

Mumbai's  
Best Kept Secret

Launching

**ELXIR**  
RESERVE  
POWAI



~ Blessed By Nature ~  
STYLED BY L&T



A place designed by  
L&T for your lifestyle needs.



L&T Realty

Car Giants

Car Giants

Grocers

LUXIR DRIM

LUXIR DRIM

Step into a world  
that will leave you spellbound.



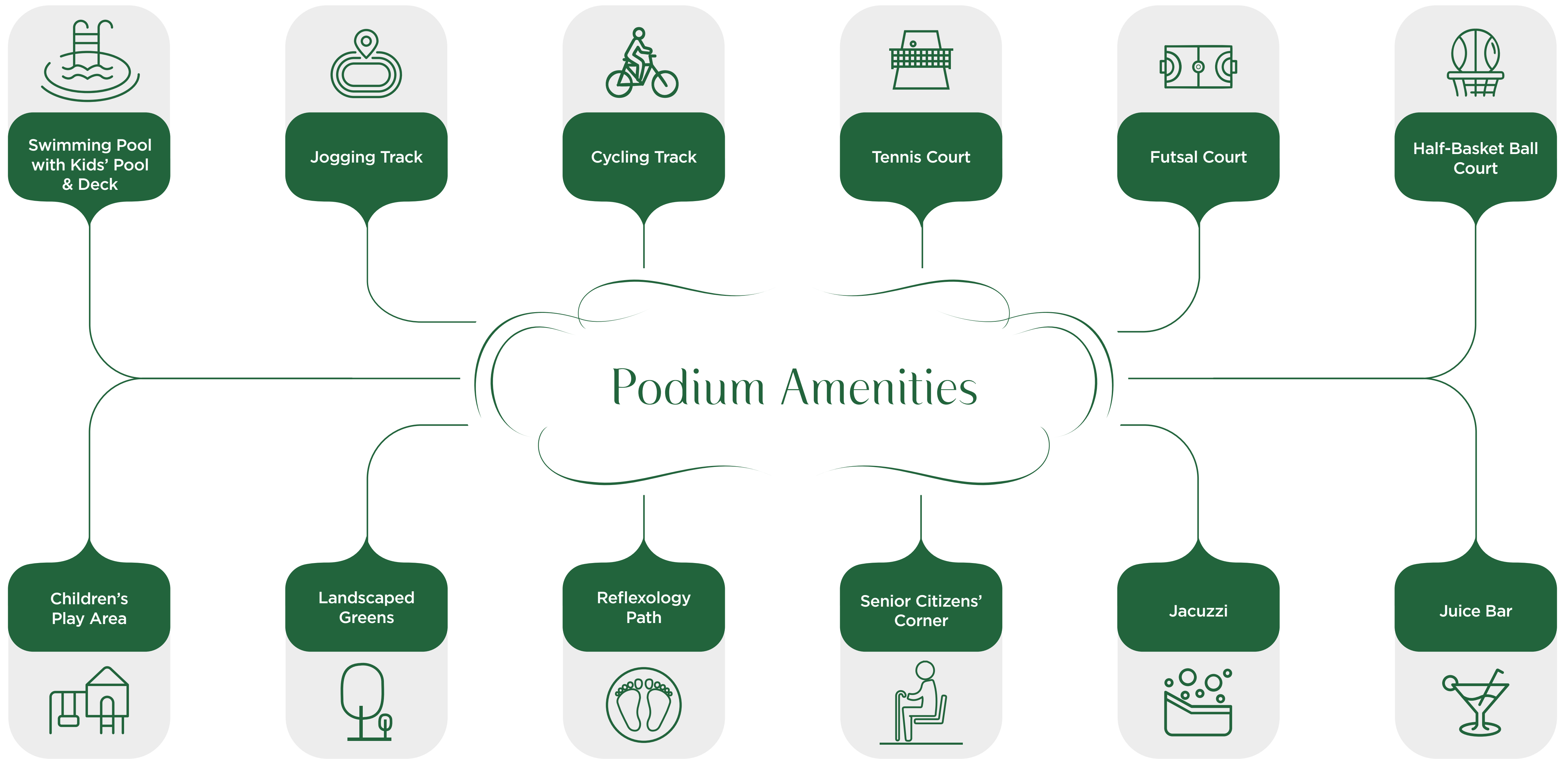
A tree-lined boulevard graces the high-street shops.



Take a stroll on a path blessed by nature.



A hillock for your trysts with nature.  
Elevated Jogging Track | Camping Site | Pets' Corner



All amenities will be provided after the completion of the entire project.





Take a plunge into a world of fun.



Here, playtime begins  
before the weekend.



A field that doesn't require  
a game plan.

Work on your fitness mantra  
at our well-equipped gym.





Indoor Games Room

Stock image for representational purpose only.



Squash Court

Stock image for representational purpose only.



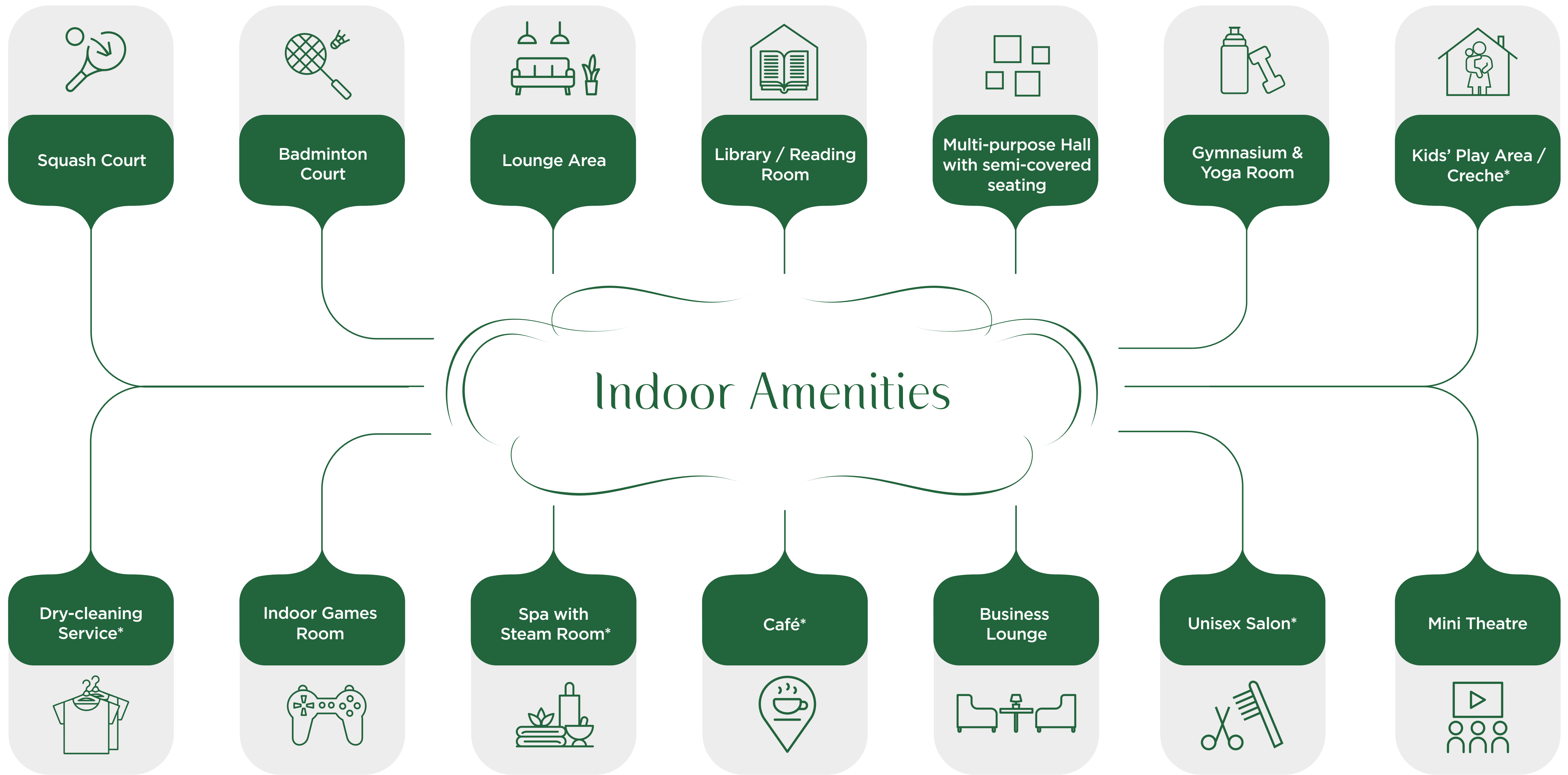
Badminton Court

Stock image for representational purpose only.



