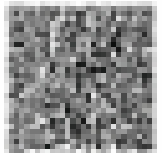
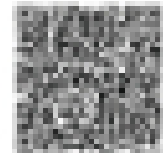




ETERNIA | ENIGMA

MULUND WEST

Enigma Towers A to D: P518000006141
Enigma Towers A and B: P518000006156
<https://mahareraumahaashira.gov.in>



In the realm of our dreams
We envision a way of life
One that's crafted to be seamless
Where every moment is treasured

Now, the realm awaits you
Where luxury is at its purest
And your moments are a
Timeless treasure



THE RESIDENCES AT THE PARK PHASE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Step into the world of timeless luxury

“

Eternia and Enigma stand as landmarks of elevated living, embodying the essence of timeless luxury. With expansive residences that inspire, lifestyle enhancing amenities, and breathtaking views, Eternia and Enigma offers a ready ecosystem for holistic living and have transformed Mulund into a destination of luxury living. Thus, harmonizing modern comforts with nature's tranquility.

”

Vikas Oberoi

Chairman and Managing Director
Oberoi Realty Limited



Actual Image

Timeless living perfected for you

The towering heights of Elania and Enigma have redefined the skyline of Mumbai's central suburbs with their contemporary architecture. Clean lines, refined materials, and a thoughtful interplay of light and space bring a new standard of luxury to the central suburbs.

THE SUGGESTED PRICE FOR ELANIA PHASE A, 14.87% AND ELANIA PHASE A, 14.87% ARE THE BASED ON THE CURRENT AND FUTURE MARKET CONDITIONS. THE PRICES MAY VARY BASED ON THE CURRENT AND FUTURE MARKET CONDITIONS. THE PRICES MAY VARY BASED ON THE CURRENT AND FUTURE MARKET CONDITIONS.

ELANIA PHASE A, 14.87% AND ELANIA PHASE A, 14.87% ARE THE BASED ON THE CURRENT AND FUTURE MARKET CONDITIONS. THE PRICES MAY VARY BASED ON THE CURRENT AND FUTURE MARKET CONDITIONS. THE PRICES MAY VARY BASED ON THE CURRENT AND FUTURE MARKET CONDITIONS.



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The pinnacle of timeless luxury



