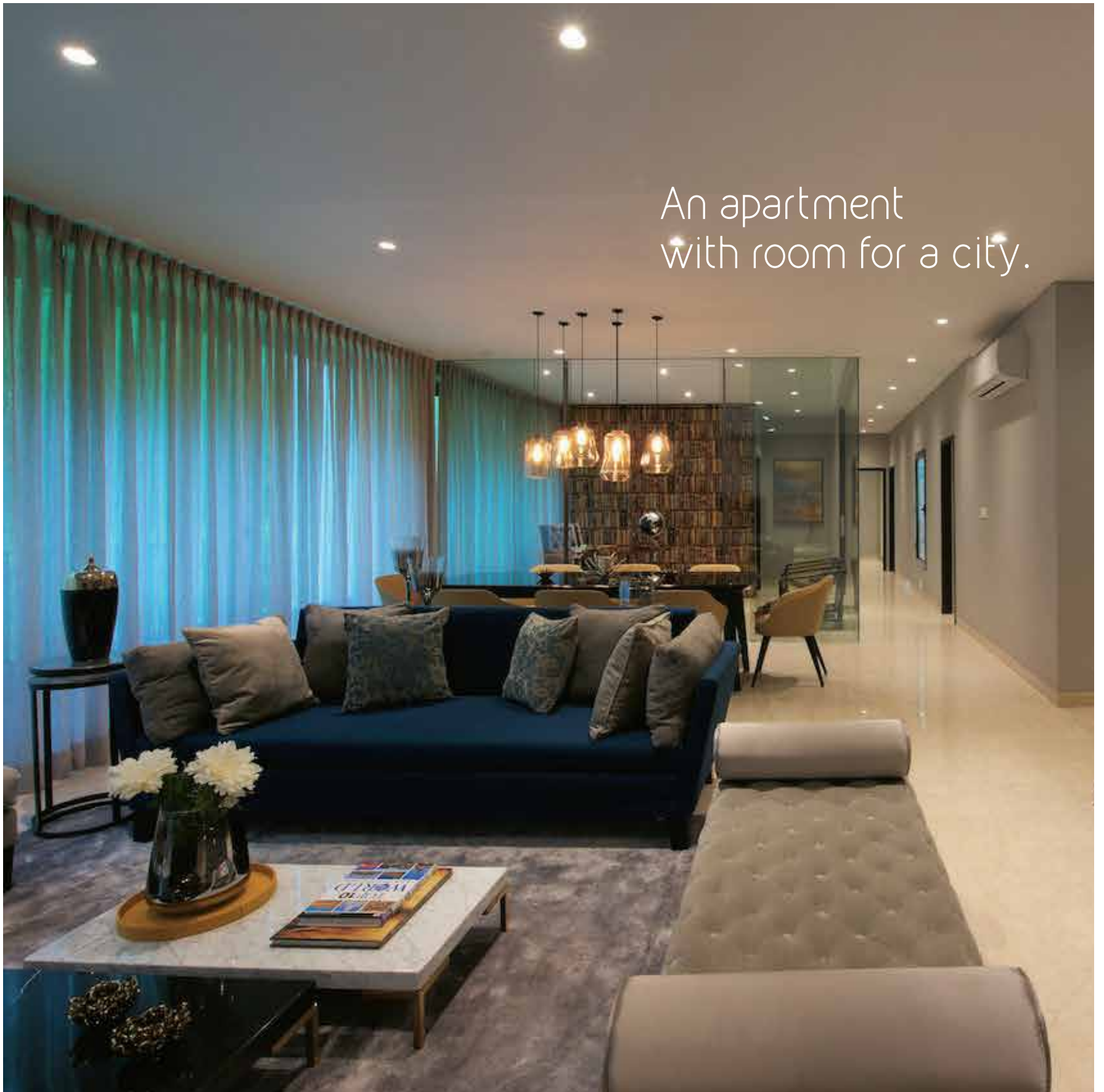


An apartment
with room for a city.