Business Lounge

Stock image for representational purpose only.



All amenities will be provided after the completion of the entire project. \*Provision for space only.



Sublime luxury crafted for your utmost comfort.

Unwind in your own personal retreat.







Shopping



School

Convenience Styled  
By L&T

Commercial



Refreshments



High-end retail to indulge in.



The best education for your child is just around the corner.



The new-age office spaces  
for the new-age workforce.



Commercial Towers

Artist's Impression for representational purpose only.

# Rejoice in the exclusive address situated at the heart of Mumbai.



- Nirali Hospital
- Upcoming AM Naik School
- Powai Lake
- Powai Garden
- Upcoming Metro Station
- Renaissance Hotel



- Seven Hills Hospital
- IIT Bombay



- Bombay Scottish School
- Saki Naka Metro Station
- Hiranandani Foundation School
- DMart
- Nahar International School
- Galleria Powai
- Dr L H Hiranandani Hospital
- NITIE, Powai



- International Airport

Map not to scale. Just for indication. Distance Source: Google Maps.

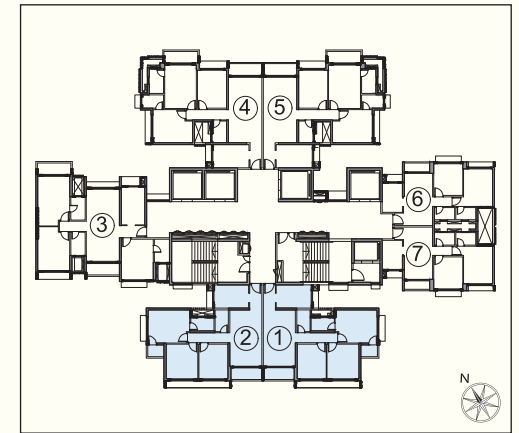
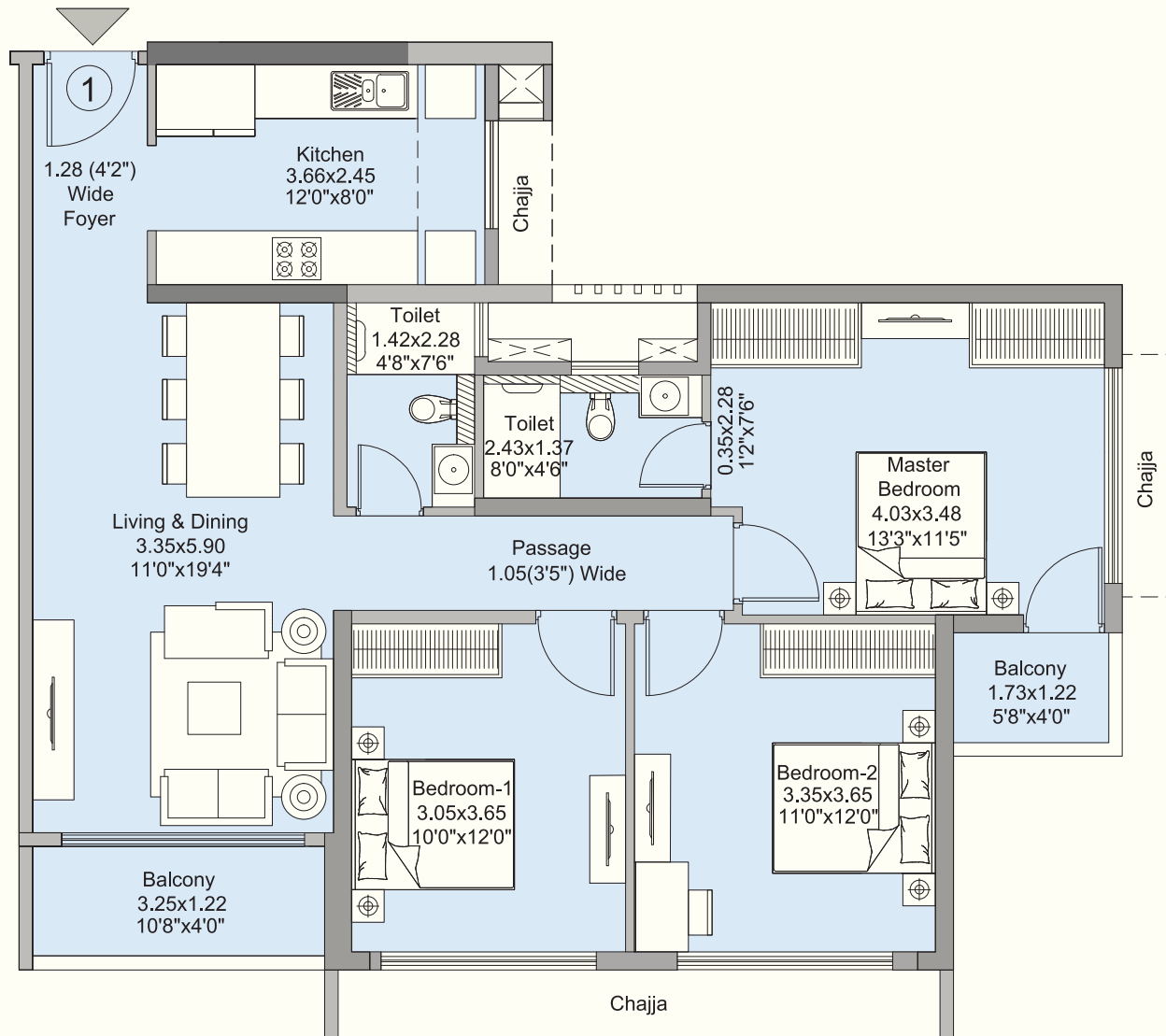
The Elixir of life  
is in this blessed land.



C: TOWER CAFER    I: TOWER IORA    A: TOWER ATTHIS

--- Area enclosed within dashed and dotted line is current I to R extent.  
 Certain amenities shall be available upon completion of the entire development on the Larger Land. For more details refer to AFS uploaded on MahaRERA website. This document is representative of the approved layout with phasing / user superimposed, pertaining to the overall development of the Larger Land and is a mere creative imagination and is only indicative. It may be modified and amended as mentioned in the Proforma Agreement for Sale (AFS) uploaded on the MahaRERA website and permissible under applicable law. Amenity Open Space (AOS) to be handed over to MCGM.

