

A NEW BEGINNING
ROOTED IN LEGACY



AHANA

CONNECT WITH LIFE

WEH, MALAD

80 YEARS OF LEGACY FROM MEGASTRUCTURE TO MICROCHIPS.



With legacy of over 8 decades, L&T leads in nearly every sphere of business it operates in, serving customers in more than 50 countries, across various industries. Our range of businesses cover EPC Projects, Hi-Tech Manufacturing, and Services.



CONSTRUCTION:

- Heavy Civil infrastructure
- Water & Effluent Treatment
- Power Transmission & Distribution
- Buildings & Factories
- Transportation Infrastructure
- Minerals & Metals
- L&T GeoStructure
- L&T Renewables



SERVICES:

- LTM
- L&T Technology Services
- L&T Finance
- L&T-SuFin
- L&T EduTech
- Data Center & Cloud Services
- L&T Semiconductor Technologies



ENERGY:

- Hydrocarbon Onshore & Offshore
- Green and Clean Energy
- CarbonLite Solutions
- Asset Management
- Offshore Wind



MANUFACTURING:

- L&T Precision Engineering & Systems
- L&T Heavy Engineering
- L&T Special Steels & Heavy Forgings



ALLIED BUSINESS:

- L&T Realty
- L&T Construction & Mining Machinery
- L&T Rubber Processing Machinery
- L&T Valves

FROM INDIA TO THE WORLD: WE'VE DEFINED SCALE.



From the largest to the biggest, the longest to the tallest, the heaviest to the deepest—we've conquered every dimension. And along the way, we didn't just follow standards—we set them. With countless firsts, we continue to push boundaries and redefine what's possible.



WORLD'S TALLEST
Statue of unity



WORLD'S LARGEST
High-vacuum pressure vessel



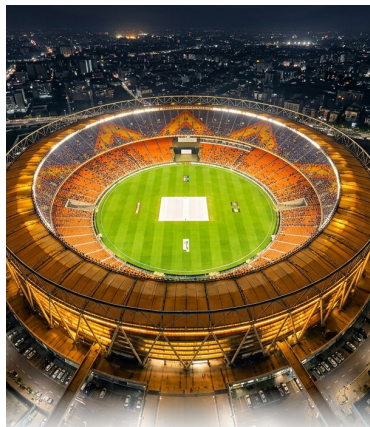
WORLD'S LONGEST
Heated & Insulated Pipeline



WORLD'S BIGGEST
EO Reactor



WORLD'S HEAVIEST
FCC Regenerator



WORLD'S LARGEST
Narendra Modi cricket stadium



INDIA'S FASTEST
Rail Corridor



INDIA'S LARGEST
Offshore Process Platform



INDIA'S LONGEST
Sea Bridge - Atal Setu



INDIA'S FIRST
Nuclear-powered submarine



TRANSFORMING LOCATIONS. CREATING LANDMARKS.

From the ground up, we don't just build—we transform. Every project is designed to elevate its surroundings into a benchmark of excellence and pride.

Presence across: Mumbai | Thane | Navi Mumbai | Noida | Bengaluru | Chennai | Vadodara | Gurgaon | Kolkata | Coimbatore

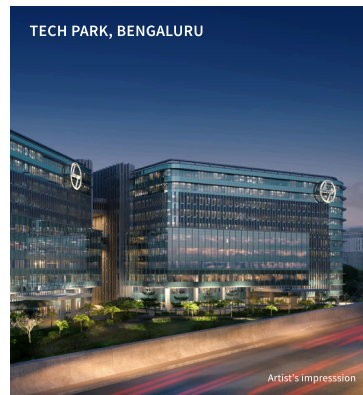
65.5 MN SQ.FT.
of residential development



