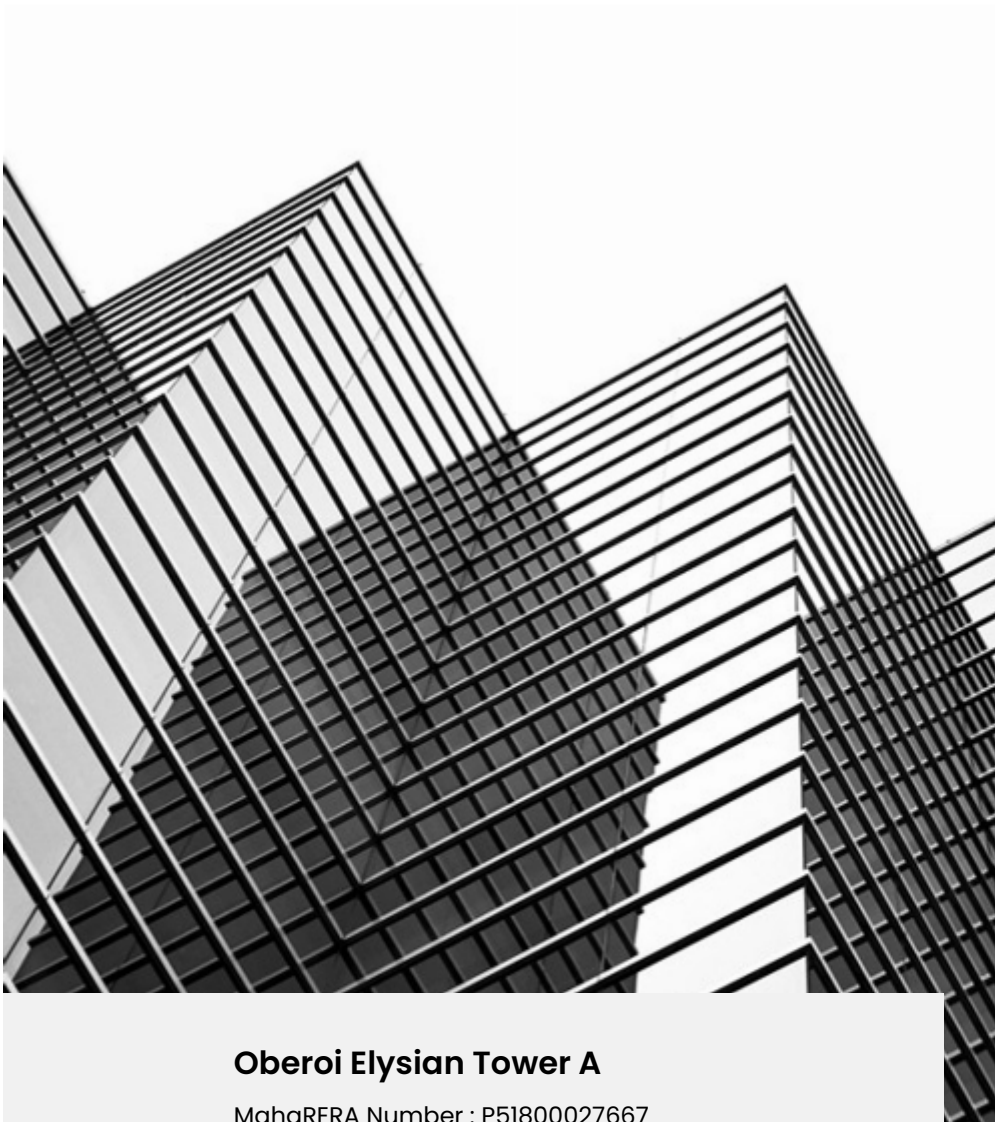


propscience.com

PROP REPORT



Obero Elysian Tower A

MahaRERA Number : P51800027667



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 Goregaon (East). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Ram Nagar Jc , Film City Complex , Igidr , Aarey Colony , Jai Bhim Nagar are the nearby Localities to Goregaon East.

Post Office	Police Station	Municipal Ward
Goregaon East	Aarey Police Station	Ward P South

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 305 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.8 Km**
- Virvani Bus Stop **150 Mtrs**
- Goregaon East Railway Station **1.8 Km**
- Western Express Highway **1.1 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute **9.3 Km**
- Oberoi International School **600 Mtrs**
- Oberoi Mall **1.1 Km**
- Oberoi Mall, Western Express Hwy, Yashodham, Goregaon, Mumbai, Maharashtra 400063 **1.70 Km**

LAND & APPROVALS

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

OBEROI ELYSIAN TOWER A

BUILDER & CONSULTANTS

Oberoi Realty is a well renowned builder in MMR with over thirty years of experience. The company has developed approximately 11.89 million sqft. They have completed over forty-two residential and commercial projects across Mumbai City. Some of their top selling projects include Oberoi Three Sixty West, Oberoi Elysian and Oberoi Esquire. It is listed on the Bombay Stock Exchange (BSE) and the National Stock Exchange (NSE).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

OBEROI ELYSIAN TOWER A

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	1497.08 Sqmt	3 BHK,4 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Spa,Senior Citizen Zone,Pet Friendly,Sit-out Area,Reflexology Park
Business & Hospitality	Visitor’s Room,Day Care,Restaurant / Cafe,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

OBEROI ELYSIAN TOWER A

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
------------	-----------------	--------------	-----------------	----------------	----------------

Tower A	7	70	6	3 BHK,4 BHK	420
First Habitable Floor					1st

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchers Lift,Auto Rescue Device (ARD)

OBEROI ELYSIAN TOWER A

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1737 - 1846 sqft
4 BHK	2400 sqft
Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

OBEROI ELYSIAN TOWER A

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 24750	INR 42990750	INR 49789825 to 52757350
4 BHK	INR 24750	INR 59400000	INR 67840000

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 2500000

Festive Offers	Bank Subvention Scheme (25:75) Developer Subvention Scheme (35:65) Pay 10:15:75 * 100% refund on Stamp Duty and Registration charges
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	2418	57	INR 109030928	INR 45091.37
October 2022	2418	56	INR 108400691	INR 44830.72
October 2022	1708	6	INR 53042249	INR 31055.18
October 2022	1852	42	INR 70487907	INR 38060.42
October 2022	3032	6	INR 83380000	INR 27500
October 2022	1708	7	INR 48180043	INR 28208.46
September 2022	1759	37	INR 70426022	INR 40037.53
September 2022	1852	43	INR 76851398	INR 41496.44
September 2022	1852	41	INR 75872399	INR 40967.82

September 2022	2418	55	INR 99311750	INR 41071.86
September 2022	1851	47	INR 72017000	INR 38907.08
September 2022	2418	54	INR 99577379	INR 41181.71
September 2022	1752	44	INR 73485535	INR 41943.8
September 2022	1759	34	INR 70078000	INR 39839.68
August 2022	1858	28	INR 81584211	INR 43909.69
August 2022	1848	39	INR 74742558	INR 40445.11
August 2022	1752	42	INR 72555339	INR 41412.86
August 2022	1765	32	INR 62695250	INR 35521.39
August 2022	1738	39	INR 70632094	INR 40639.87
July 2022	2418	52	INR 105879745	INR 43788.15

OBEROI ELYSIAN TOWER A

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	48
Connectivity	83
Infrastructure	72
Local Environment	83
Land & Approvals	58
Project	85
People	56
Amenities	84

Building	68
Layout	78
Interiors	73
Pricing	63
Total	71/100

OBEROI ELYSIAN TOWER A

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.