# IORA - Unit No. 1, 2 (3 BHK Elegante)



Key Plan

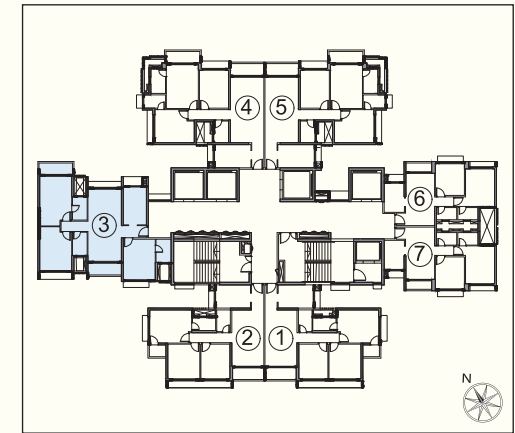
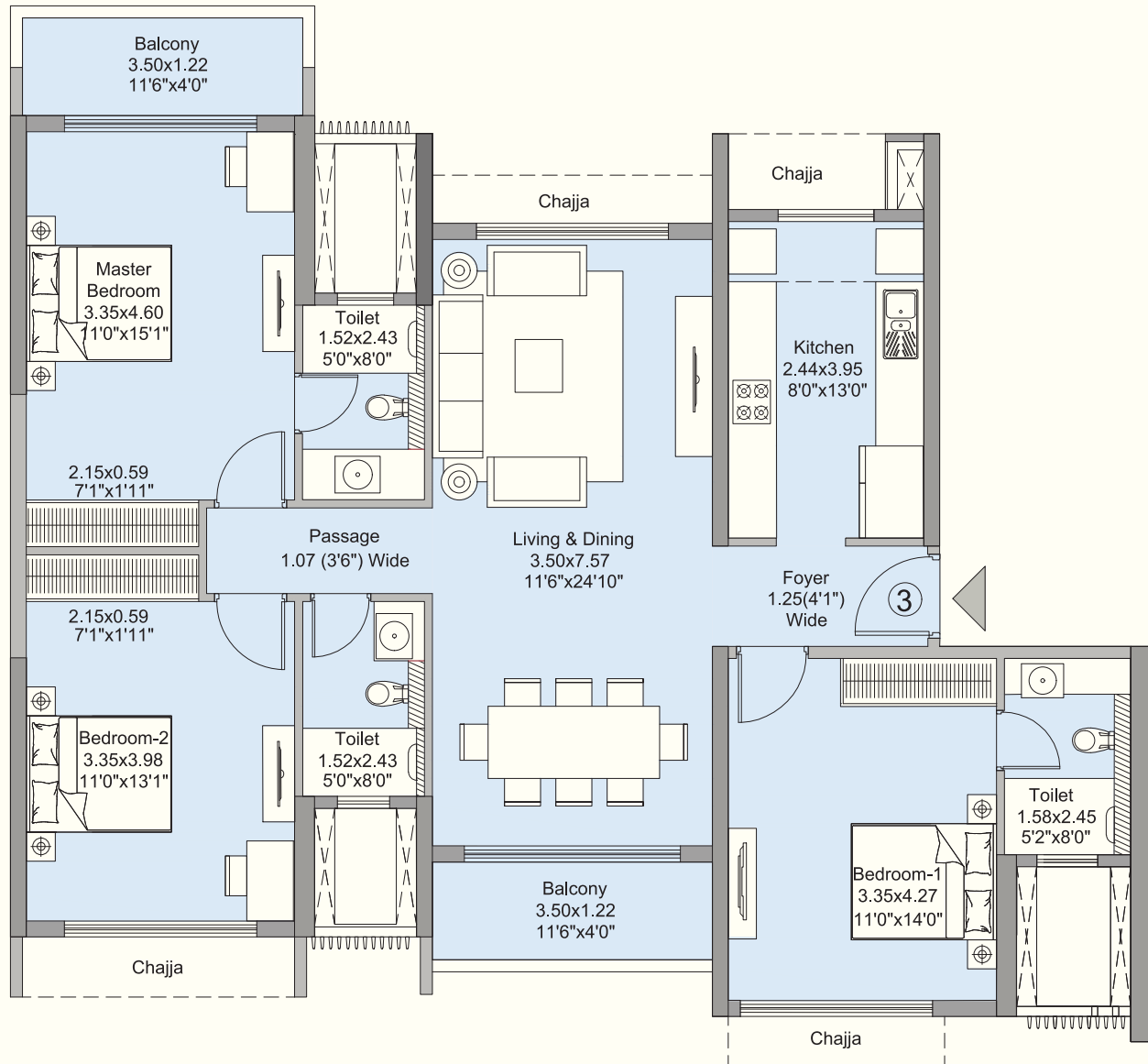
### 3 BHK ELEGANTE

RERA AREA	ANCILLARY AREA
939.80 SQ. FT.	65.39 SQ. FT.
87.31 SQ. MT.	6.07 SQ. MT.

MahaRERA, registered, details available at: <https://maharera.mahaonline.gov.in>. The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and /or service in the apartment / flat / unit and does not form part of the standard specifications. 1 SQ. MT. = 10,764 SQ. FT.

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# IORA - Unit No. 3 (3 BHK Premiere)



Key Plan

### 3 BHK PREMIERE

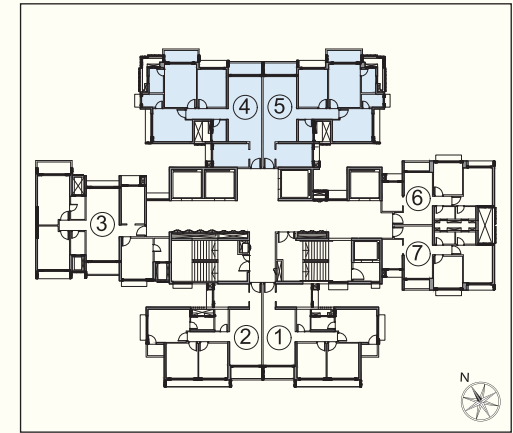
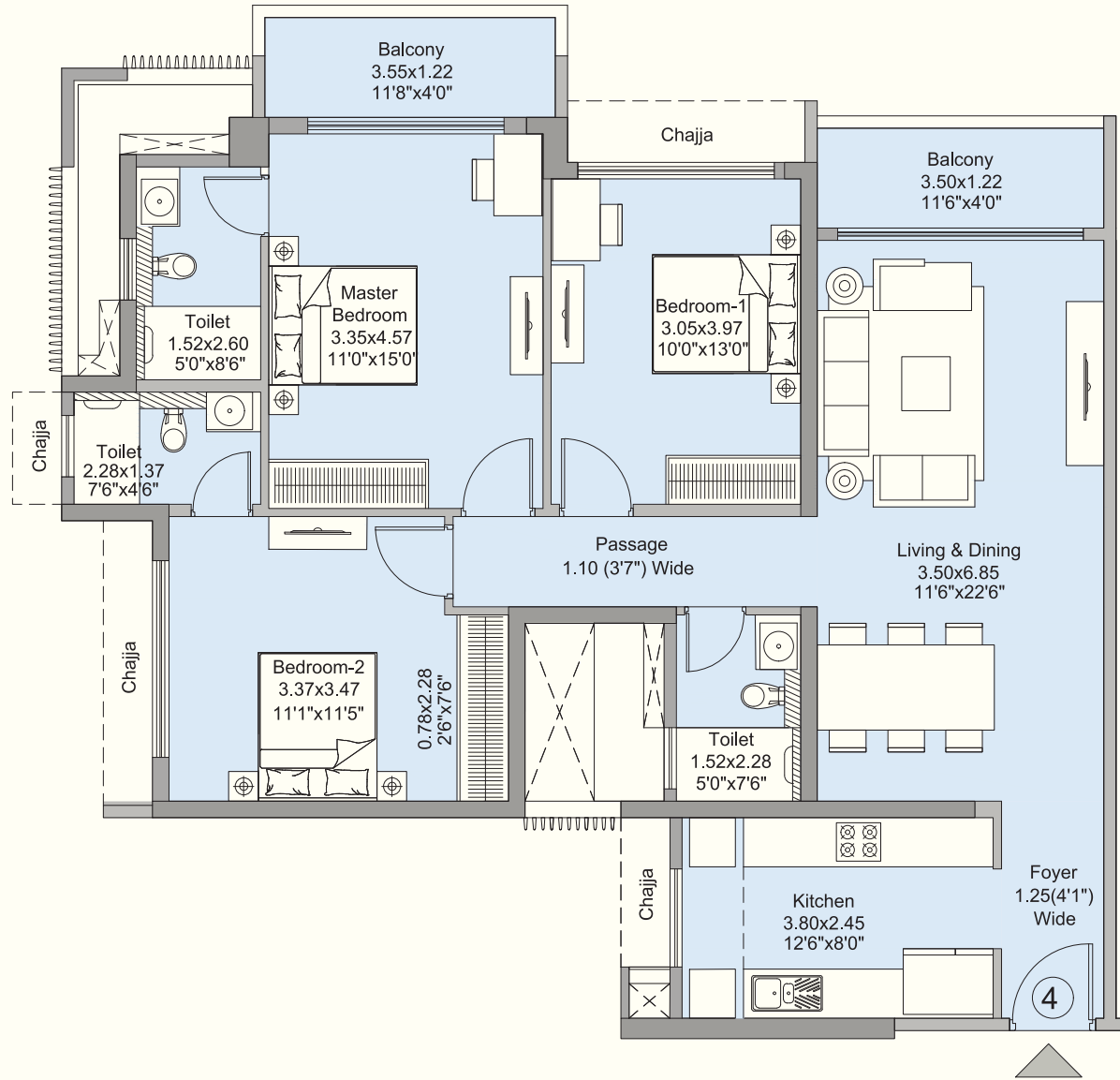
RERA AREA	ANCILLARY AREA
1131.18 SQ. FT.	91.82 SQ. FT.
105.09 SQ. MT.	8.53 SQ. MT.