20+
Mixed Use & Gated Communities



16K +
Happy Families



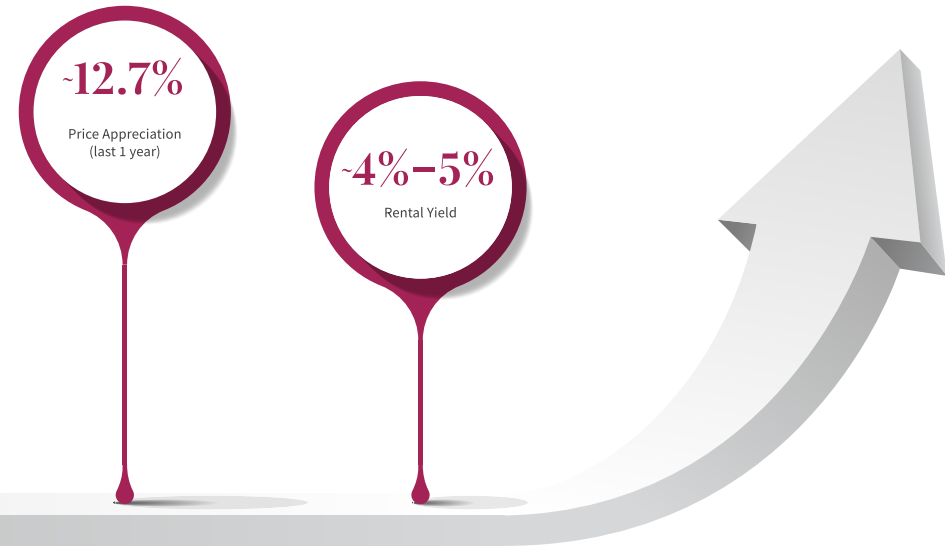
32.5 MN SQ.FT.
of commercial & retail development



DISCOVER 26 HOURS IN A DAY

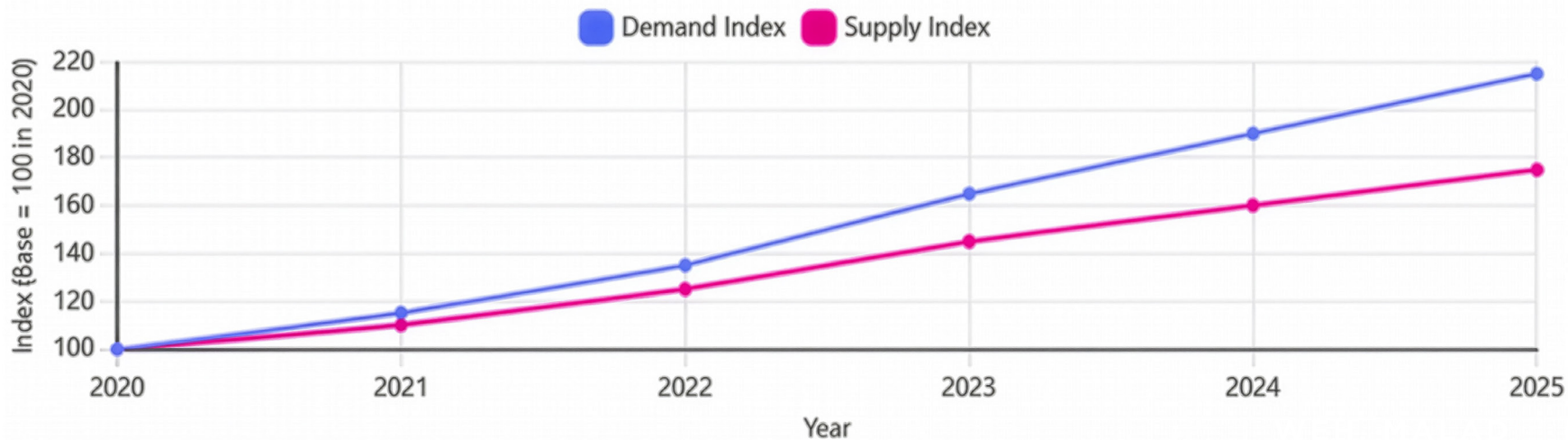
MALAD A RARE GEM ON WEH

Backed by rising demand and a transforming urban landscape, this corridor is fast becoming a preferred destination for both investors and end-users. With supply still evolving and limited premium developments, the potential for value creation remains strong.



