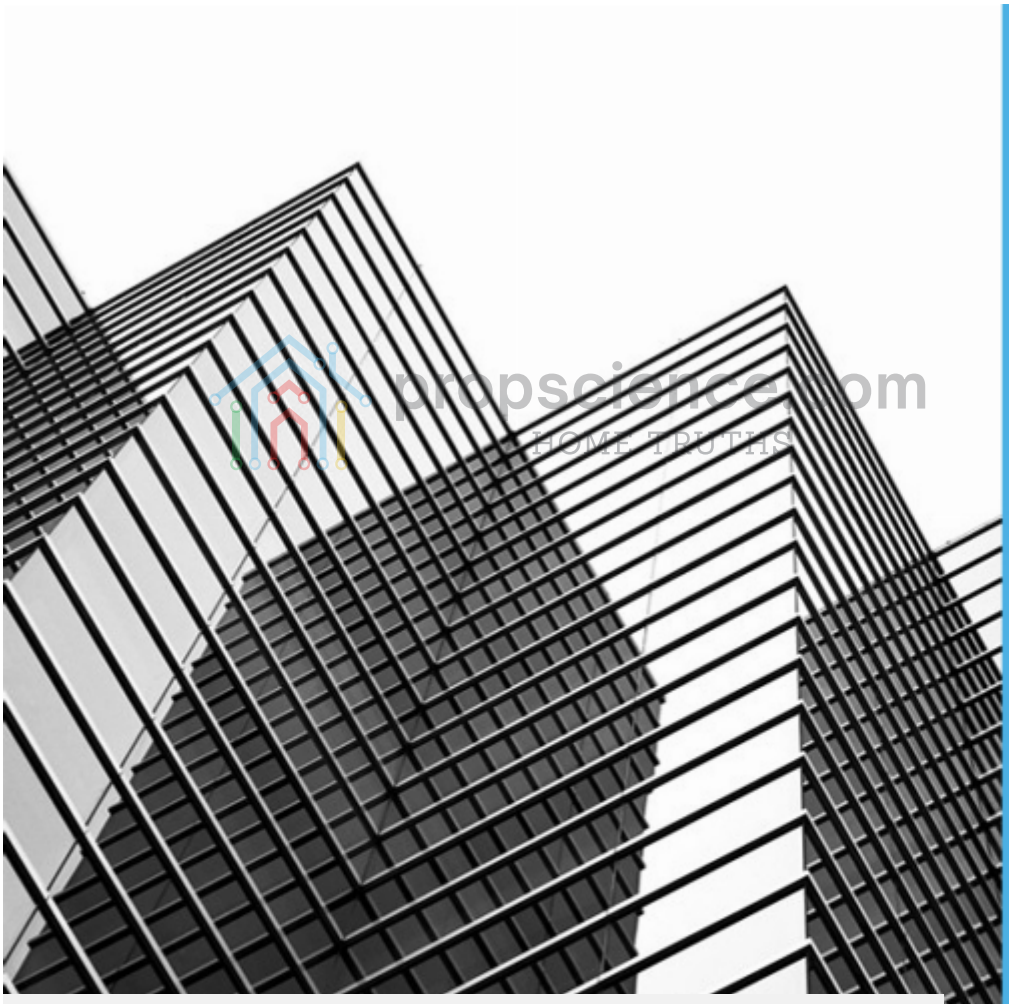
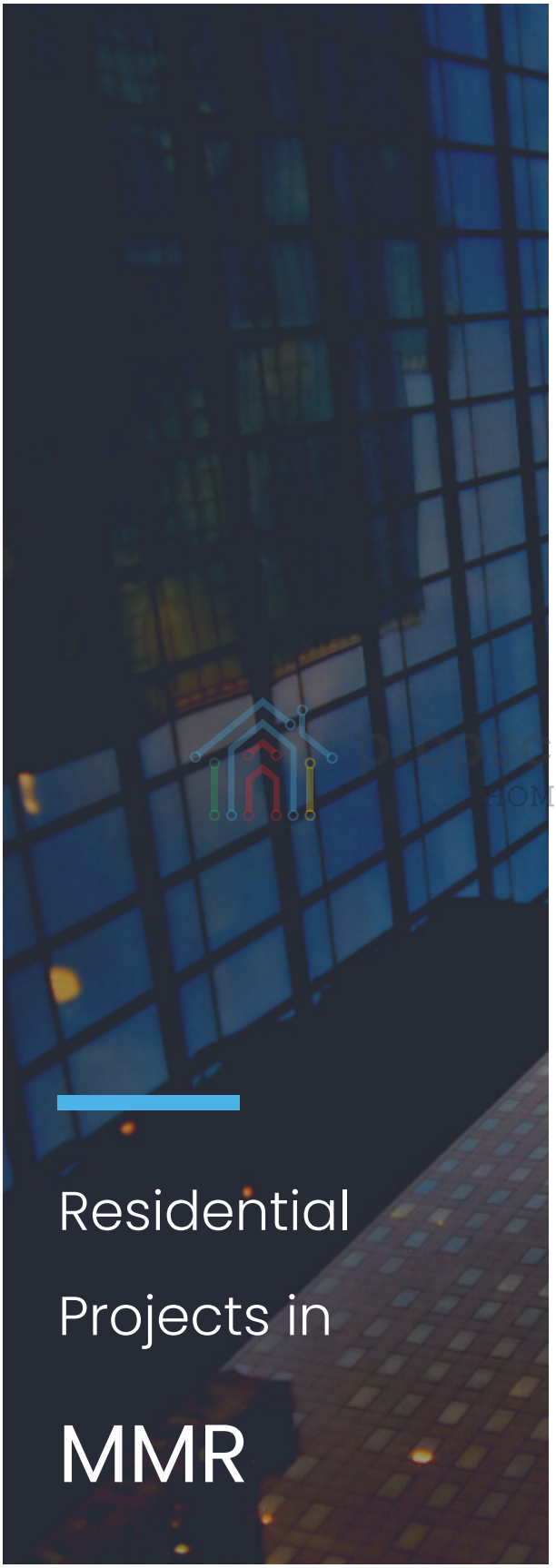
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PROP REPORT