MahaRERA, registered, details available at: <https://maharera.mahaonline.gov.in>. The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and /or service in the apartment / flat / unit and does not form part of the standard specifications. 1 SQ. MT. = 10,764 SQ. FT.

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# IORA - Unit No. 4, 5 (3 BHK Imperia)



Key Plan

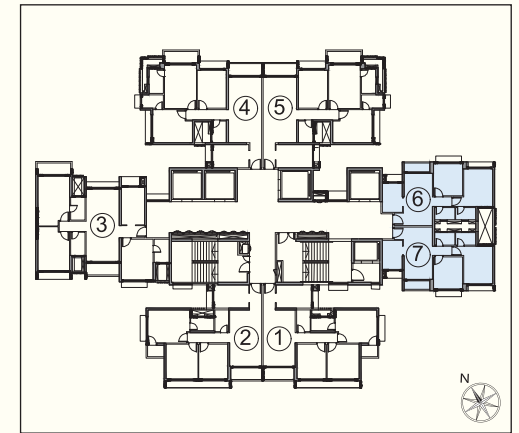
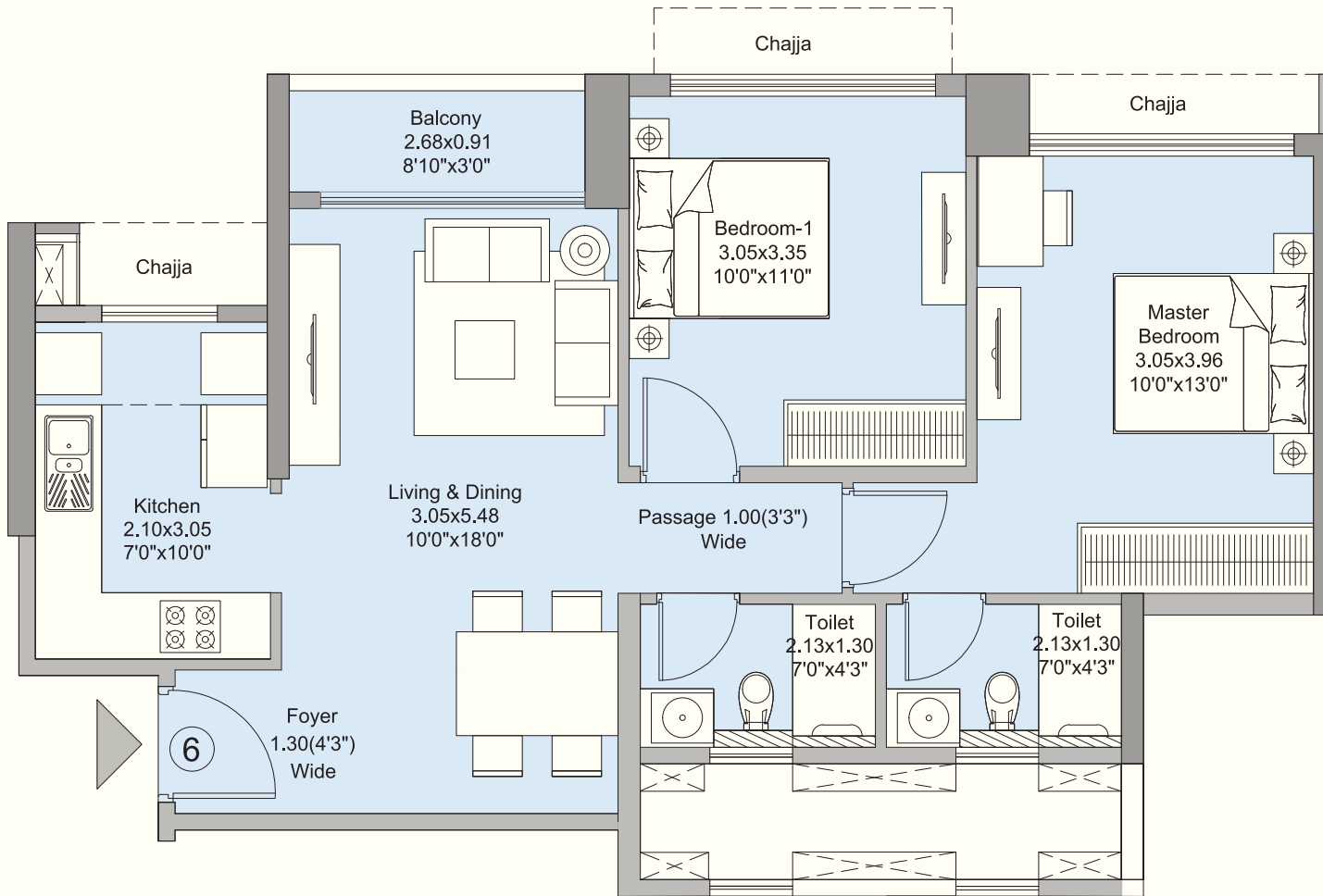
## 3 BHK IMPERIA

RERA AREA	ANCILLARY AREA
1065.85 SQ. FT.	92.57 SQ. FT.
99.02 SQ. MT.	8.60 SQ. MT.