WHERE DEMAND EXCEEDS SUPPLY

Malad East Residential Demand vs Supply Trend (Index View)



SEAMLESS CONNECTIVITY

Strategically located along the Western Express Highway, enjoy effortless access to every part of the MMR through road, rail, and metro. With less time spent in transit and more in living, life opens up—giving you the luxury of a 26 Hours Life.



SGI / AI-Generated: Artistic Impression only.



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ROADWAYS:

- Western Express Highway
- Malad Subway
- Mrinal Tai Gore Fly Over
- SV Road GMLR Flyover
- Upcoming Borivali Thane Twin Tunnel
- Upcoming GMLR Tunnel
- Upcoming Coastal Road via New Link Road
- JVLR
- Aarey Milk Colony road



RAILWAYS:

- Malad Station
- Goregaon Station
- Ram Mandir Station
- Kandivali Station



METRO:

- Kurar Metro Station
- Dindoshi Metro Station

WHERE EVERYTHING IS WITHIN REACH.

With schools, malls, hospitals, offices, and retail just minutes away, convenience becomes second nature. Spend less time getting there, and more time being present—because a well-connected address doesn't just bring places closer, it brings life closer.



Retail/Shopping Malls

- Oberoi 1.8 Kms
- Inorbit 4.3 Kms
- Infinity 4.4 Kms



Prominent Business Hub

- OGC Commerz 2.1 Kms
- Infinity IT park 3.0 Kms
- Nesco Compound 4.9 Kms
- Mindspace 5.0 Kms



Hospitals

- Suchak 2.5 Kms
- Cloudnine 4.2 Kms
- CritiCare Asia 4.5 Kms



Schools

- Oberoi International 2.4 Kms
- DG Khetan International 3.4 Kms
- Orchids International 4.2 Kms
- Ryan International 5.8 Kms



Public Utility

- Fire Station 1.3 Kms
- Passport Seva Kendra 1.1 Kms
- Malad Police Station 3.7 Kms



Airport

- Domestic/T2 12 Kms



Travel times are indicative and subject to traffic & road conditions.



Map not to scale



AHANA

CONNECT MORE WITH LIFE

At an address that keeps you close to everything, life feels easier, fuller, more meaningful. Three levels of thoughtfully crafted experiences, luxurious 2, 3 & 4 BHK homes, and premium retail just steps away— So every day flows effortlessly, and you find more time for what truly matters. Because here, you don't just live... you connect more with life.



SEAMLESS CONNECTIVITY
WEH, Kurar Metro, GMLR



SPACIOUS 2, 3 & 4 BHK
with decks



3-LEVELS
of New Age Experiences



INTEGRATED RETAIL
For Lifestyle and Convenience

MORE LIFE. MORE EXPERIENCES.

With new age amenities across three expansive levels, every space is designed for the life you gain from time saved. So you can slow down, connect, and live more meaningfully, every day.



E-DECK
LEVEL 9

- Swimming Pool
- Shallow water deck
- Social Gathering/Sensory Garden
- Community Lawn
- Kids Play Area
- Multipurpose Court
- Pavilion



THE CLUB
LEVEL 9

- Gym
- Massage Area
- Yoga/Pilates
- Health Café
- Steam
- Sauna
- Senior Citizen's Area
- Kids Play Area and Creche



THE CLUB
LEVEL 10

- **Kids Area**
 - Smart & Digital Library
 - Indoor Jungle Play
 - Wall Climbing
 - Digital Board Games
 - Study PODs
- Guest Rooms
- Meeting rooms



THE CLUB
LEVEL 10

- **Gaming Arcade**
 - Snookball
 - Micro Panna Court & Sub Soccer
 - Table Tennis & Foosball
 - Rhythm Boxing and Batak Pro
 - Carrom, Cards & Chess
- Sports Café
- Co-working space



SKY ARENA
LEVEL 41

- Banquet Hall with pre-function area
- Multipurpose Hall with Karaoke

BECAUSE LIFE SHOULD FEEL THIS EASY

Integrated retail brings everything within arm's reach— so you spend less time stepping out, and more time living in the moment.