Welcome to Esquire. At Oberoi Garden City, Goregaon.

Esquire stands in a place where nature, glamour and the future intersect. Experience good living in spacious 3 and 4 BHK apartments as the lush acres provide a welcome distraction from the hustle and bustle of the city. The sprawling recreational facilities blend in perfect harmony with the finest from the world of education, shopping and dining. So you don't just live here but enjoy the world around.





Accommodates every comfort, mood, whim and fancy.

An apartment that expands beyond four walls to encompass an entire city. That's Esquire at Oberoi Garden City. Built to uncompromising international standards, each of the 3 high-rise towers are an example of modern living at its finest. Amenities include:

- Landscaped Garden
- Entrance Lobby with High Ceiling
- CCTV in Select Common Areas
- Children's Play Area
- Jogging Track
- Squash Courts
- Futsal Court
- Tennis / Multipurpose Court
- Skating Rink
- Swimming Pool
- Kids' Pool
- Pool Deck
- Gymnasium
- Yoga / Activity Room
- Multipurpose Hall
- High Speed Elevators
- Back-up Generator for Emergency Power

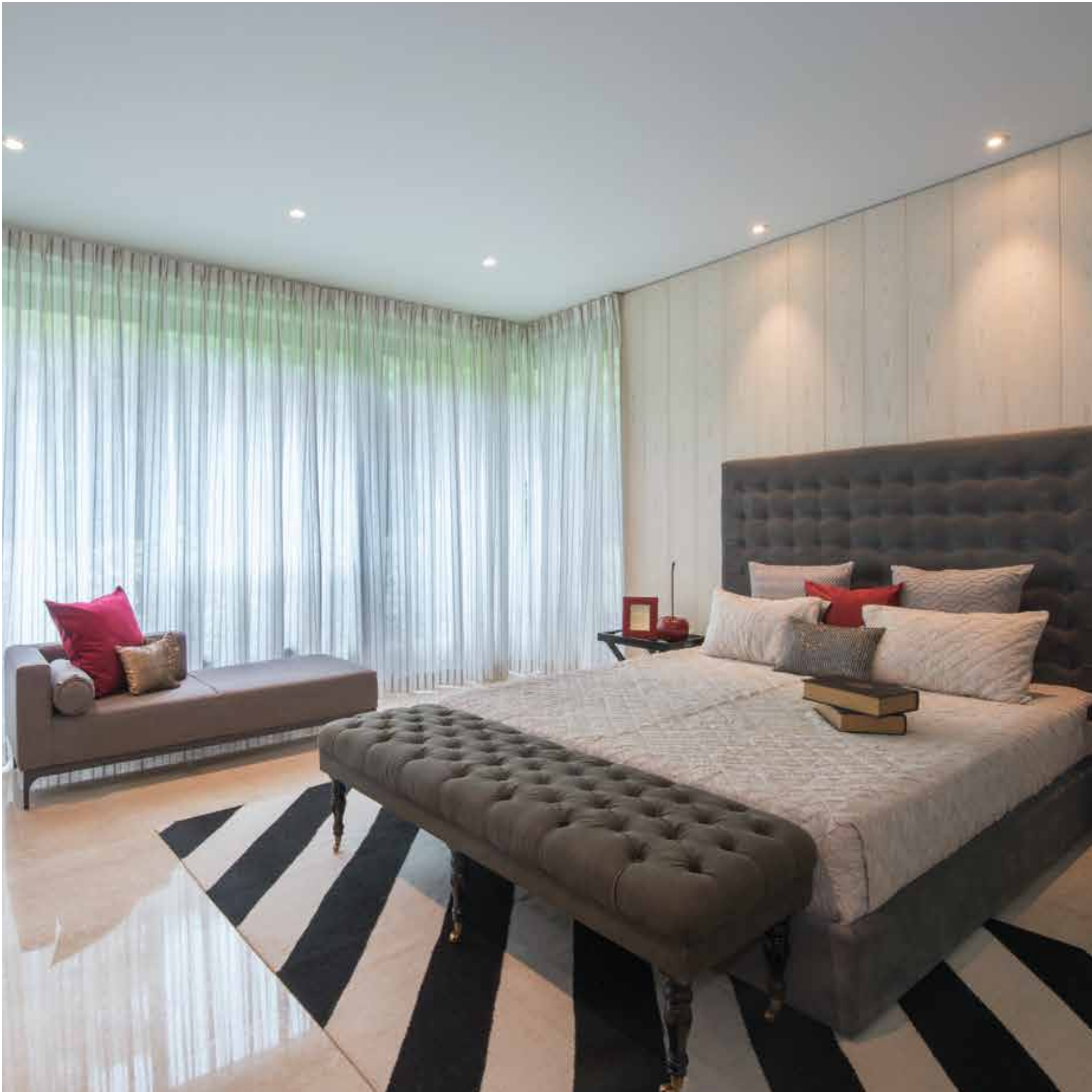




A thousand doors, all next door.

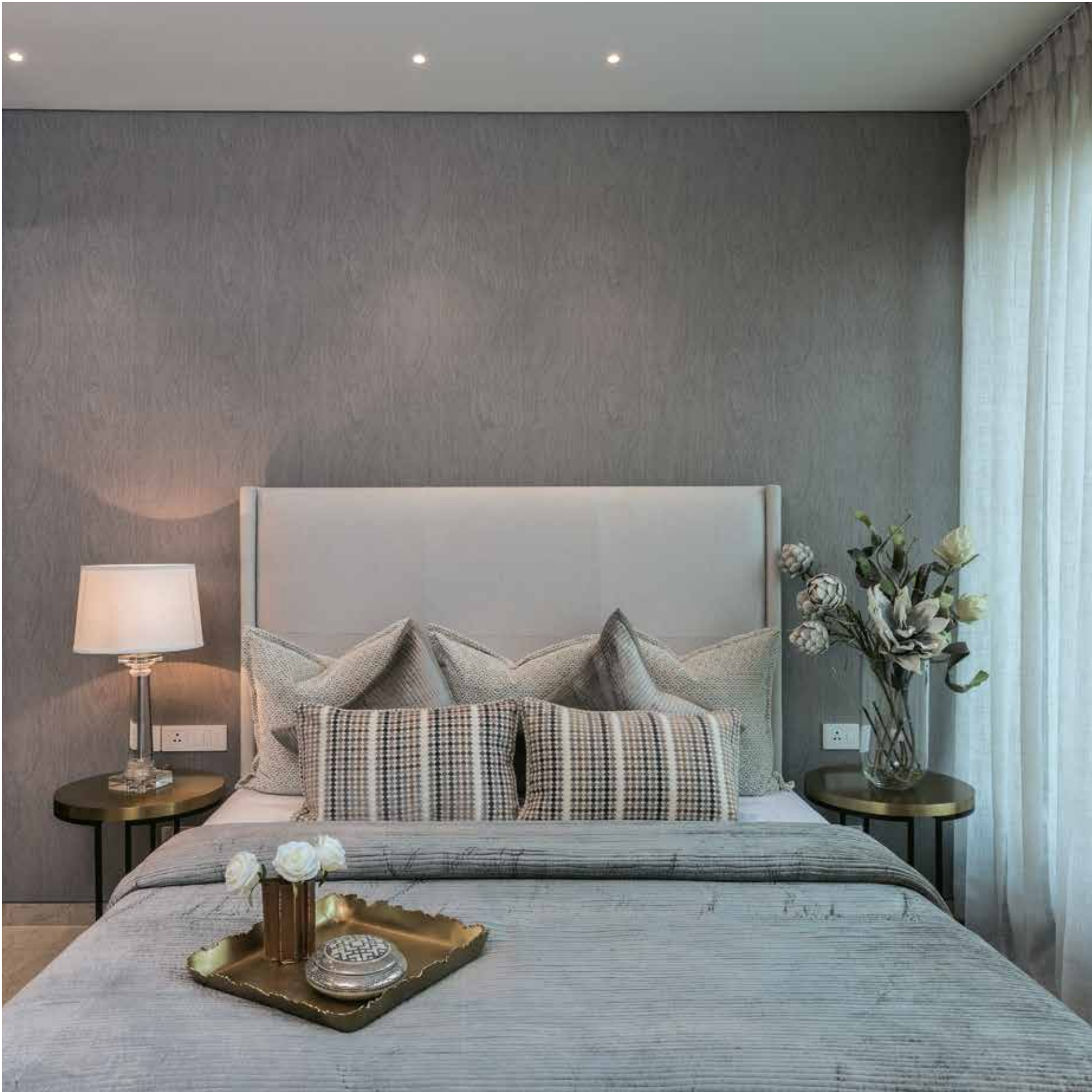
Everything is conveniently located in Esquire. So, owning an apartment here lets you be a part of the Oberoi Garden City ecosystem which comprises of the Oberoi International School* and Oberoi Mall* - where you can browse and shop for the biggest international and national brands. There is also The Westin Mumbai Garden City*, one of the city's premier five star hotels, along with Commerz and Commerz II which are premium office spaces. Mixing business and pleasure was never this easy. It is situated off the Western Express Highway, close to the proposed Mumbai Metro station, and is near to the airport. This ensures lesser travel times, easy connectivity and more time spent with your family. So, you simply have to step out to visit the world.