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# IORA - Unit No. 6, 7 (2 BHK Nova)



Key Plan

## 2 BHK NOVA

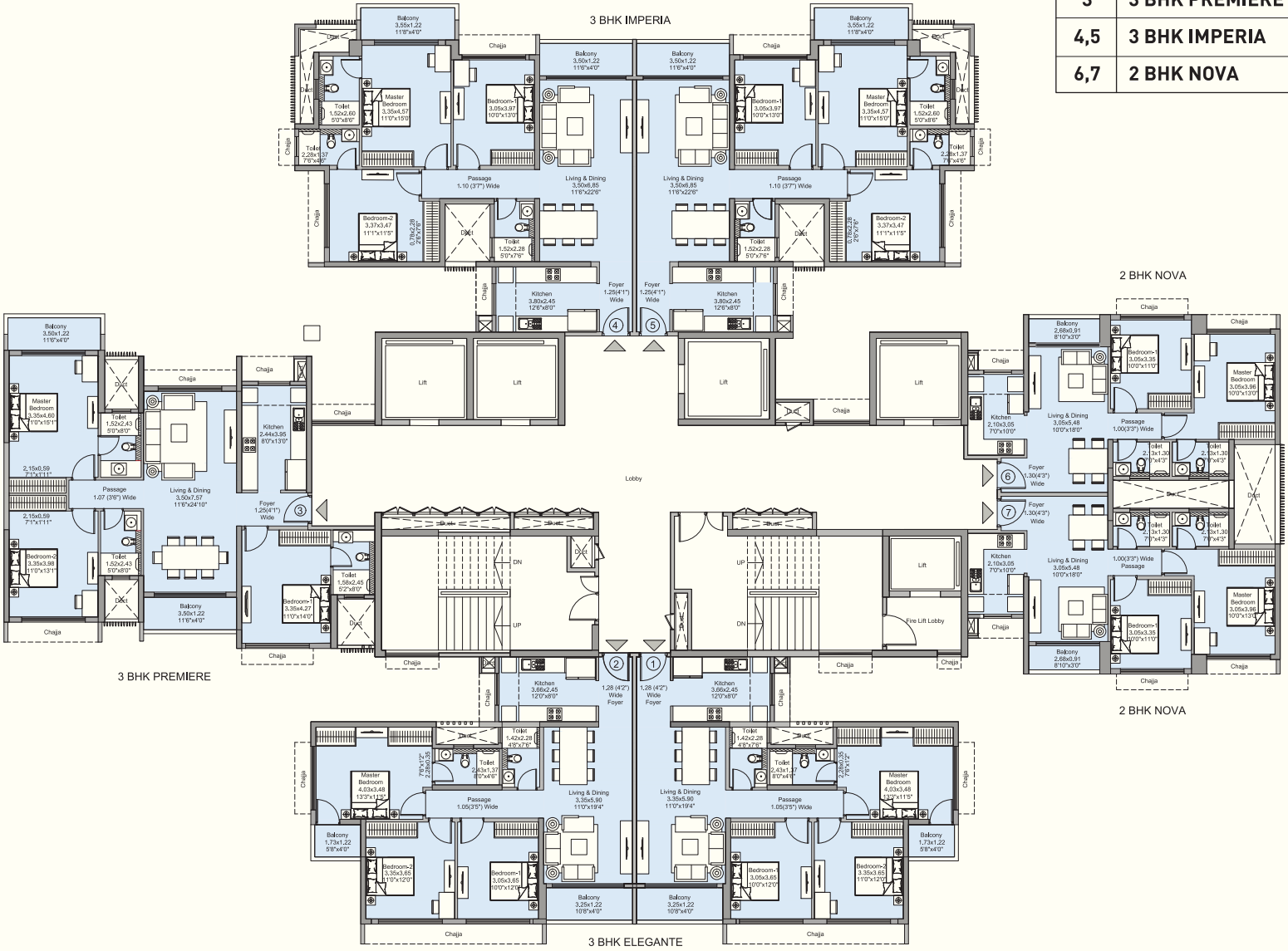
RERA AREA	ANCILLARY AREA
631.52 SQ. FT.	26.37 SQ. FT.
58.67 SQ. MT.	2.45 SQ. MT.

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# IORA - Typical Floor

UNIT NO.	UNIT TYPE	RERA AREA		ANCILLARY AREA	
		SQ. FT.	SQ. MT.	SQ. FT.	SQ. MT.
1, 2	3 BHK ELEGANTE	939.80	87.31	65.39	6.07
3	3 BHK PREMIERE	1131.18	105.09	91.82	8.53
4, 5	3 BHK IMPERIA	1065.85	99.02	92.57	8.60
6, 7	2 BHK NOVA	631.52	58.67	26.37	2.45