~15k Sq. ft.
Of Retail Spaces



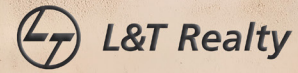
A Mix Of Premium &
Convenience Shops



A Holistic
Living Ecosystem

SHOP

SHOP



YOUR PRIVATE SANCTUARY

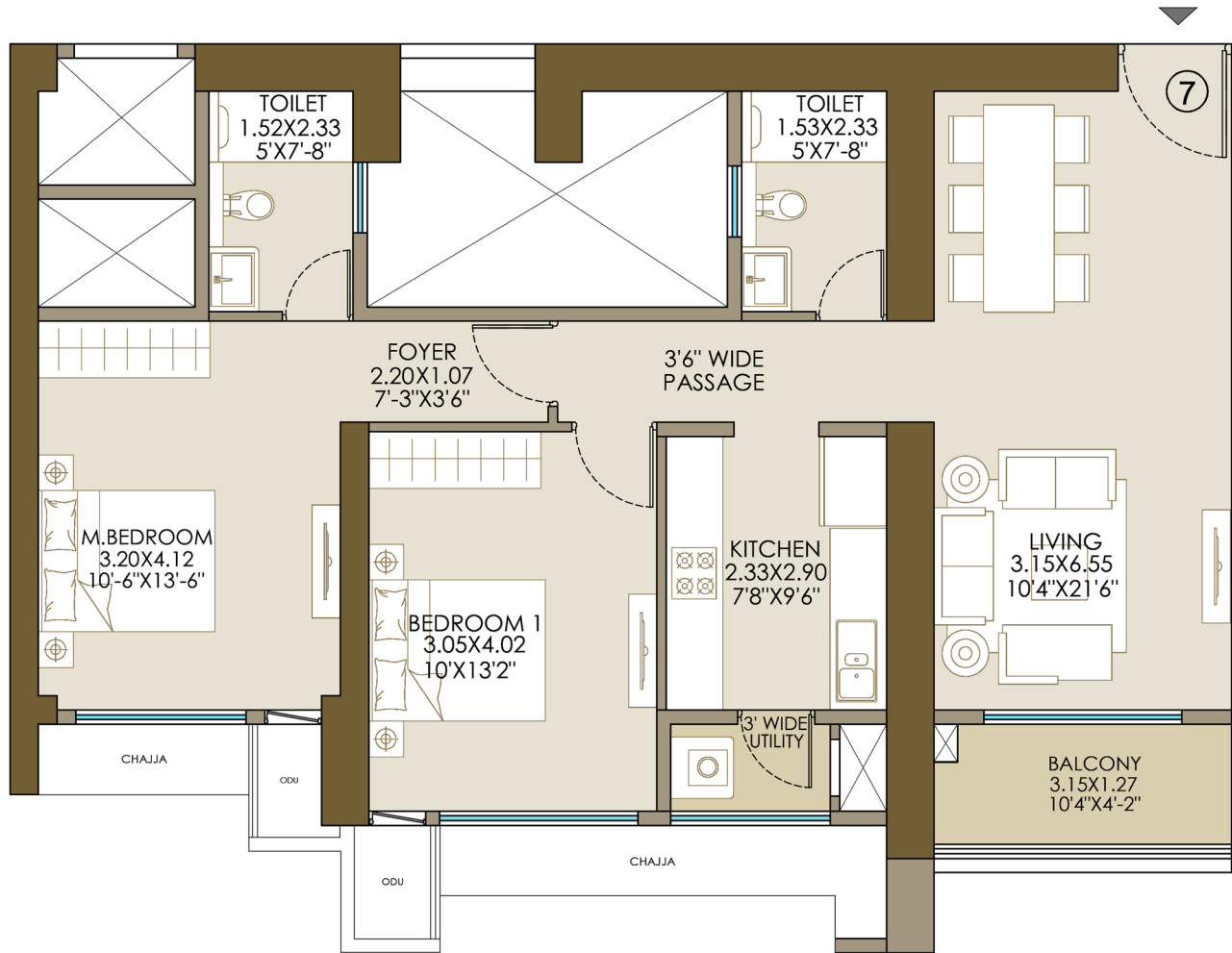
Step into luxurious 2, 3 & 4 BHK air-conditioned homes designed to bring balance to life— where solitude feels comforting, togetherness feels richer, and every moment feels truly yours.



