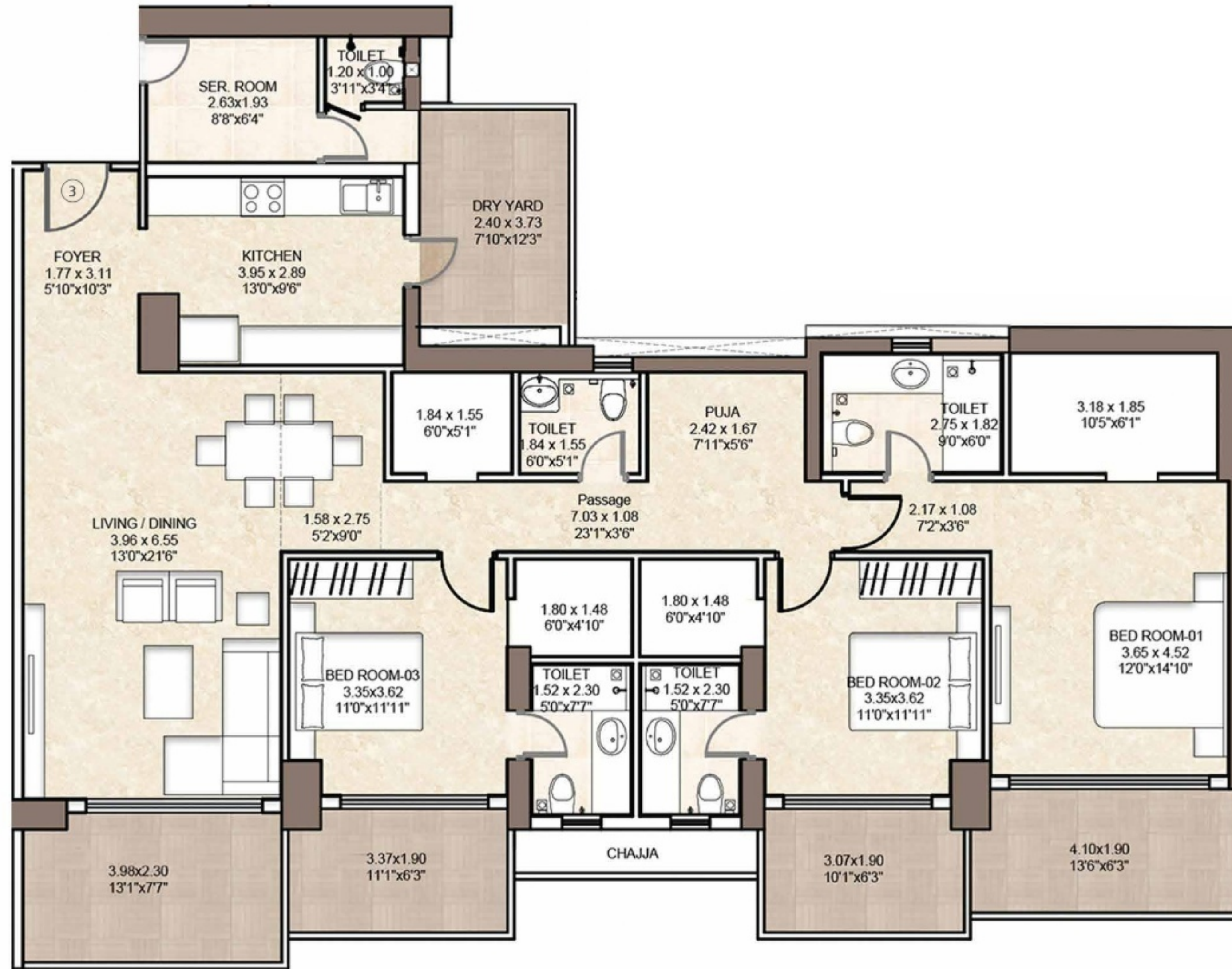




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SUSTAINABLE LIVING

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LOVE, TRUST, RELIABILITY

L&T Realty is the real estate arm of Larsen and Toubro, a USD 21 billion conglomerate. Today, L&T Realty is a trendsetter in the field of real estate with its presence across all metro cities. Leveraging the values of the parent company, LTR is now synonymous with love, trust and reliability.



EMERALD ISLE, POWAI

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

RAINTREE BOULEVARD, BENGALURU

Raintree Boulevard is the residential part of a mixed-use township spread across 65 acres, in the serene locale of Hebbal, Bengaluru. It 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.

REJUVE 360, MULUND

A residential complex designed to help you feel 'rejuvenated' all day, every day. With its diligently designed homes and nature-inspired amenities, Rejuve 360 is a true home for you and your family's wellness.

SEAWOODS RESIDENCES, NAVI MUMBAI

Seawoods Residences is a landmark project designed by L&T comprising magnificent towers that are sure to captivate and enchant even the most selective home-buyers. The proposed 10-acre residential cluster will see phase by phase development, starting with 5 towers in Phase 1. Built on the first Transit-Oriented Development site in India, the project offers great lifestyle options surrounded by breathtaking views.

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Disclaimer: This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof, of any nature whatsoever. All layout plans, the number/orientation of buildings/towers/floors/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and are only indicative. Stock images may be taken at a location other than the project site. Amenities shown in the brochure shall be shared by all residents of Crescent Bay unless specifically mentioned in the proforma Agreement for Sale. The Developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of RERA, 2016 and the Rules thereunder by Government of Maharashtra and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. All persons are requested to independently verify all details/documents pertaining to this project. The official website of the company is www.Lntrealty.com. Please do not rely on the information provided in any other website.

www.Lntrealty.com

990



CRESCENT BAY PAREL

Site Address: Crescent Bay, 1 Jerbai Wadia Road, Near Mahatma Phule Education Society, Bhoiwada, Parel, Mumbai - 400 012.

The project has been registered via MahaRERA registration number: Tower 6 - P51900004666, and is available on the website: <https://maharera.mahoonline.gov.in> under registered projects.