*This document makes no warranty, representation or undertaking, whether expressed or implied, with regard to admission, offers, and/or services provided by Oberoi International School or Oberoi Mall or The Westin Mumbai Garden City in any manner whatsoever



It's all in the details.

- Imported marble flooring for living, dining, kitchen and all bedrooms
- Vitrified/ceramic tiles for bathroom flooring and dado
- Wash basin counters
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Kitchen platform with stainless steel sink and drain board
- Imported marble for master bathroom flooring and dado
- Anti-skid tiles in the balcony areas (wherever applicable)
- Aluminium windows
- Concealed plumbing
- Branded C.P. fittings
- Branded electrical switches
- Video door phone
- Laminated flush doors



Oberoi Realty

Oberoi Realty is one of India's leading real-estate development companies, headquartered in Mumbai. With nearly three decades of experience, today it has become an established name with a track-record of developing innovative projects emphasizing on contemporary architecture, strong project execution and quality construction. With an aim to build aspirational developments with distinctive designs, functionality and finishes, Oberoi Realty continues to evolve as a company and create spaces that enhance the customer's lifestyle. While its primary focus is on residential projects, it has a diversified portfolio of projects covering every key segment of the real-estate market.

The company believes that when building world-class edifices, it needs to tap into the world's leading talent in the field. That's why it has collaborated with a pool of talents like Eco-id and Larsen & Toubro for its various projects.

Eco-id

Eco-id Architects Pte. Limited is a multi-disciplinary architectural practice that has been established in 1996. Founded by two architects, Mr. Sim Boon Yang and Mr. Calvin Sim, they have since captured international reputation with award-winning projects such as W Resort in Maldives, The Conrad Koh Samui and The Ritz-Carlton Residencies in Singapore. Eco-id is headquartered in Singapore and has offices in Bangkok, Thailand and Guangzhou, China.

Larsen & Toubro

With a record of over 70 years, L&T is not only the largest construction company in India but is also one amongst the top international contractors globally. Signature project: Exquisite by Oberoi Realty, Mumbai; and Oberoi Mall, Mumbai.