2 BHK GRANDE

Unit No. 07

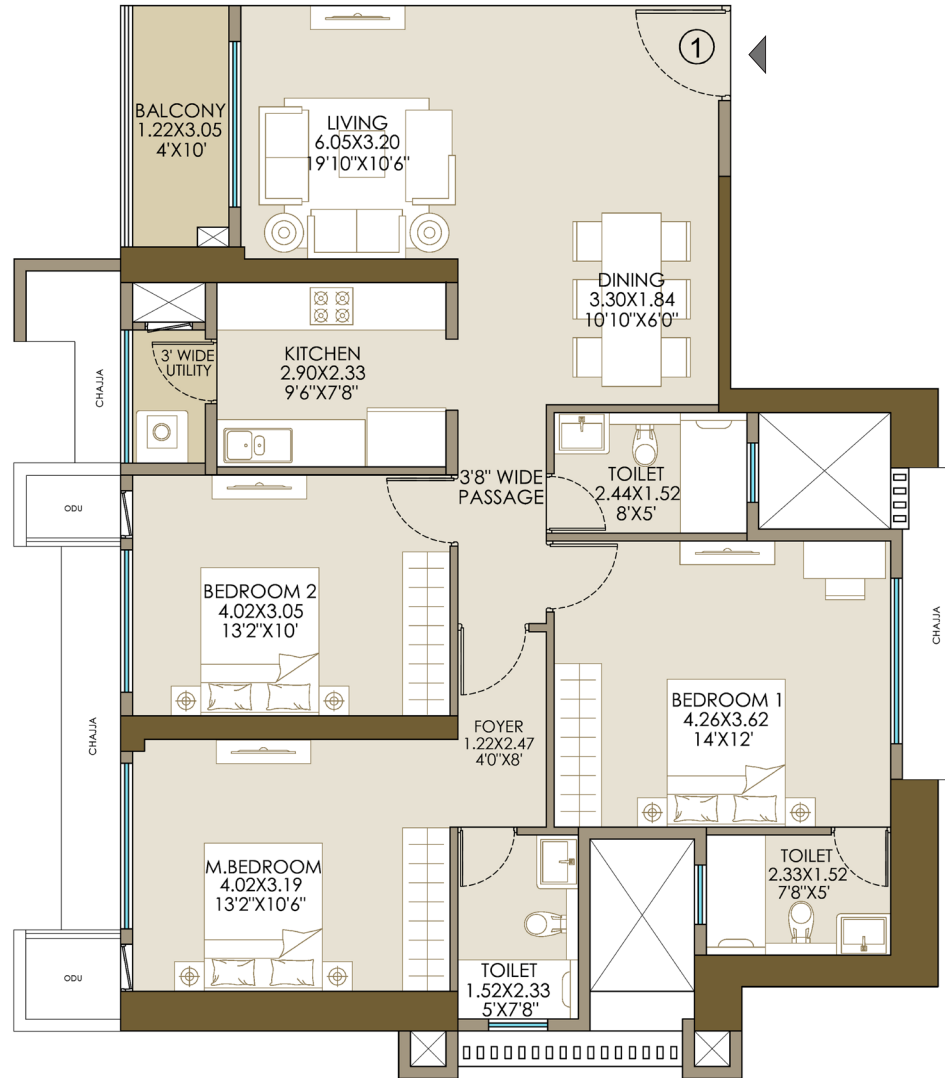
RERA AREA		ANCILLARY AREA		TOTAL AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
73.10	786.85	5.45	58.66	78.55	845.51