Acham Image

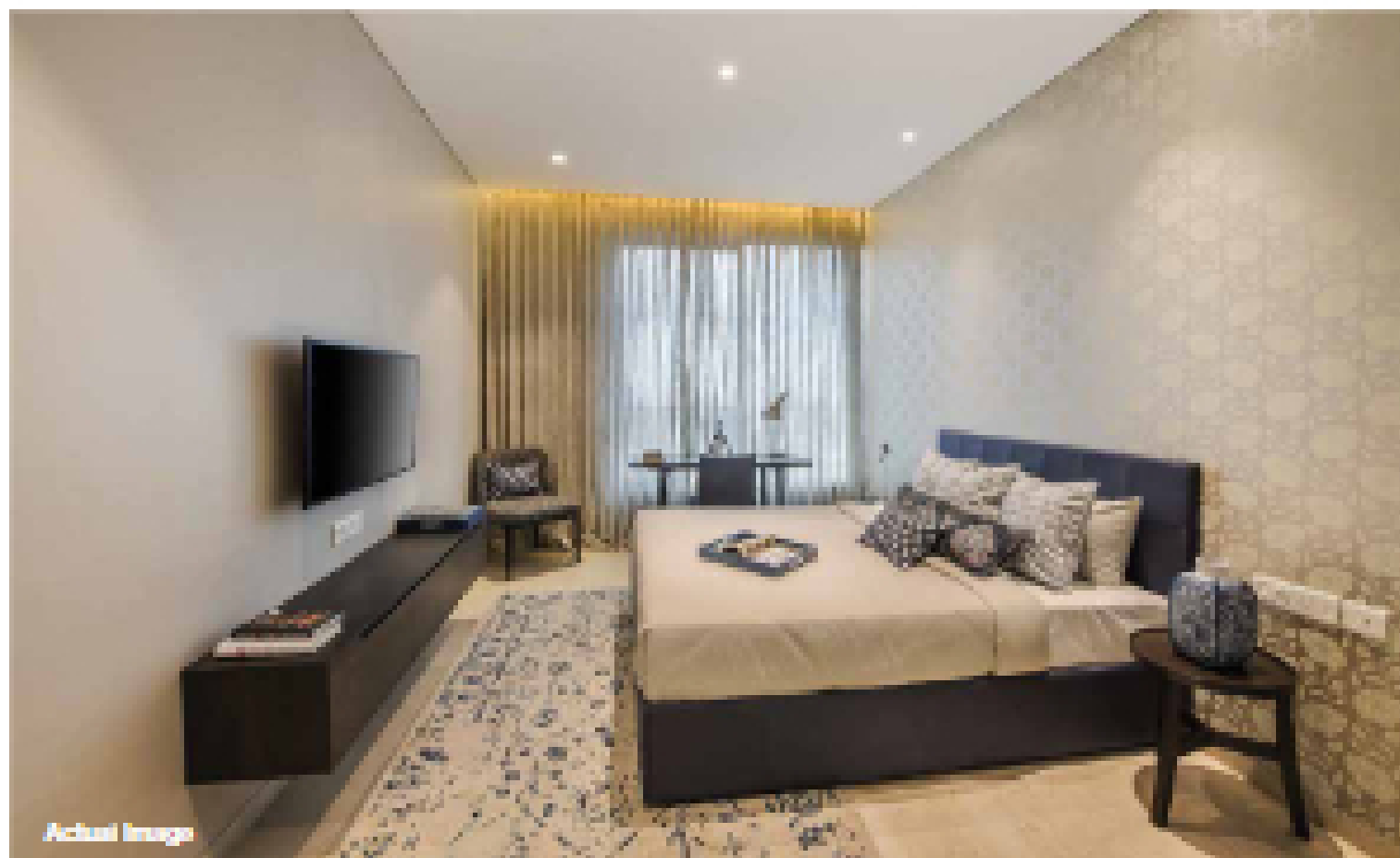
From serene retreats to vibrant social havens, the clubhouse is a sanctuary crafted to celebrate life's most cherished moments. Here, timeless luxury isn't just imagined - it's lived in every detail.

THIS DOCUMENT PRESENTS THE PROPOSED LAYOUT AND DESIGN OF THE CLUBHOUSE, WHICH IS SUBJECT TO THE APPROVAL OF THE RELEVANT AUTHORITIES AND THE DEVELOPER. THE CLUBHOUSE IS A KEY FEATURE OF THE PROJECT, AND ITS DESIGN IS INTENDED TO PROVIDE A HIGH-QUALITY EXPERIENCE FOR THE RESIDENTS. THE CLUBHOUSE WILL BE A VIBRANT SOCIAL HAVEN, OFFERING A WIDE RANGE OF FACILITIES AND SERVICES TO ENHANCE THE LIFESTYLE OF THE RESIDENTS. THE CLUBHOUSE IS A KEY FEATURE OF THE PROJECT, AND ITS DESIGN IS INTENDED TO PROVIDE A HIGH-QUALITY EXPERIENCE FOR THE RESIDENTS. THE CLUBHOUSE WILL BE A VIBRANT SOCIAL HAVEN, OFFERING A WIDE RANGE OF FACILITIES AND SERVICES TO ENHANCE THE LIFESTYLE OF THE RESIDENTS.

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Actual Image

THE ABOVE-DESCRIBED PACKAGE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Crafted for Exceptional Living



Actual Image

- Imported marble flooring for living room, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring, dado and wash basin counters
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Anti-skid tiles in the balcony areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Video door phone
- Laminated flush doors

THE ABOVE LISTED ITEMS ARE NOT TO BE TAKEN AS A GUARANTEE OF THE QUALITY OF THE WORK. THE QUALITY OF THE WORK IS SUBJECT TO THE QUALITY OF THE MATERIALS USED AND THE QUALITY OF THE WORKMANSHIP. THE QUALITY OF THE WORK IS SUBJECT TO THE QUALITY OF THE MATERIALS USED AND THE QUALITY OF THE WORKMANSHIP.

