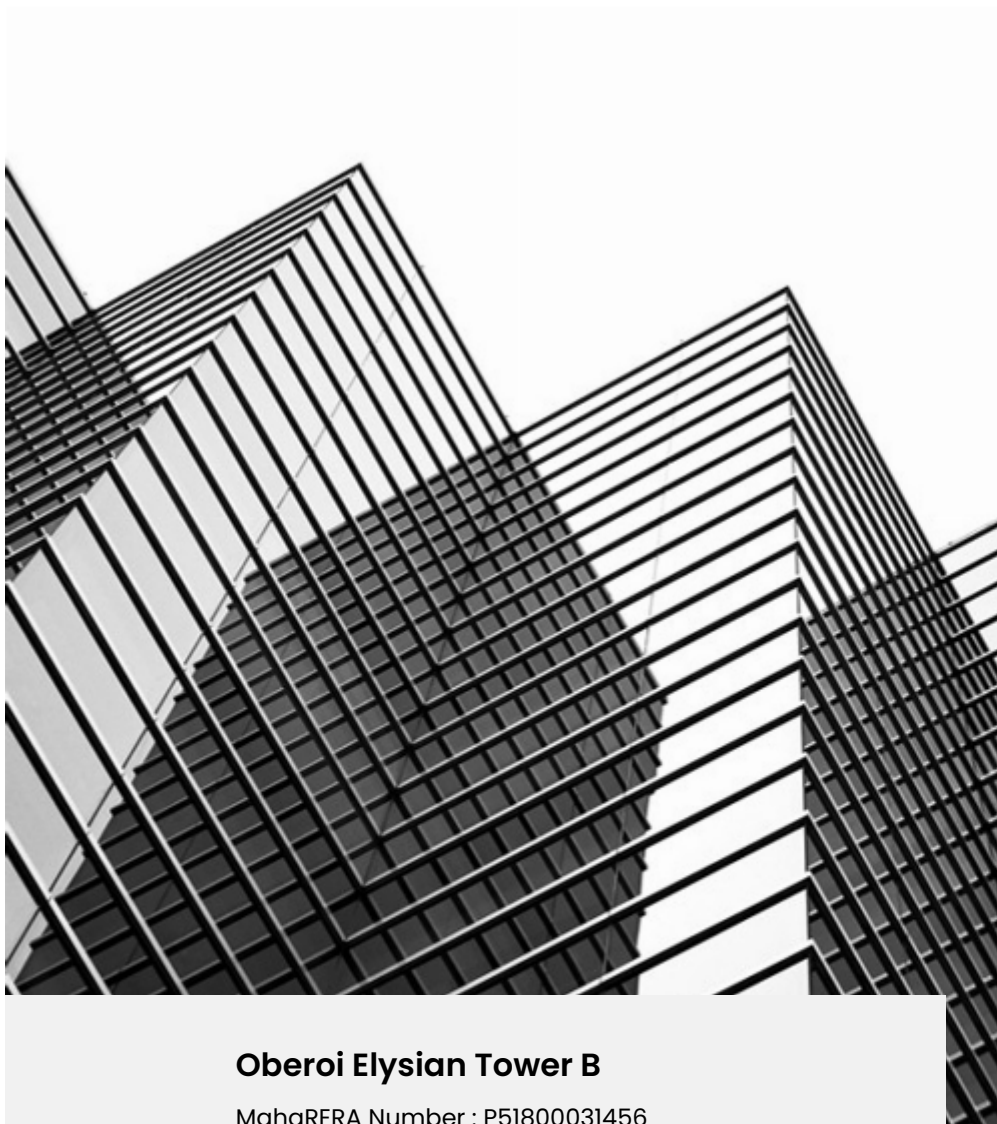


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PROP REPORT



Oberoi Elysian Tower B

MahaRERA Number : P51800031456



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 97 Satisfactory AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **9.40 Km**
- Aarey Bus Stop, Western Express Highway **120 Mtrs**
- Goregaon Railway station East **1.60 Km**
- Western Express Highway **50 Mtrs**
- Sanjeevani Hospital, Bhawani Chambers, Kedarmal Road Bhagwan Jain Temple Off, Rani Sati Marg, opposite to Sumtinath, Malad East, Mumbai, Maharashtra 400097 **2.90 Km**
- Oberoi International School - OGC Campus, 1, Mohan Gokhale Rd, Western Express Hwy, Yashodham, Goregaon, Mumbai, Maharashtra 400063 **550 Mtrs**
- Oberoi Mall, Western Express Hwy, Yashodham, Goregaon, Mumbai, Maharashtra 400063 **1.10 Km**
- Oberoi Mall, Western Express Hwy, Yashodham, Goregaon, Mumbai, Maharashtra 400063 **1.70 Km**

OBEROI ELYSIAN TOWER B

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).

Project Funded By	Architect	Civil Contractor
NA	NA	NA

OBEROI ELYSIAN TOWER B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	0.21 Acre	3 BHK,4 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
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Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Senior Citizen Zone,Deck Area,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Day Care,Party Lawn,Restaurant / Cafe,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Landscaped Gardens

OBEROI ELYSIAN TOWER B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Elysian Tower B	6	72	6	3 BHK,4 BHK	432

First Habitable Floor

7th Floor

Services & Safety

- **Security** : Security System / CCTV,Security Staff
- **Fire Safety** : Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1709 - 1769 sqft
4 BHK	3028 - 3047 sqft

Floor To Ceiling Height	Between 9 and 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,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors
HVAC Service	NA
Technology	NA

White Goods

NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 25500	INR 43579500	INR 43579500 to 45109500
4 BHK	INR 25724.38	INR 78382200	INR 78382200 to 78728000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	Builder is offering Bank Subvention scheme of 30 % and 70 %. i.e. 30% payment on booking and 70% at the time of possession. Also Developer subvention scheme is there of 40% and 60%. The price will be 28500 /sqft for 3BHK and 29000/- Sqft for 4BHK under subvention scheme with 250 floor rise.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank

Transaction History

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

OBEROI ELYSIAN TOWER B

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 B

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	86
Local Environment	100
Land & Approvals	44
Project	80
People	56
Amenities	64
Building	65
Layout	75
Interiors	73
Pricing	40
Total	68/100

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