3 BHK PREMIERE

Unit No. 01

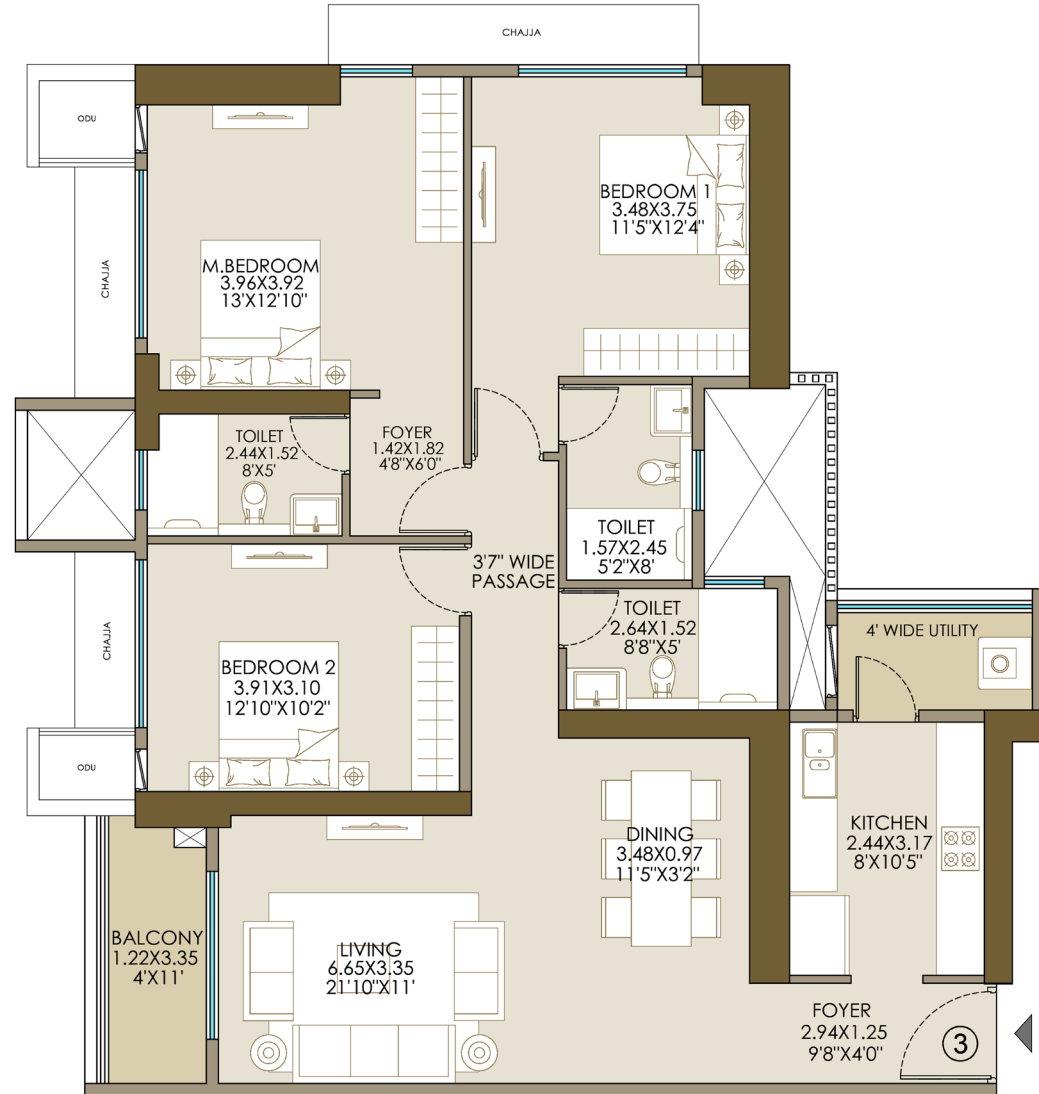
RERA AREA		ANCILLARY AREA		TOTAL AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
95.20	1024.73	5.31	57.16	100.51	1081.89