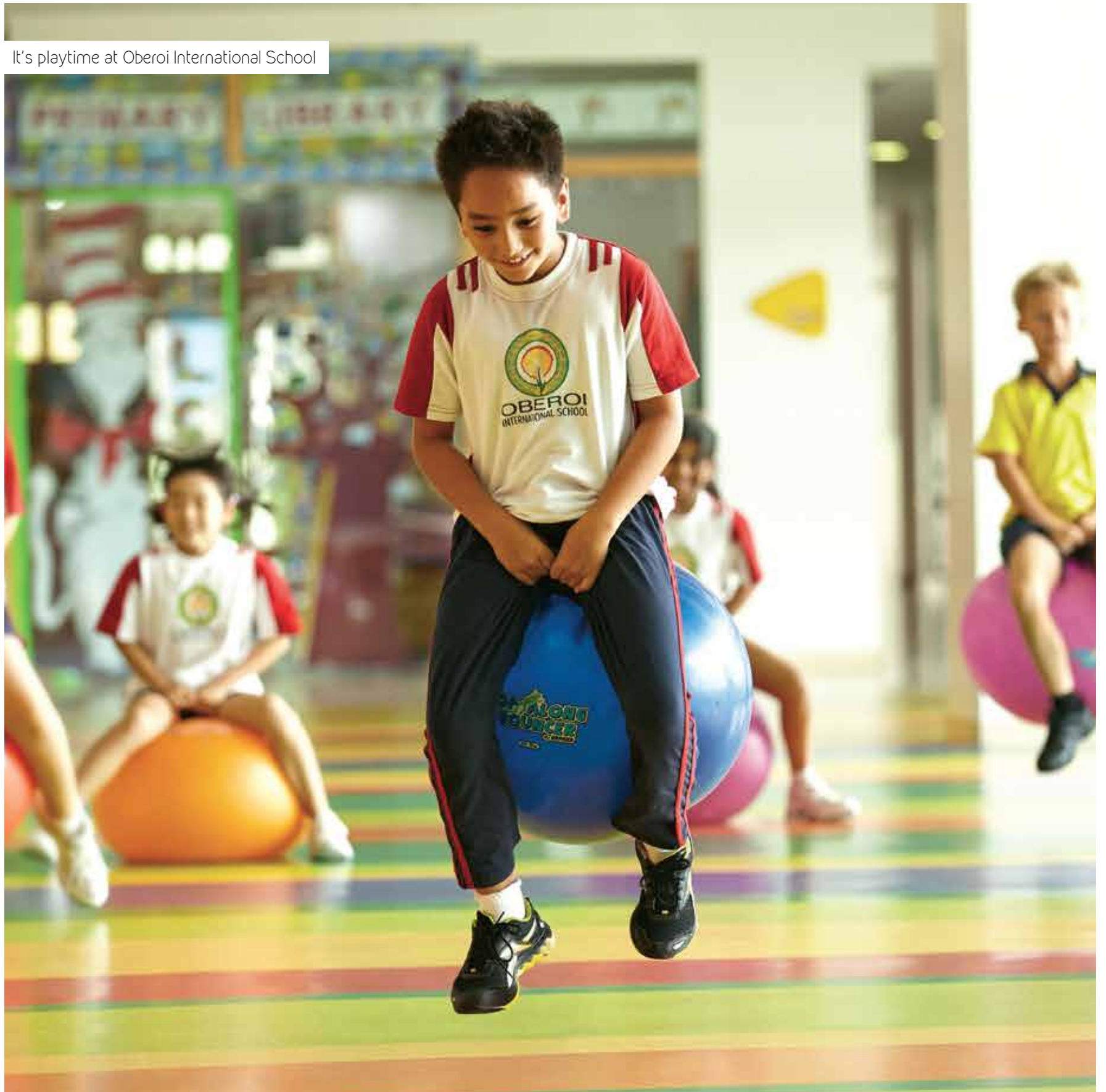
Location plan



This document is a pictorial, indicative and selective representation of certain elements present/that may be present in and around Mumbai City/project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown on this location map. These landmarks/locations may be subject to change from time to time and such changes are completely outside the control of the Developer. For detailed disclaimers refer to the page "Disclaimers" (page no. 28) all of which are deemed to be incorporated herein.

Life at Oberoi Garden City.

