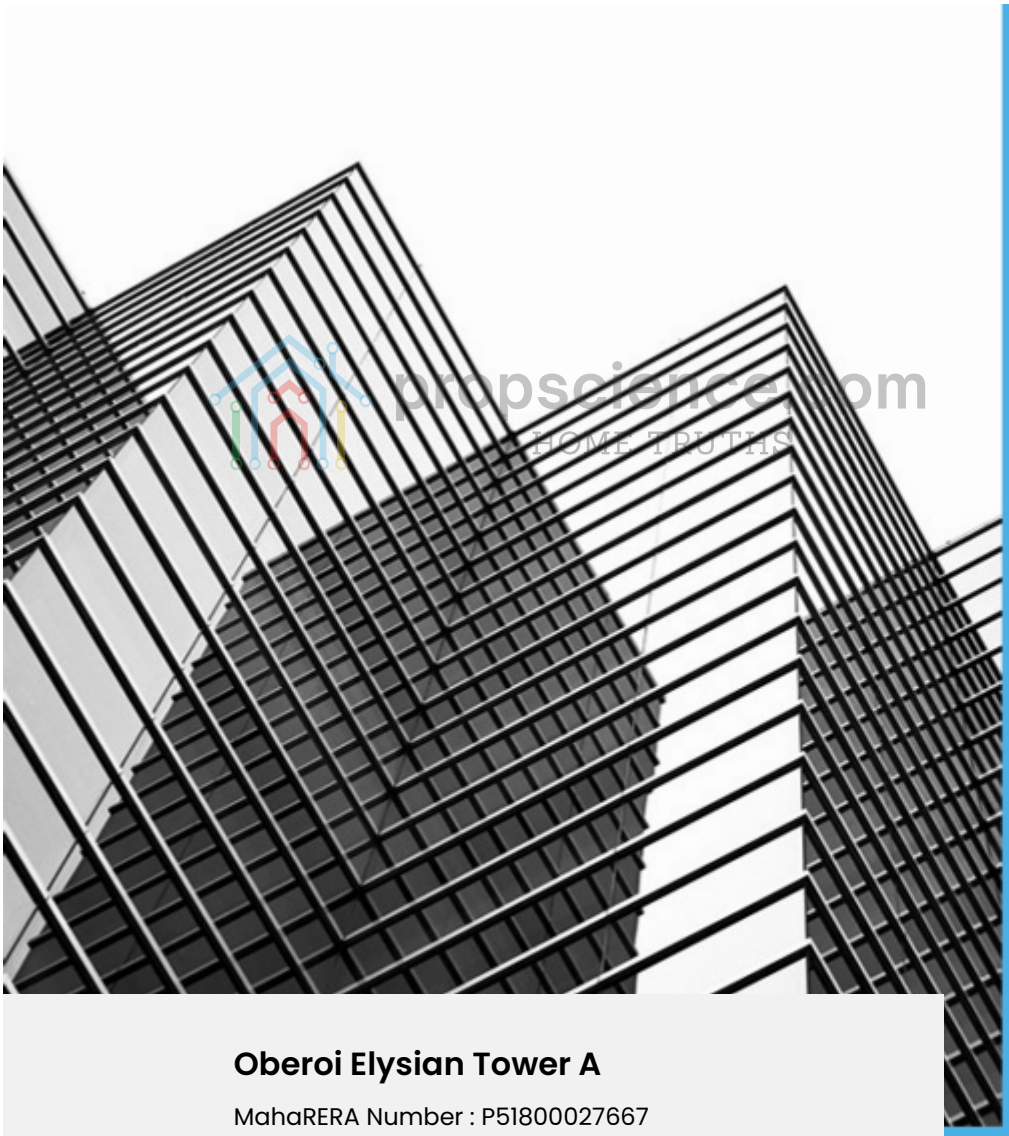
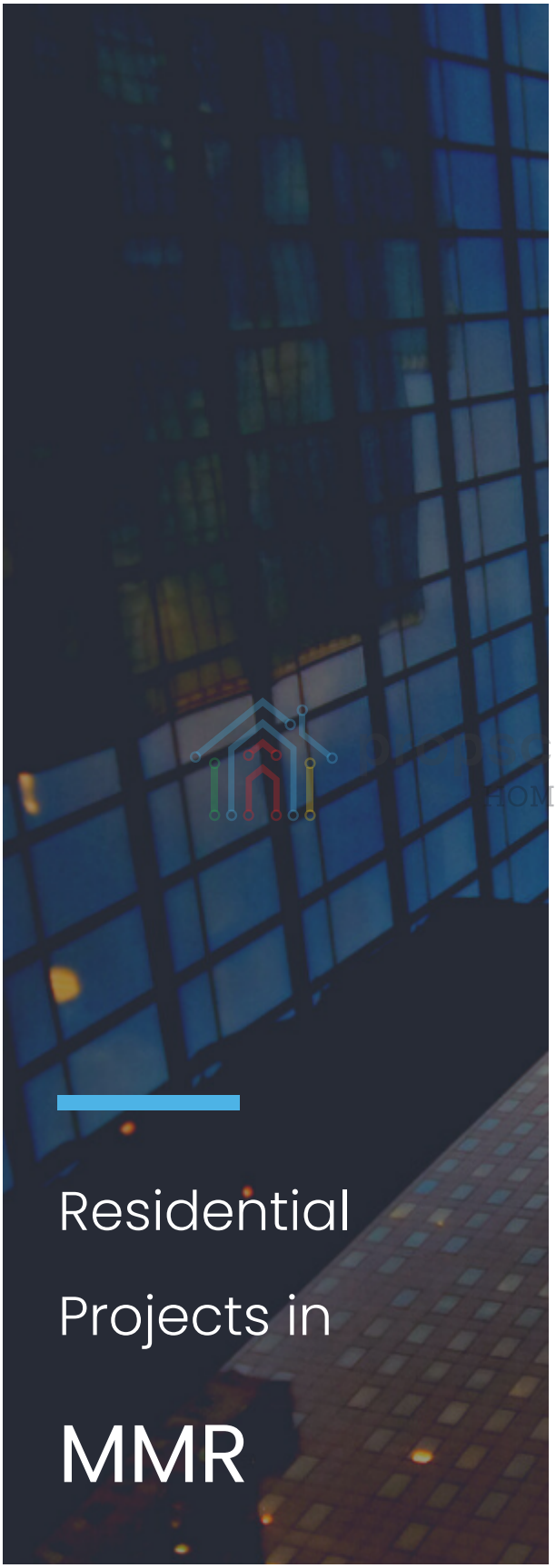
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PROP REPORT



Oberoi 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.

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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 Jjc , 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

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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

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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).

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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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

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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,Stretcher Lift,Auto Rescue Device (ARD)

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FLAT INTERIORS

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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

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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

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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.
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

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September 2022	1851	47	INR 72017000	INR 38907.08
September 2022	2418	55	INR 99311750	INR 41071.86
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

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

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

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