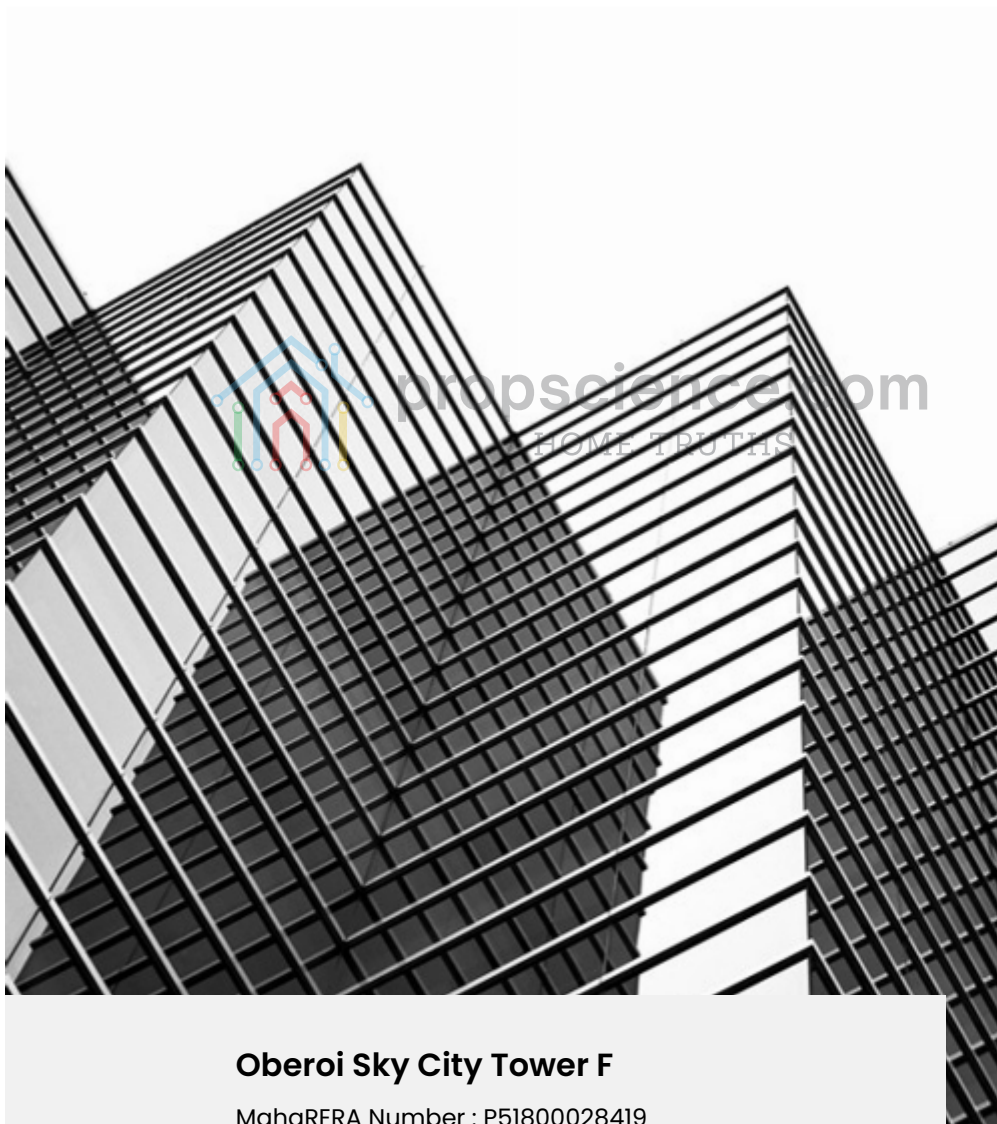


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PROP REPORT



Oberoi Sky City Tower F

MahaRERA Number : P51800028419



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 Borivali (East). Borivali is located at its north-western end of Mumbai and is a Gujarati dominated suburb. Recent real estate statistics show Borivali holds its recorded position as the primary residential zone of Mumbai. Borivali is an originating & terminating Railway Station for Mumbai Local Trains towards Churchgate in the South & Virar in the North.

Post Office	Police Station	Municipal Ward
Borivali East	Kasturba Police Station	Ward R Central

Neighborhood & Surroundings



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HOME TRUTHS

The locality is not prone to traffic jams. The air pollution levels are 136 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal IB **15.4 Km**
- Chhatrapati Shivaji International Airport **15.5 Km**
- Rajendra Nagar Bus Stop **700 Mtrs**
- Borivali Railway Station **2.1 Km**
- Western Express Highway **1.5 Km**
- Apex Multispecialty Hospital **550 Mtrs**
- Shri Shri Ravishankar Vidya Mandir **1.5 Km**
- Oberoi Mall **6 Km**
- Bhawani Super Market **400 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	2	1

OBEROI SKY CITY TOWER F

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 SKY CITY TOWER F

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2027	1037.33 Sqmt	3 BHK,Duplex,Studio

Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Steam Room,Senior Citizen Zone,Pet Friendly,Sit-out Area,Reflexology Park
 Business & Hospitality	Banquet Hall,Laundromat,Day Care,ATM / Bank Attached,Party Lawn,Restaurant / Cafe,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

OBEROI SKY CITY TOWER F

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sky City Tower F	5	66	7	3 BHK,Duplex,Studio	462

First Habitable Floor	1st
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Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Boom Barriers,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)

OBEROI SKY CITY TOWER F

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1278 - 1429 sqft
Duplex	2262 sqft

Studio	229 sqft
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Floor To Ceiling Height	Greater than 10 feet
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Views Available	Open Grounds / Landscape / Project Amenities
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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,False Ceiling,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Chimney & Hob,Modular Kitchen,Geyser,Air Conditioners

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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 23750	INR 30352500	INR 33867000 to 37868500
Duplex	INR 23750	INR 53722500	INR 59943000
Studio	INR 23750	INR 5438750	INR 6068500

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 0

Festive Offers	Developer Subvention & Bank Subvention 26500 PSF
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,PNB Housing Finance Ltd

Transaction History

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

OBEROI SKY CITY TOWER F

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	55
Connectivity	83
Infrastructure	72
Local Environment	90
Land & Approvals	64
Project	75
People	56

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HOME TRUTHS

Amenities	100
Building	71
Layout	76
Interiors	90
Pricing	63
Total	75/100

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HOME TRUTHS

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