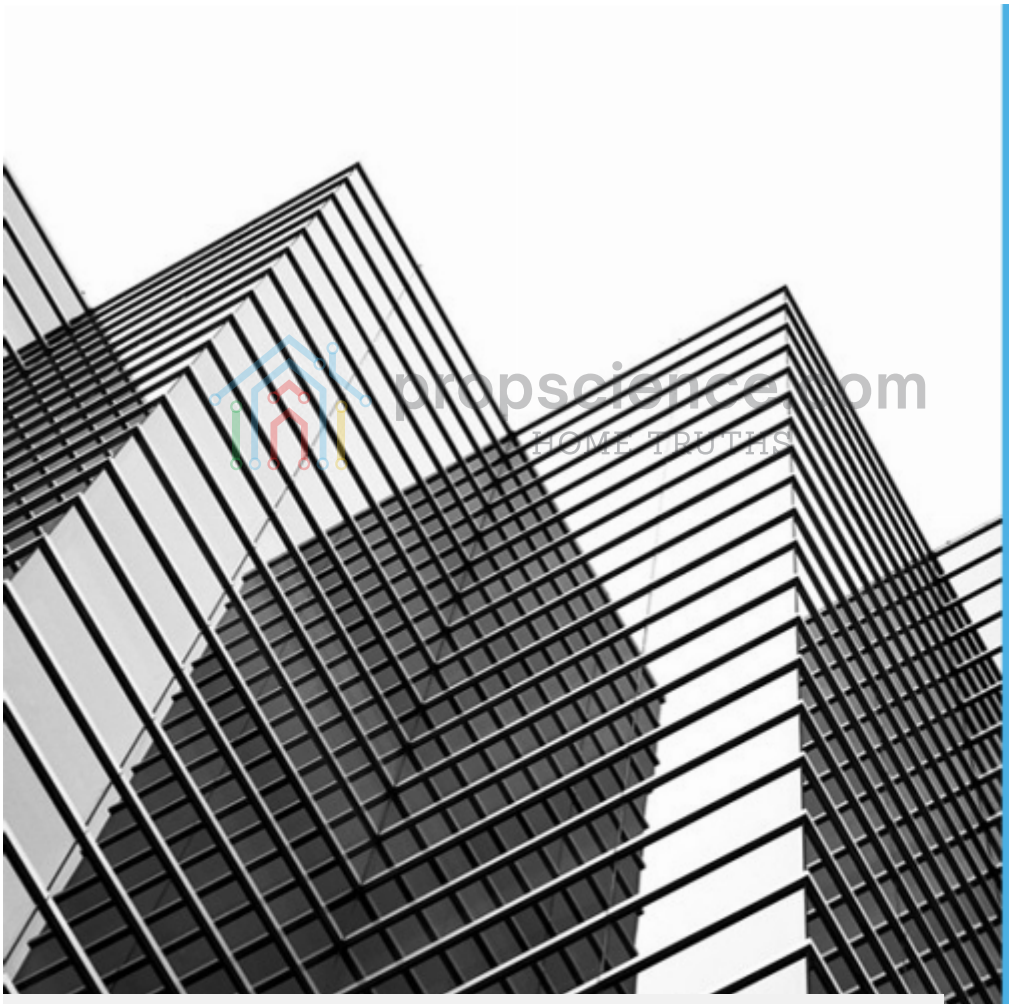
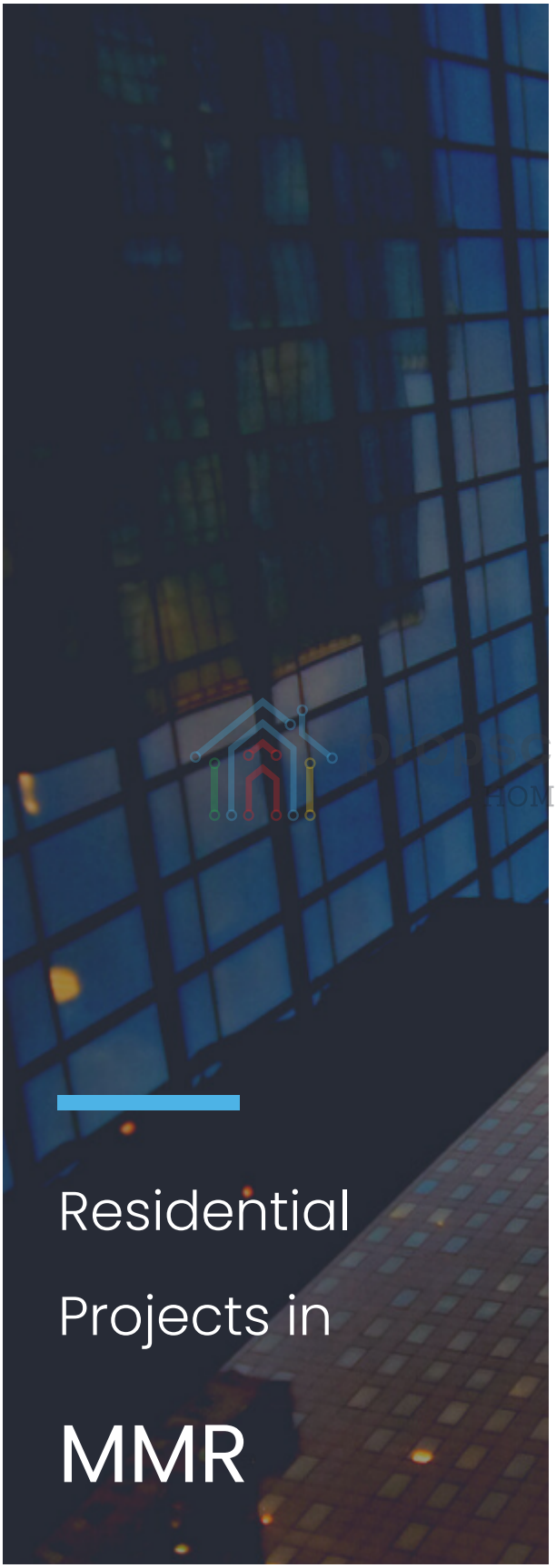
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PROP REPORT