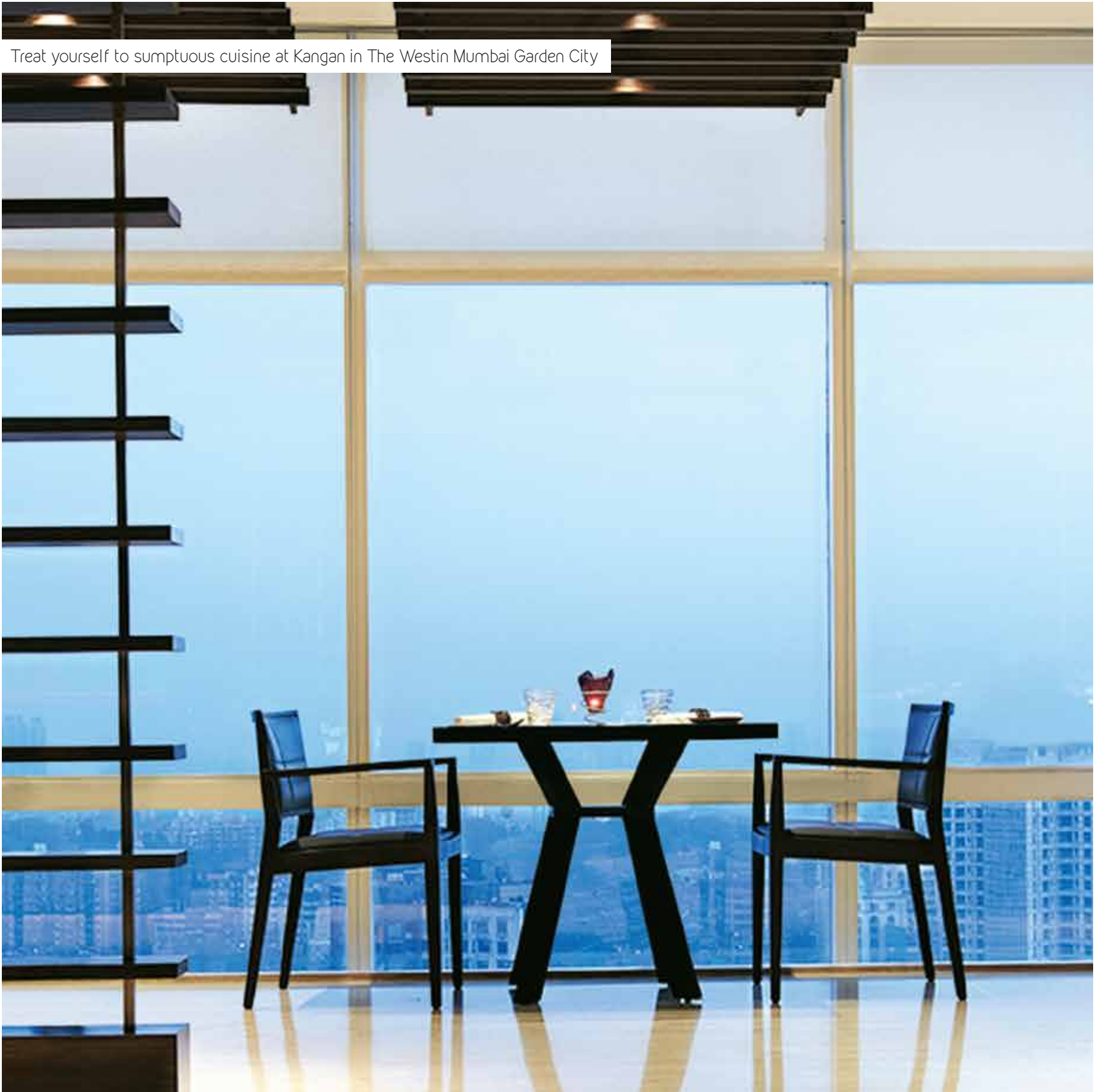
It's playtime at Oberoi International School