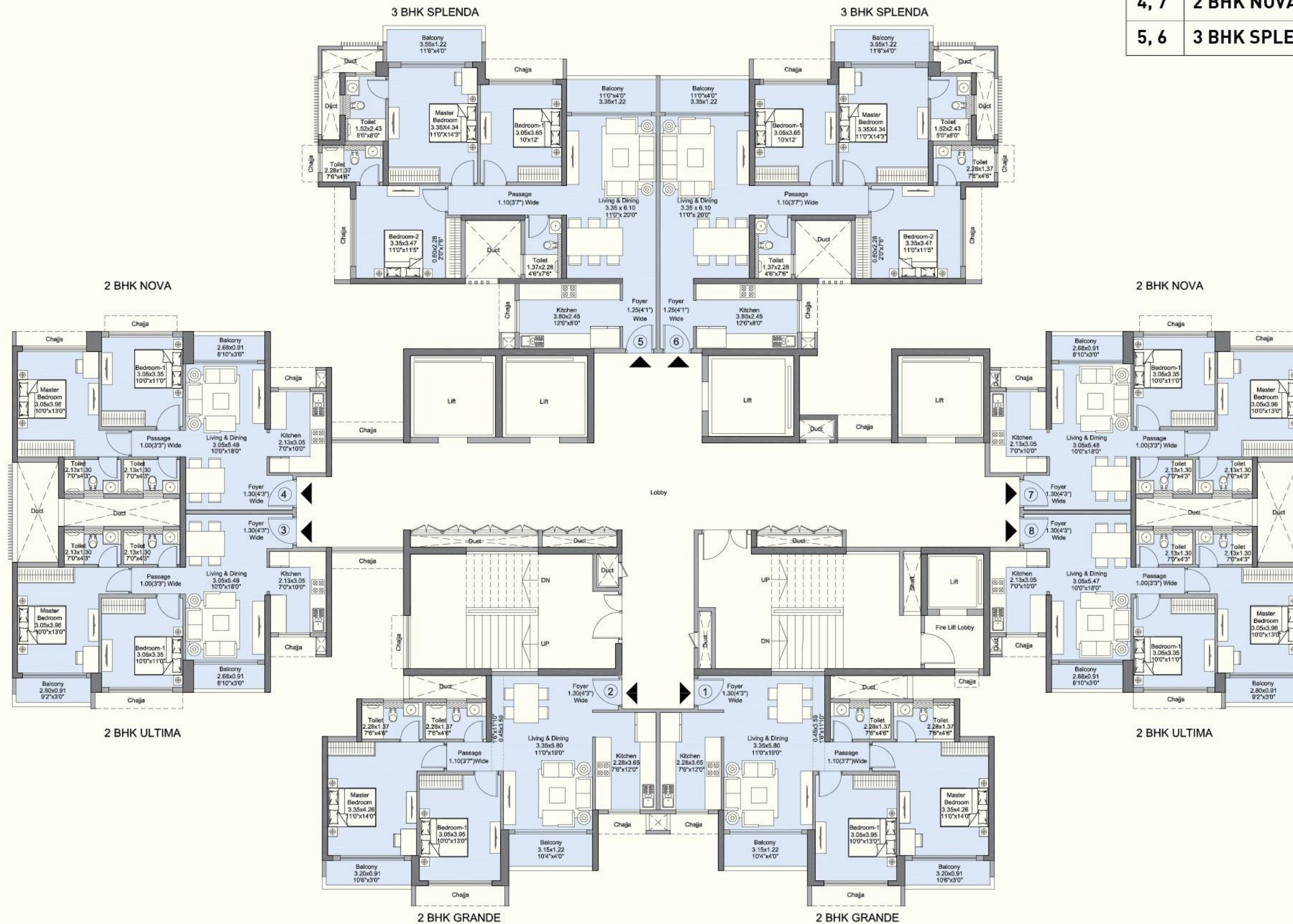


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# Atthis - Typical Floor

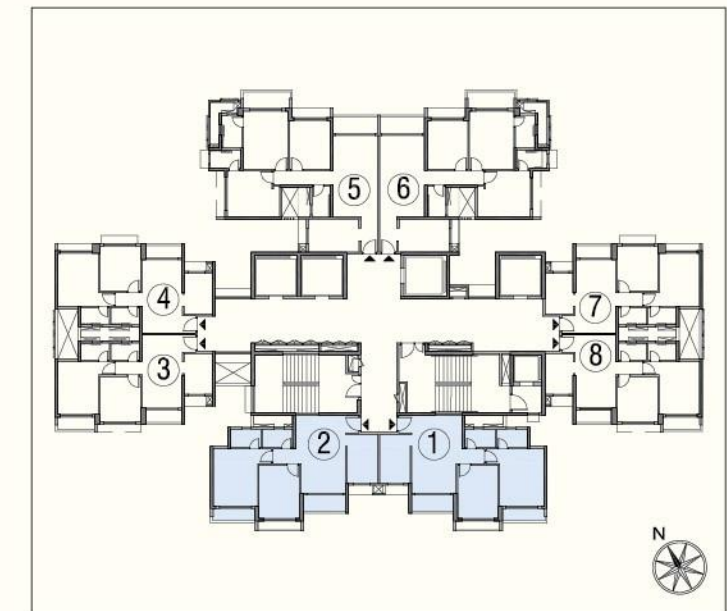
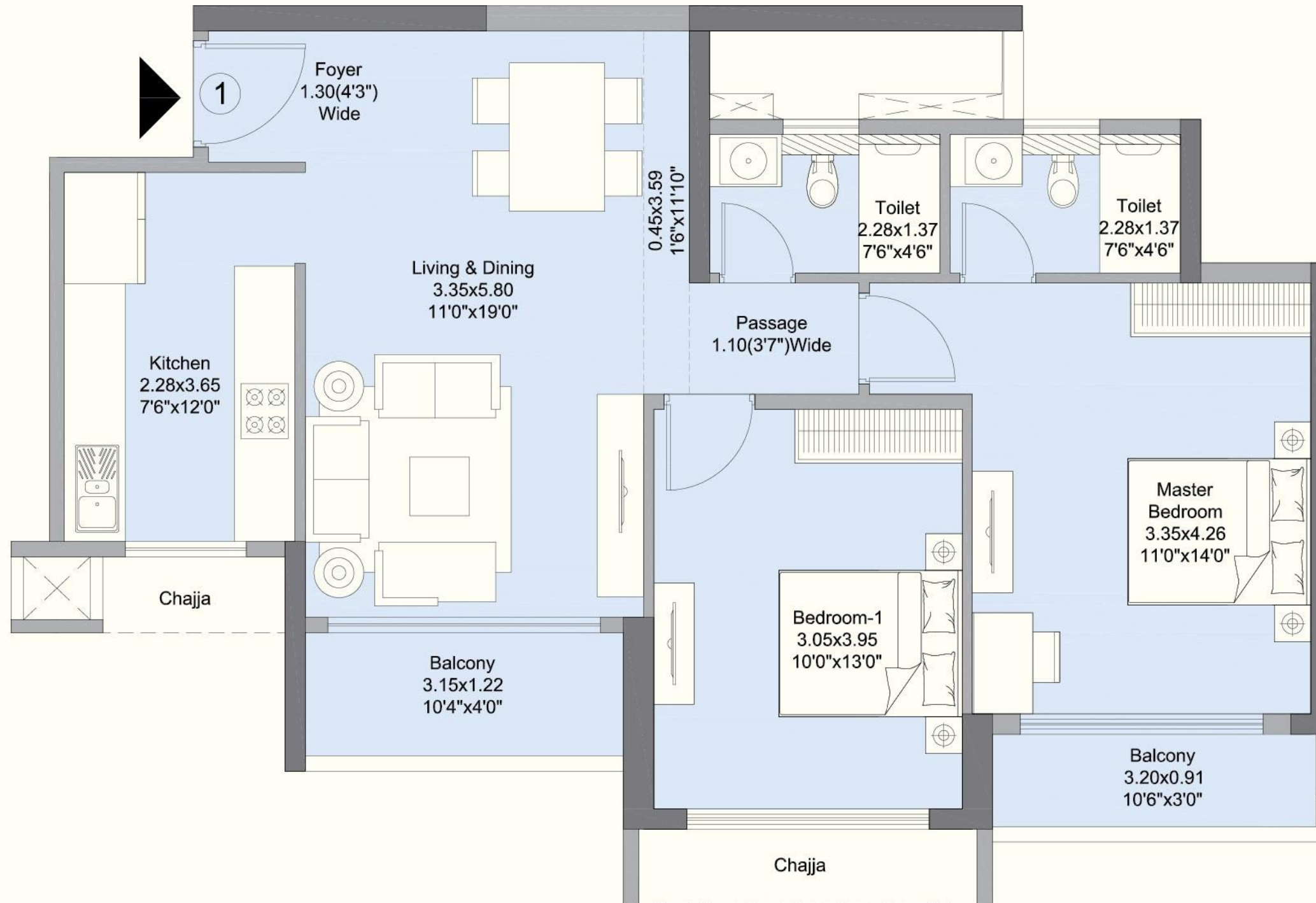
UNIT NO.	UNIT TYPE	RERA AREA		ANCILLARY AREA	
		SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.
1, 2	2 BHK GRANDE	759.50	70.56	72.87	6.77
3, 8	2 BHK ULTIMA	639.70	59.43	53.93	5.01
4, 7	2 BHK NOVA	631.52	58.67	26.37	2.45
5, 6	3 BHK SPLENDA	995.67	92.50	90.53	8.41



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# Atthis - Unit No. 1, 2 (2 BHK Grande)