Oberoi Enigma

MahaRERA Number : P51800002656



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

Post Office	Police Station	Municipal Ward
Mulund West	NA	Ward T

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Neighborhood & Surroundings

The locality is prone to traffic jams at all hours. The air pollution levels are 76 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **18.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **14.3 Km**
- P & T Colony Bus Stop **400 Mtrs**
- Mulund Railway Station **2.3 Km**
- Eastern Express Hwy, Maharashtra **6.1 Km**
- Fortis Hospital Mulund, Mulund Goregaon Link Rd, Nahur West, Industrial Area, Bhandup West, Mumbai, Maharashtra 400078 **1.7 Km**
- DAV International School **1.4 Km**
- R Mall, Lal Bahadur Shastri Rd, Kamgar Colony, Mulund West, Mumbai, Maharashtra 400080 **2.0 Km**
- STAR Market, Ground floor, Samridhi building, Pandit Madan Mohan Malaviya Rd, MTNL Colony, Keshav Pada, Mulund West, Mumbai, Maharashtra 400080 **230 Mtrs**

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LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
September 2022	NA	6

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	9 Acre	3 BHK,4 BHK

Project Amenities

Sports	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area

Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Laundromat,Party Lawn,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	6	60	6	3 BHK	360
Tower B	6	60	6	4 BHK	360

First Habitable Floor	2nd Floor

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Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** Sprinkler System,CNG / LPG Gas Leak Detector
- **Sanitation :** There are slums settlements near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1303 - 1415 sqft
4 BHK	1886 - 2130 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink

Finishing	Anodized Aluminum / UPVC Window Frames
HVAC Service	NA
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 31095.41	--	INR 41000000 to 44000000
4 BHK	INR 28366.91	--	INR 53500000 to 66300000

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

GST	Stamp Duty	Registration
1%	6%	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	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES Bank

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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.
March 2022	1886	NA	INR 49498200	INR 26245.07

March 2022	1433	19	INR 29693791	INR 20721.42
February 2022	1415	34	INR 40698888	INR 28762.47
February 2022	1415	33	INR 40627361	INR 28711.92
January 2022	1415	48	INR 41700267	INR 29470.15
January 2022	2130	42	INR 61721776	INR 28977.36
January 2022	1886	8	INR 47376143	INR 25119.91
December 2021	1303	19	INR 30765075	INR 23610.96
December 2021	2130	27	INR 60326000	INR 28322.07
December 2021	1415	36	INR 40841942	INR 28863.56
November 2021	2130	33	INR 61628000	INR 28933.33

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November 2021	1415	34	INR 39268347	INR 27751.48
November 2021	2130	51	INR 62181000	INR 29192.96
October 2021	2130	34	INR 61736500	INR 28984.27
October 2021	2130	40	INR 62387500	INR 29289.91
October 2021	1415	40	INR 41128050	INR 29065.76
September 2021	1415	47	INR 40198199	INR 28408.62
September 2021	2130	54	INR 63005418	INR 29580.01
September 2021	2130	49	INR 61194000	INR 28729.58
August 2021	2130	48	INR 60217500	INR 28271.13

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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	55
Connectivity	65
Infrastructure	86
Local Environment	63
Land & Approvals	56
Project	80
People	56
Amenities	70

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Building	81
Layout	75
Interiors	63
Pricing	40
Total	**66/100**

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