WE warrant that the above items are as described and that the work is done in accordance with the specifications and standards set out in the contract documents. We warrant that the work is done in accordance with the specifications and standards set out in the contract documents.

[illegible]

Entertainment at your doorstep



With entertainment options at your disposal, cherish timeless classics at our exclusive theatre.

THE EXCLUSIVE THEATRE PACKAGE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

1



Age Group	Percentage
18-24	10%
25-34	20%
35-44	15%
45-54	12%
55-64	18%
65-74	22%
75-84	10%
85+	5%



Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	40%
85+	45%



Age Group	Percentage
18-24	10%
25-34	15%
35-44	20%
45-54	25%
55-64	30%
65-74	35%
75-84	40%
85+	45%



Map not to scale.
Image for representation purposes only.



Discover the essence of timeless designs

HB Design

Founded by Hans Brouwer in Hong Kong, HB Design has a diverse and award-winning portfolio with offices in Singapore, Bangkok and Phuket.

LERA, Structural Consultant

Headquartered in New York City, LERA Consulting Structural Engineers is a world-renowned structural engineering firm providing services to architects, owners, contractors, and developers.

Ted Jacob Engineering Group

With a presence in North America, the Middle East and the Far East, Ted Jacob Engineering Group (TJEG) is a consulting engineering firm specializing in the planning, design, and construction of buildings across various sectors.

David Blackwood Murray, Landscape Architect

David Blackwood Murray is a Chartered Landscape Architect with over 40 years of experience working with clients, architects, and engineers across the globe.

Pre-Certified LEED Gold Buildings

Elamia and Enigma have fulfilled the requirement of pre-certification under Leadership in Energy and Environmental Design (LEED).

The World of Oberoi Realty

Offices are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, state-of-the-art amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and simple lifestyles.

Oberoi Garden City, Goregaon

Country I	Oxford Hall	Physician	Team
Country II	The World Medical Center City	Fraxipin	Week
Country III	Oxford International School	Fraxiparin	

Franklinville
Olinet Garden City
JW Marriott Hotel
Haworth Garden City (Sponsoring)
Olinet International School (Sponsoring)

[Navy City](#)
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- [Spring](#)
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- [Fall](#)
- [Winter](#)

Jogeshwari-
Vikhroli Link Road

Syllabus:
Private:
Syllabus Grade:
History:
Chemical International School

Santander



When I Was Younger, I Remember



Our mix of innovative design, expansive landscape layouts, planning initiatives and use of cutting-edge technology has resulted in 60 completed projects across Mumbai, establishing us as one of India's leading real estate companies.

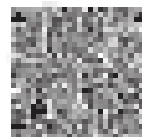


Our expertise
spans sectors.

Disclaimer

1. You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to the project as available on <https://maharera.maharashtra.gov.in> under the category registered project as "Eternia Towers A to D" and "Enigma Towers A and B" and bearing MahaRERA registration no. P28000006M1 and P28000006G6, respectively. The details available on the MahaRERA website includes the approved layout with phasing, floor superimposed; proforma agreement for sale, fixtures and fittings, common areas, facilities and amenities; approvals and permissions; title certificate and details of encumbrances and the manner, in which the entire layout is proposed to be developed.
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5. All areas/specification/amenities to the Flat/Project/Layout/Scheme shall be as per the Agreement for Sale between the Parties.
6. The photographs contained herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual identity.
7. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
8. By agreeing to purchase, you have represented that you are fully and completely understood and satisfied on all aspects of the Real Estate Project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished. Other terms and conditions apply.

Eternia
Towers A to D



Enigma
Towers A and B