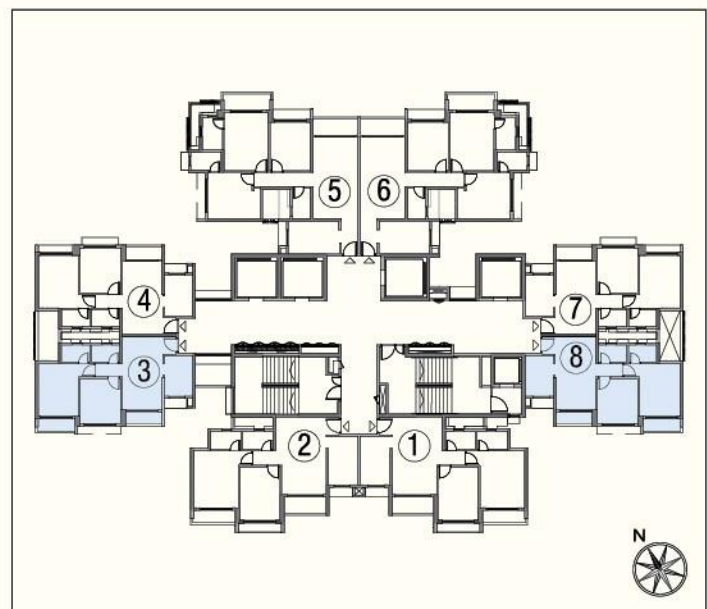
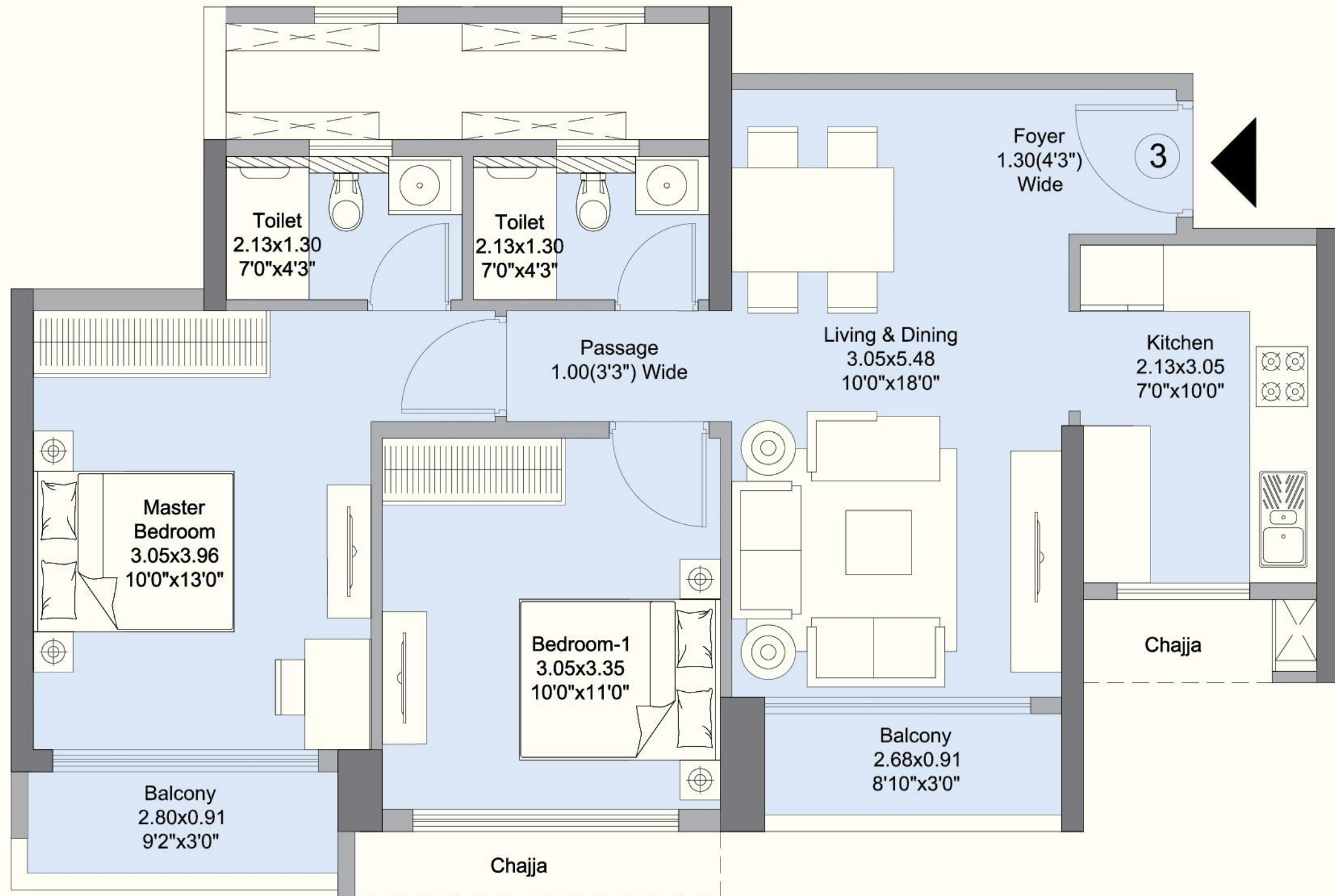
Key Plan

## 2 BHK GRANDE

RERA AREA	ANCILLARY AREA
759.50 SQ. FT.	72.87 SQ. FT.
70.56 SQ. MT.	6.77 SQ. MT.

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# Atthis - Unit No. 3, 8 (2 BHK Ultima)



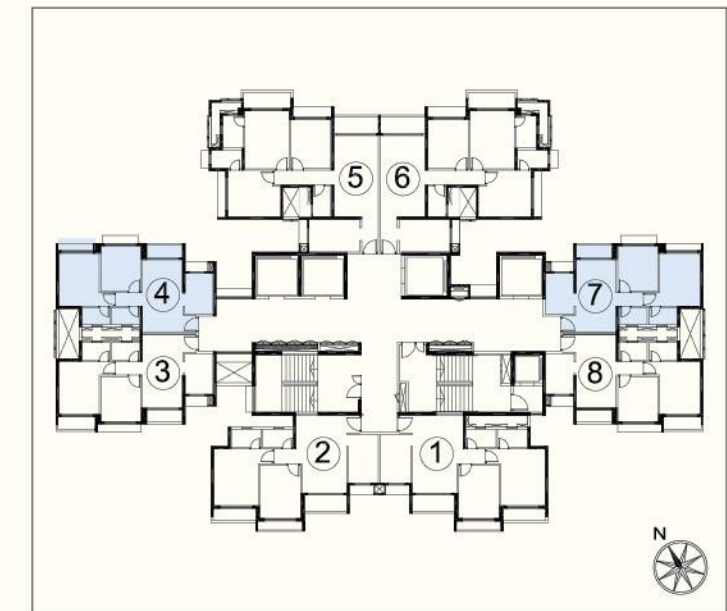
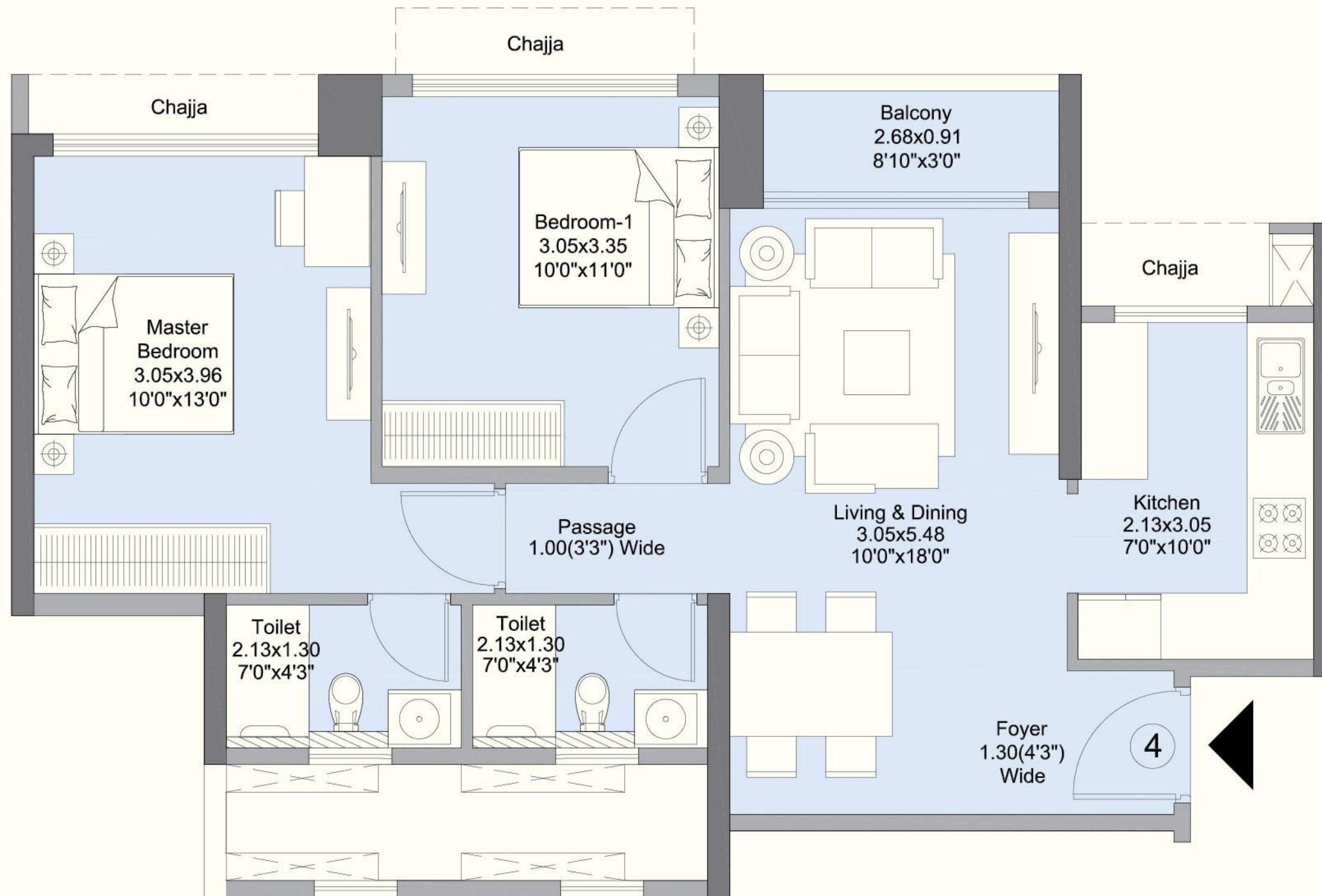
Key Plan