Oberoi Sky City Towers A to D

MahaRERA Number : P51800003582



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 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
Rajendra Nagar	Kasturba Police Station	Ward R Central

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HOME TRUTHS

Neighborhood & Surroundings

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 1B **15.4 Km**
- Chhatrapati Shivaji International Airport **15.6 Km**
- Rajendra Nagar Bus Stop **700 Mtrs**
- Borivali Railway Station **2.1 Km**
- Western Express Highway **1.5 Km**
- Apex Multispecialty Hospital **260 Mtrs**
- Shri Shri Ravishankar Vidya Mandir **1.8 Km**
- Oberoi Mall **7.4 Km**
- Bhawani Super Market **250 Mtrs**

OBEROI SKY CITY TOWERS
A TO D

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2022	2	3

OBEROI SKY CITY TOWERS
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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	Larsen & Toubro Limited

OBEROI SKY CITY TOWERS
A TO D

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2023	3619.32 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

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	5	64	6	3 BHK,Duplex,Studio	384
Wing B	5	64	6	3 BHK,Duplex,Studio	384
Wing C	5	64	6	3 BHK,Duplex,Studio	384
Wing D	5	64	6	3 BHK,Duplex,Studio	384

First Habitable Floor	4th

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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 TOWERS

A TO D

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1073 - 1388 sqft
Duplex	1743 - 1764 sqft
3 BHK	1073 - 1339 sqft
Studio	252 sqft
3 BHK	1073 - 1699 sqft
Duplex	1854 - 1875 sqft
Studio	252 sqft
3 BHK	1073 - 1102 sqft
Studio	252 sqft
Duplex	1854 sqft

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Floor To Ceiling Height	Greater than 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,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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OBEROI SKY CITY TOWERS A TO D

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 24500	INR 26288500	INR 26288500 to 41625500
Duplex	INR 24500	INR 42703500	INR 42703500 to 45937500
Studio	INR 24500	INR 6174000	INR 6174000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000

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Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	Scheme (Developer Subvention & Bank Subvention) - 26500 PSF Builder's subvention scheme of 10:15:75.
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 TOWERS A TO D

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.

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Category	Score
Place	55
Connectivity	83
Infrastructure	72
Local Environment	90
Land & Approvals	70
Project	73

People	74
Amenities	100
Building	71
Layout	71
Interiors	90
Pricing	63
Total	**76/100**

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