3 BHK MAJESTA

Unit No. 03

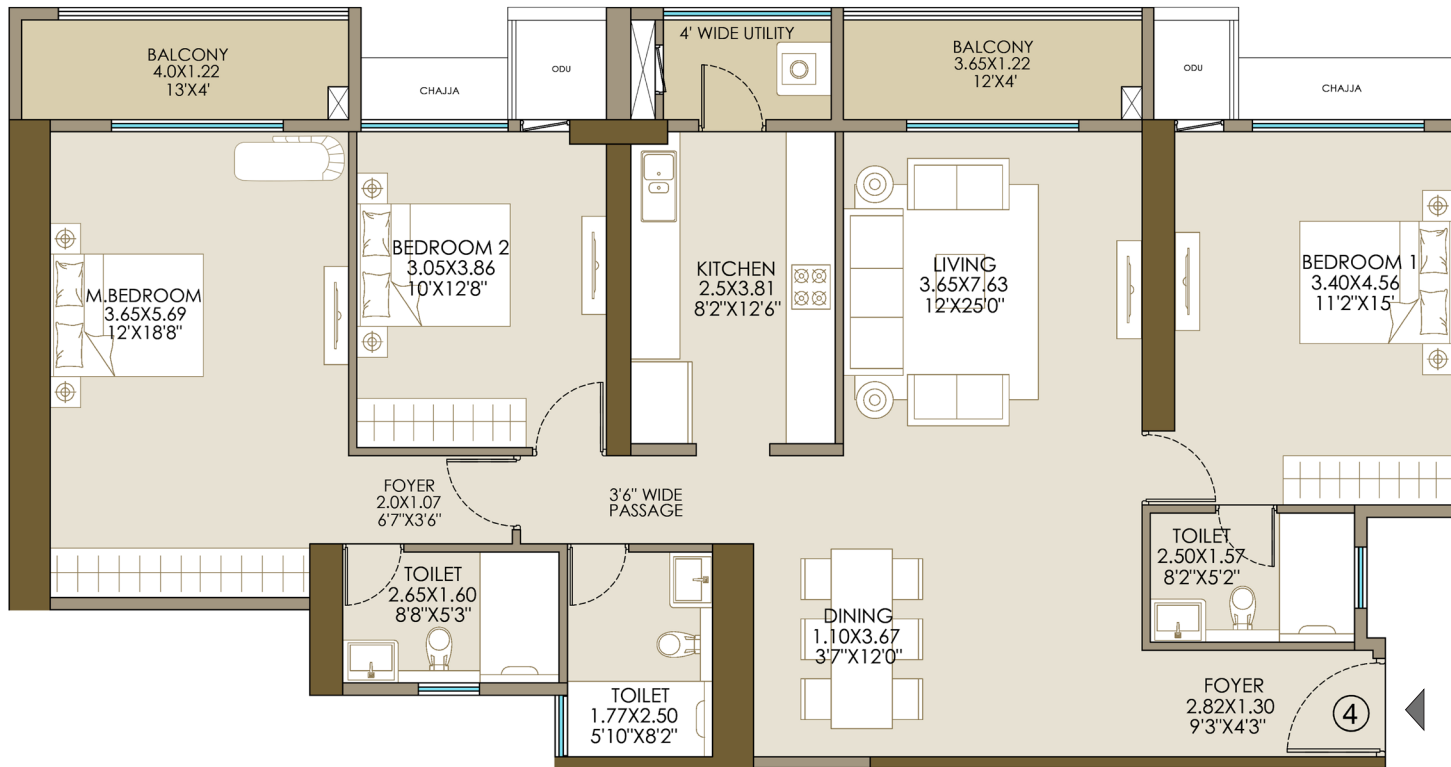
RERA AREA		ANCILLARY AREA		TOTAL AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
103.75	1116.77	6.83	73.52	110.58	1190.28



