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PROP REPORT



Oberoi Eternia

MahaRERA Number : P51800006141



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 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 HOME TRUTHS

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

- TI, 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  propscience.com
HOME TRUTHS

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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2021	3367.08 Sqmt	3 BHK


Project Amenities

Sports	Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
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Leisure	Amphitheatre, Yoga Room / Zone, Steam Room, Spa, Library / Reading Room, Senior Citizen Zone, Sit-out Area, Reflexology Park
Business & Hospitality	Laundromat, Party Lawn, Restaurant / Cafe, Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting, Landscaped Gardens, Charging Ports - Electrical Cars

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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	3 BHK	360
Tower C	6	60	6	3 BHK	360
Tower D	6	60	6	3 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	912 - 1091 sqft
3 BHK	912 - 1204 sqft
3 BHK	912 - 1204 sqft
3 BHK	912 - 1091 sqft

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

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	Modular Kitchen,Air Conditioners

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COMMERCIALS



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Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	--	--	INR 26900000 to 35600000

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.
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Payment Plan	Construction Linked Payment
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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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HOME TRUTHS

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.
December 2022	1091	33	INR 32852050	INR 30111.87

December 2022	1091	49	INR 33753650	INR 30938.27
December 2022	1091	48	INR 33222168	INR 30451.12
December 2022	1049	26	INR 28742600	INR 27400
December 2022	912	27	INR 24771329	INR 27161.54
November 2022	932	46	INR 26841600	INR 28800
November 2022	1092	42	INR 32611058	INR 29863.61
November 2022	1049	30	INR 29372000	INR 28000
November 2022	932	35	INR 25957761	INR 27851.67
November 2022	1091	44	INR 31888837	INR 29229
October 2022	1049	30	INR 28957855	INR 27605.2



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October 2022	1091	43	INR 31833282	INR 29178.08
October 2022	1091	49	INR 32166615	INR 29483.61
September 2022	932	34	INR 25911818	INR 27802.38
September 2022	1049	20	INR 25380960	INR 24195.39
September 2022	1049	29	INR 28802724	INR 27457.32
August 2022	1091	36	INR 32277726	INR 29585.45
August 2022	1091	43	INR 31833282	INR 29178.08
August 2022	1049	13	INR 27483800	INR 26200
July 2022	1049	16	INR 26211000	INR 24986.65

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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	76
Building	81
Layout	60
Interiors	45



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HOME TRUTHS

Pricing	40
Total	63/100

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