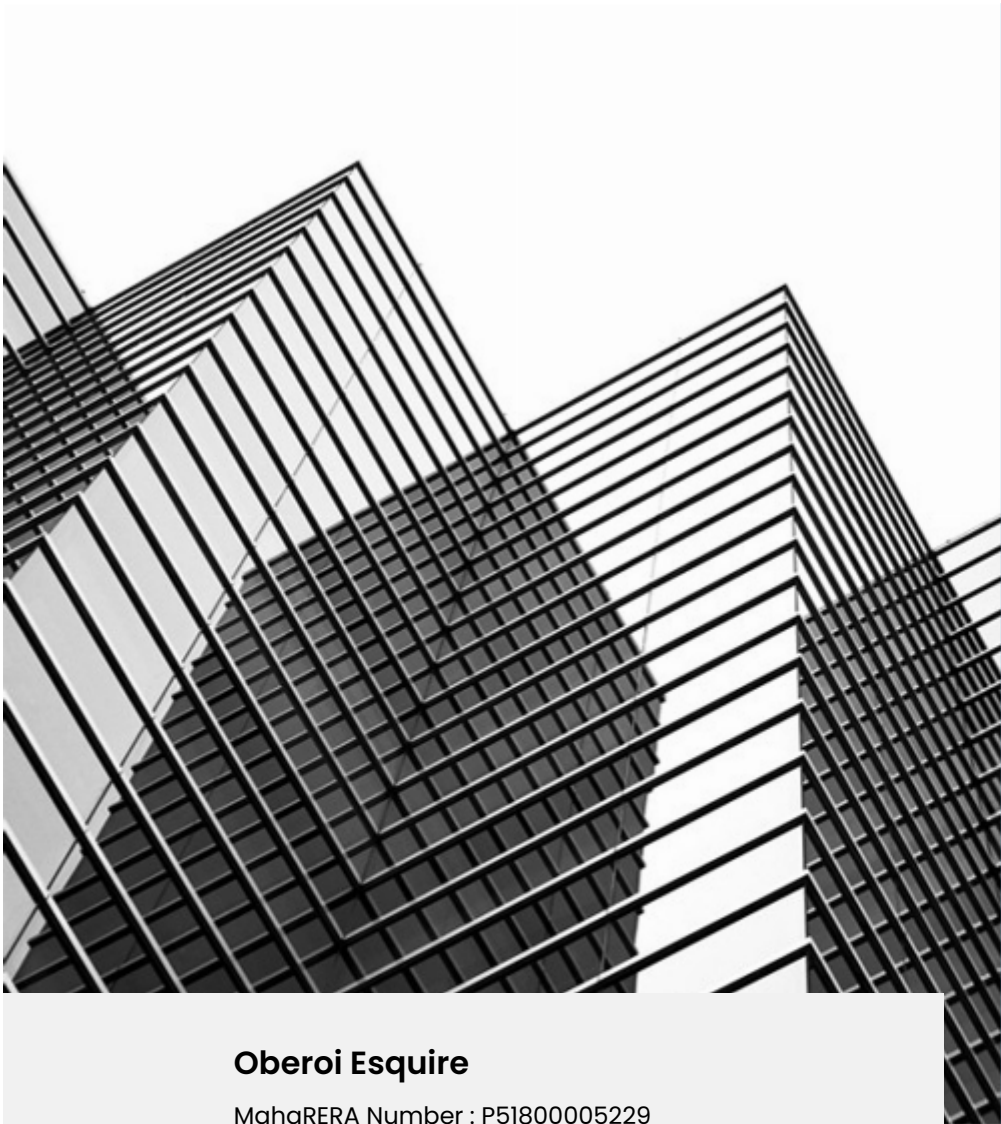


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PROP REPORT



Oberoï Esquire

MahaRERA Number : P51800005229



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 M East

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 186 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport **10.6 Km**
- Chhatrapati Shivaji Maharaj International Airport **10.8 Km**
- Oberoi Woods Bus Stop **100 Mtrs**
- Goregaon Railway Station **2.7 Km**
- Western Express Highway **150 Mtrs**
- Kapadia Multispeciality Hospital, Mahatma Gandhi Rd, Shri Nagar, Goregaon West, Mumbai, Maharashtra 400062 **4.1 Km**
- Oberoi International School **1.0 Km**
- Oberoi Mall **1.0 Km**
- Mamta Supermarket, Nagri Niwara Cooperative Housing Society, Goregaon, Mumbai, Maharashtra 400065 **2.4 Km**

LAND & APPROVALS

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

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

PROJECT & AMENITIES



Time Line	Size	Typography
Completed on 30th June, 2018	3306.78 Sqmt	3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium
Leisure	Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Visitor's Room,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	5	59	6	3 BHK,4 BHK	354
Tower B	5	59	6	3 BHK,4 BHK	354
Tower C	5	59	6	3 BHK,4 BHK	354
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)

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1367 - 1492 sqft

3 BHK	1367 - 1492 sqft
4 BHK	2053 - 2068 sqft
3 BHK	1367 - 1496 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble 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	Centralized Air Conditioning System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 25500	INR 34858500	INR 34858500 to 38148000
4 BHK	INR 25500	INR 52351500	INR 52351500 to 52734000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	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	Time 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.

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
March 2022	1961	NA	INR 85500000	INR 43600.2
February 2022	1330	14	INR 55000000	INR 41353.38
February 2022	1491	41	INR 40620782	INR 27243.99
January 2022	1491	51	INR 70967680	INR 47597.37
January 2022	1491	51	INR 64497485	INR 43257.87

January 2022	1491	45	INR 61772928	INR 41430.54
October 2021	1330	14	INR 50000000	INR 37593.98
October 2021	1491	40	INR 58238656	INR 39060.13
October 2021	1330	14	INR 50000000	INR 37593.98
September 2021	1367	30	INR 47500000	INR 34747.62
September 2021	1367	27	INR 51000000	INR 37307.97
September 2021	1491	44	INR 60000000	INR 40241.45
September 2021	1330	25	INR 52000000	INR 39097.74
August 2021	1491	44	INR 66545920	INR 44631.74
August 2021	1491	43	INR 60650240	INR 40677.56
August 2021	1491	44	INR 60142051	INR 40336.72

July 2021	1491	48	INR 67153990	INR 45039.56
July 2021	1491	37	INR 58204160	INR 39037
July 2021	1330	25	INR 48000000	INR 36090.23
June 2021	1491	38	INR 60000000	INR 40241.45

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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	78
Local Environment	90

Land & Approvals	70
Project	88
People	56
Amenities	76
Building	84
Layout	85
Interiors	73
Pricing	30
Total	72/100

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