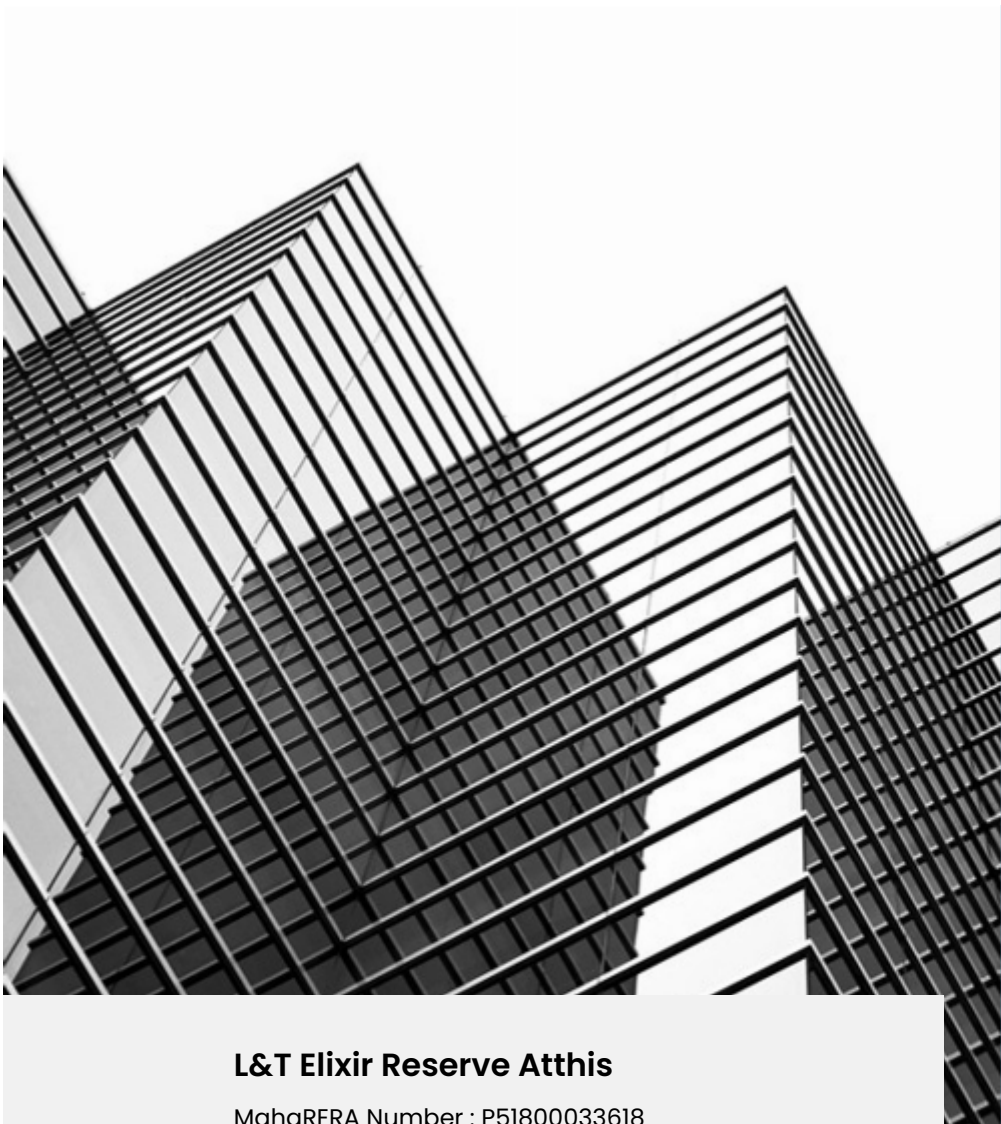


propscience.com

PROP REPORT



L&T Elixir Reserve Atthis

MahaRERA Number : P51800033618



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	Sakinaka 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**
- Powai, IIT Bus Stop **1.4 Km**
- Sakinaka Metro Station **4.8 Km**
- Kanjurmarg Railway Station **6.6 Km**
- L&T Flyover, Mumbai **200 Mtrs**
- Seven Hills Hospital **4.3 Km**
- Hiranandani Foundation School **3.5 Km**
- R City Mall **7.2 Km**
- Shivsai General Store **400 Mtrs**

LAND & APPROVALS

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

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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2025	0.24 Acre	2 BHK,3 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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Atthis	5	22	8	2 BHK,3 BHK	176
First Habitable Floor				6th Floor	

Services & Safety

- **Security :** Video Door Phone,MyGate / Security Apps,Earthquake Resistant Design
- **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 ELIXIR RESERVE ATTHIS

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	632 – 760 sqft
3 BHK	996 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,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
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2 BHK	--	--	INR 23500000 to 28500000
3 BHK	--	--	INR 38500000

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.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,L& T Housing Finance Ltd,SBI Bank,YES Bank

Transaction History

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

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	657	15	INR 21109710	INR 32130.46
December 2022	832	14	INR 26377813	INR 31704.1
December 2022	832	14	INR 26075511	INR 31340.76
December 2022	693	9	INR 22186452	INR 32015.08
December 2022	1086	7	INR 36785249	INR 33872.24
November 2022	693	10	INR 21393256	INR 30870.5
November 2022	693	17	INR 22271763	INR 32138.19
November 2022	657	8	INR 21809054	INR 33194.91

November 2022	832	8	INR 25789325	INR 30996.78
November 2022	832	11	INR 26039024	INR 31296.9

L&T ELIXIR RESERVE ATTHIS

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	73
Infrastructure	56
Local Environment	70
Land & Approvals	56

Project	71
People	56
Amenities	62
Building	57
Layout	66
Interiors	70
Pricing	40
Total	62/100

L&T ELIXIR RESERVE ATTHIS

Disclaimer

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