3 BHK SUPREME

Unit No. 04

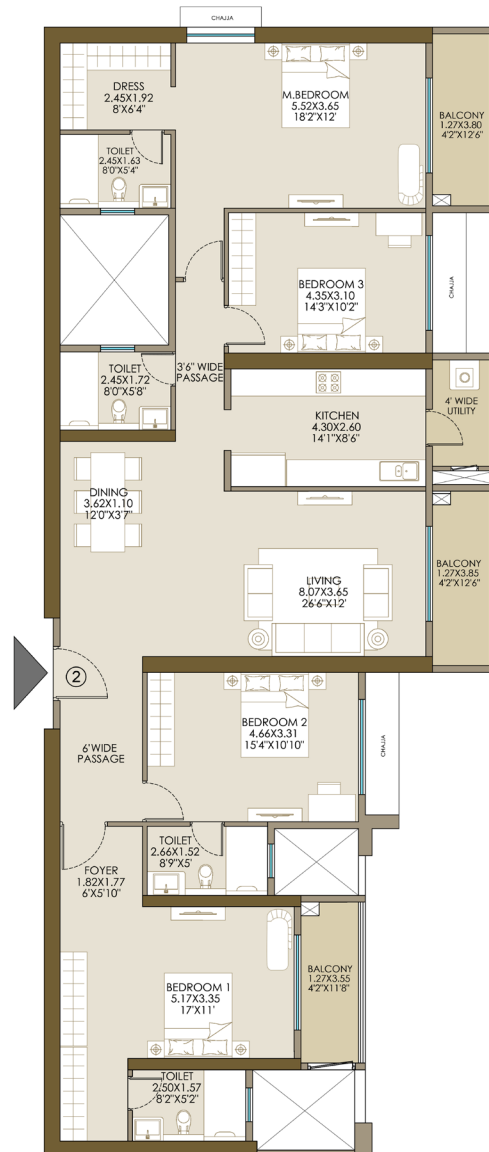
RERA AREA		ANCILLARY AREA		TOTAL AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
119.65	1287.91	11.63	125.19	131.28	1413.10



4 BHK PLATINA

Unit No. 02

RERA AREA		ANCILLARY AREA		TOTAL AREA	
SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
160.79	1730.74	16.86	181.48	177.65	1912.22





L&T Realty
AHANA Tower A:
PM1180002600813



L&T Realty
AHANA Tower B:
PM1180002600814



Sales Office Address: L&T Realty Sales Gallery, Adjacent to Shantaram Talav (Ambedkar Park), Near Kurar Metro Station, Off Western Express Highway, Malad East, Mumbai – 400097.
Contact No - 9902599025 | E-mail - homes@larsentoubro.com | Website - www.Lntrealty.com

The project has been registered via MahaRERA registration number: PM1180002600813, PM1180002600814 and is available on the website <https://maharera.mahaonline.gov.in> under registered project. L&T Realty Ahana is a project by Elevated Avenue Realty LLP (formerly known as L&T Avenue Realty LLP) being jointly developed with Memphis Realtors Private Limited ("MEMPHIS") and Era Realtors Private Limited ("ERA") as the LOI holder.

The layout development is subject to change and amendments from time to time. All internal dimensions are from unfinished wall surfaces. Variation up to (+/-3%) can occur on account of site conditions/columns/finishes, etc. In toilets, carpet area and dimensions are inclusive of ledge walls. Room dimensions written are rounded off to 2 decimal places. Service slabs are subject to approval and are not for sale. Building height is subject to approval from AAI. This booklet does not constitute or form part of an offer and or a contract. For more details, please visit the RERA website of the project and also read the Agreement for Sale uploaded therein. T&C Apply.