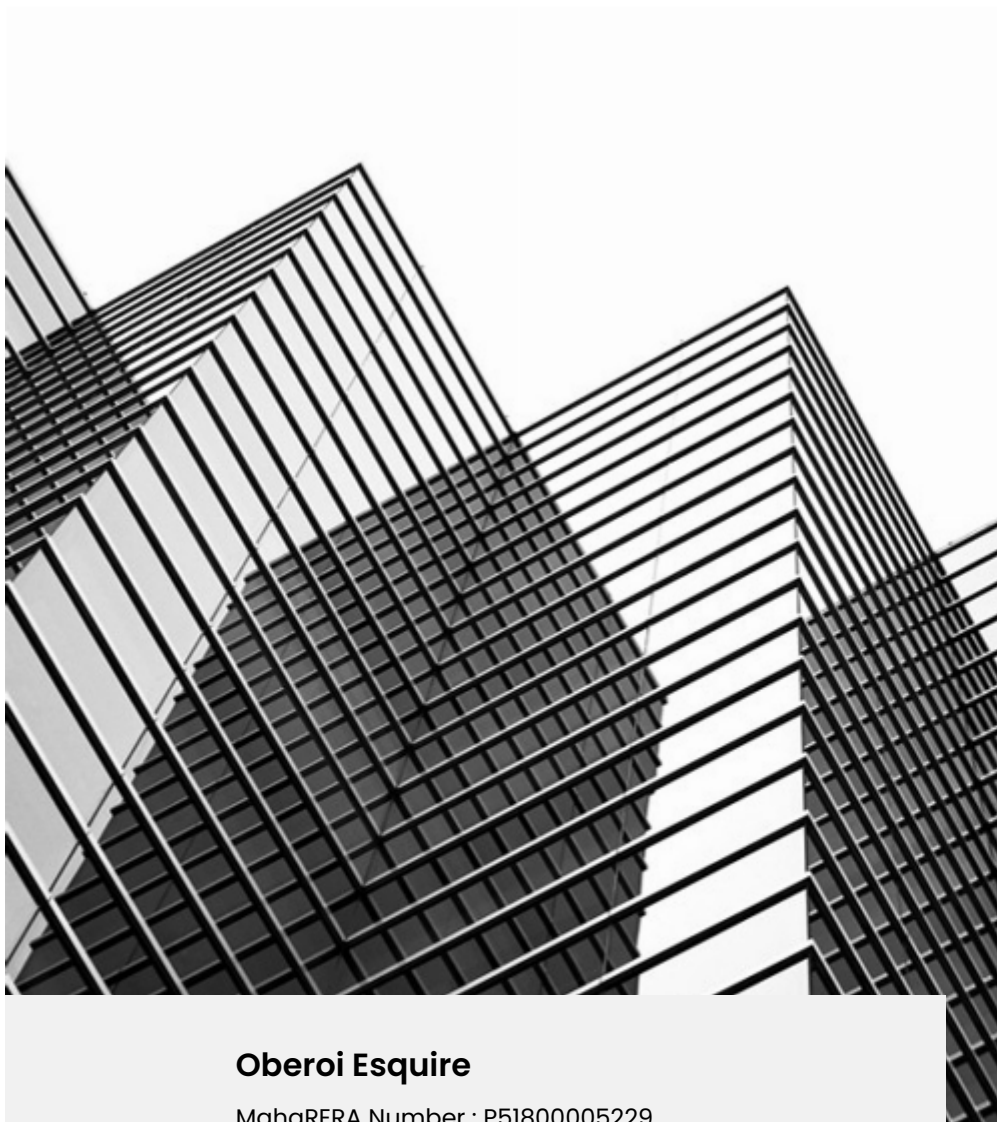


propscience.com

# PROP REPORT



**Oberoi 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

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

## Project Amenities

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

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## BUILDING LAYOUT

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| 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,Stretcher 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 |

|                                |  |
|--------------------------------|--|
| <b>Floor To Ceiling Height</b> | Greater than 10 feet                         |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 0%                | 5%                     | INR 30000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |
| NA                | INR 0                  | INR 0                |

|                       |   |
|-----------------------|---|
| <b>Festive Offers</b> | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>   | 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    |

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

|                             |               |
|-----------------------------|---------------|
| <b>Land &amp; Approvals</b> | 70            |
| <b>Project</b>              | 88            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 76            |
| <b>Building</b>             | 84            |
| <b>Layout</b>               | 85            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>72/100</b> |

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