### 2 BHK ULTIMA

RERA AREA	ANCILLARY AREA
639.70 SQ. FT.	53.93 SQ. FT.
59.43 SQ. MT.	5.01 SQ. MT.

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# Atthis - Unit No. 4, 7 (2 BHK Nova)



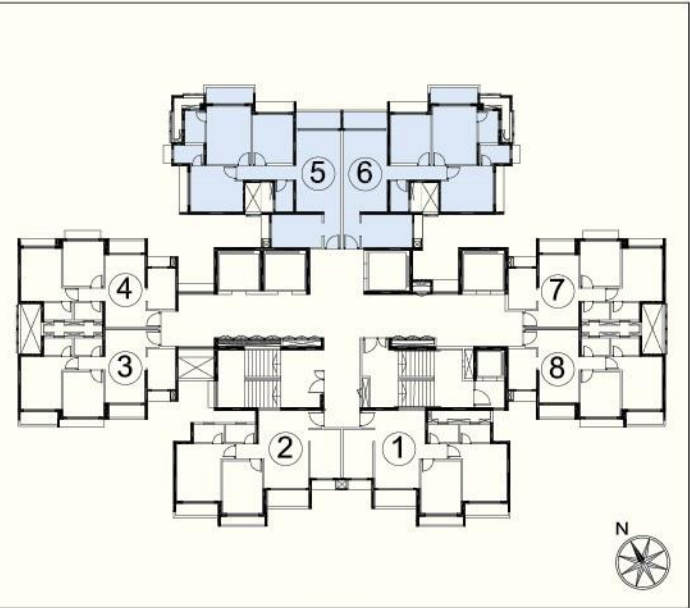
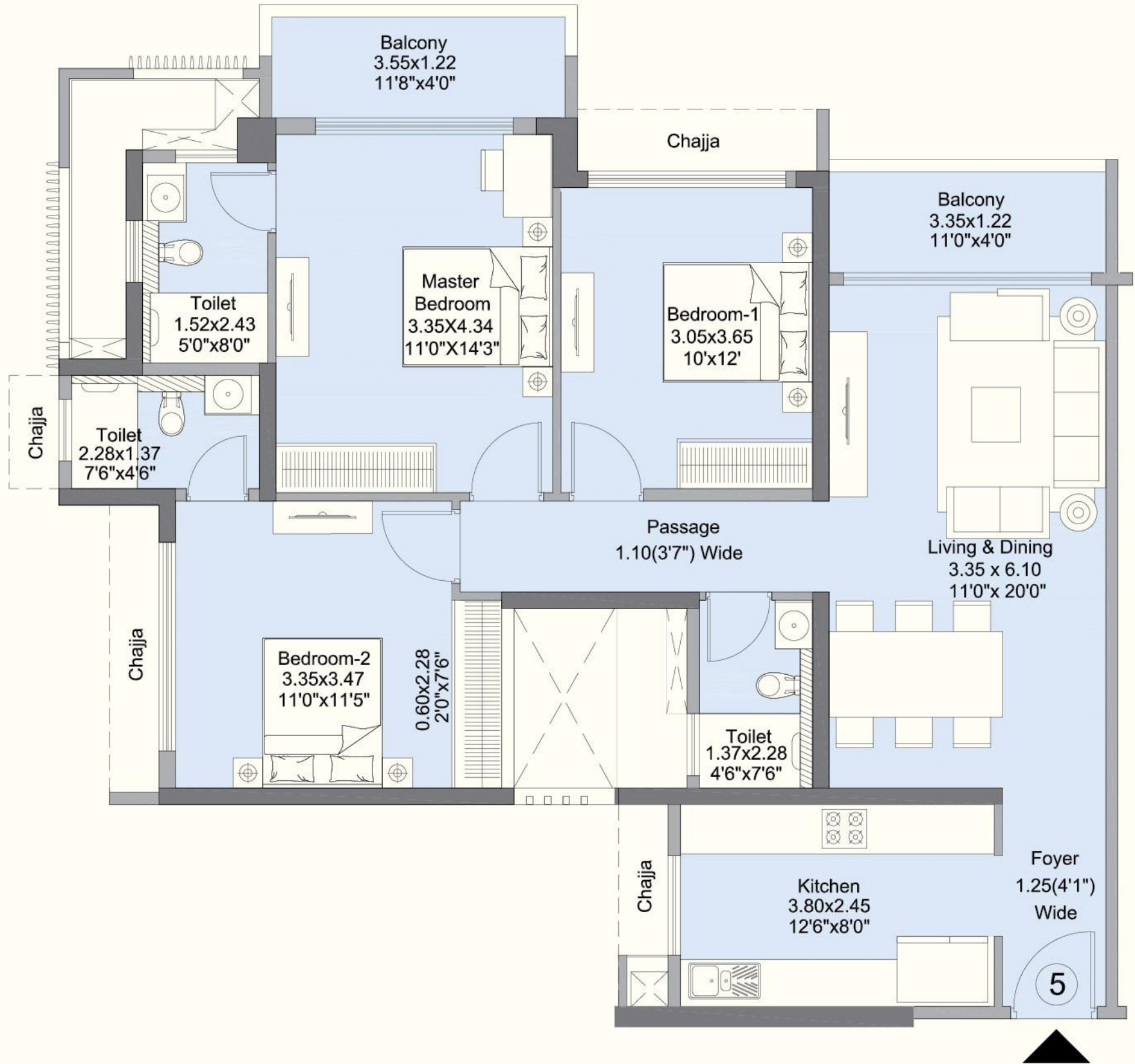
Key Plan

### 2 BHK NOVA

RERA AREA	ANCILLARY AREA
631.52 SQ. FT.	26.37 SQ. FT.
58.67 SQ. MT.	2.45 SQ. MT.

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# Atthis - Unit No. 5, 6 (3 BHK Splenda)



Key Plan

### 3 BHK SPLENDIA

RERA AREA	ANCILLARY AREA
995.67 SQ. FT.	90.53 SQ. FT.
92.50 SQ. MT.	8.41 SQ. MT.

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