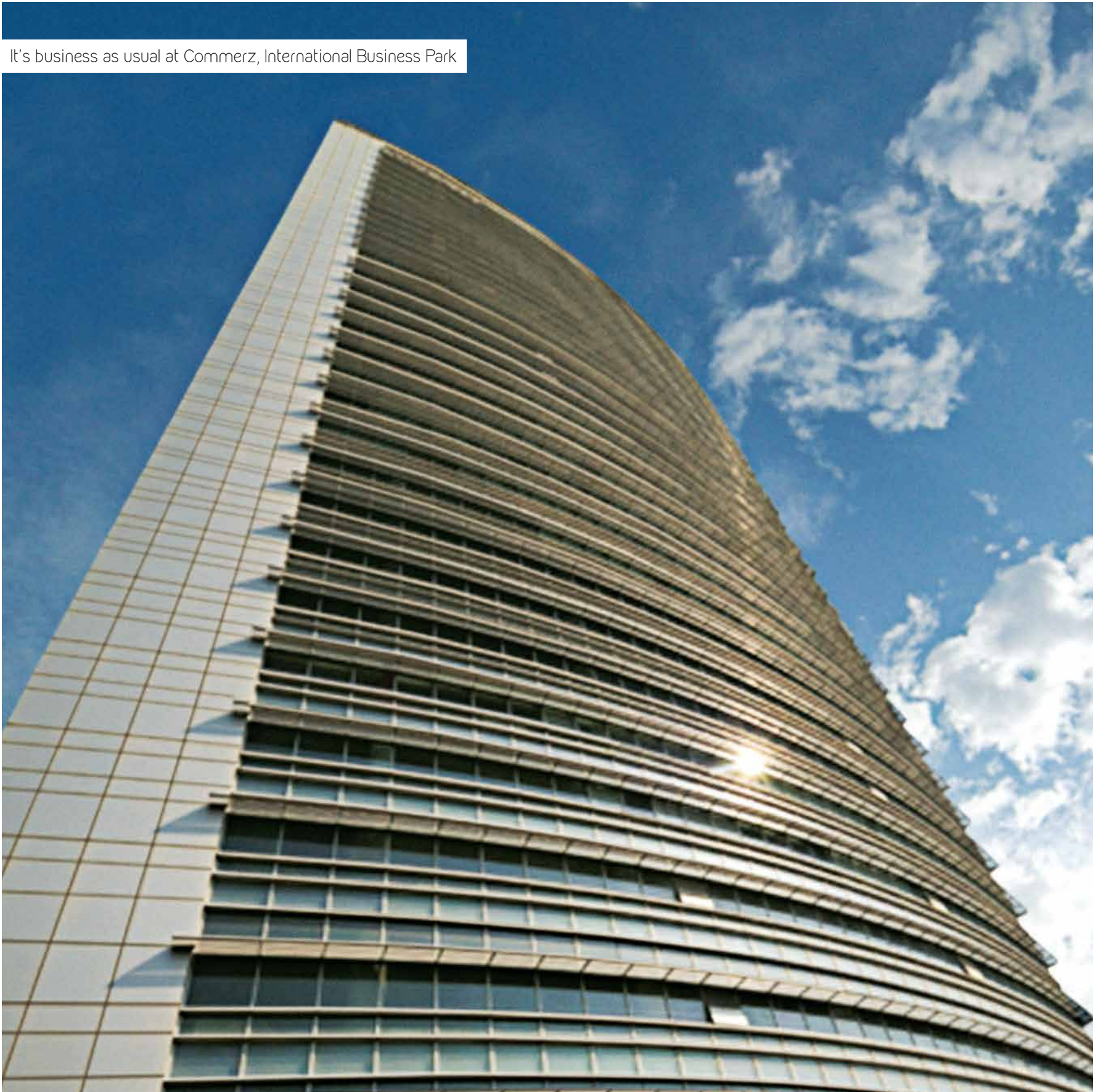
Creating tomorrow's leaders at the Oberoi International School



Treat yourself to sumptuous cuisine at Kangan in The Westin Mumbai Garden City



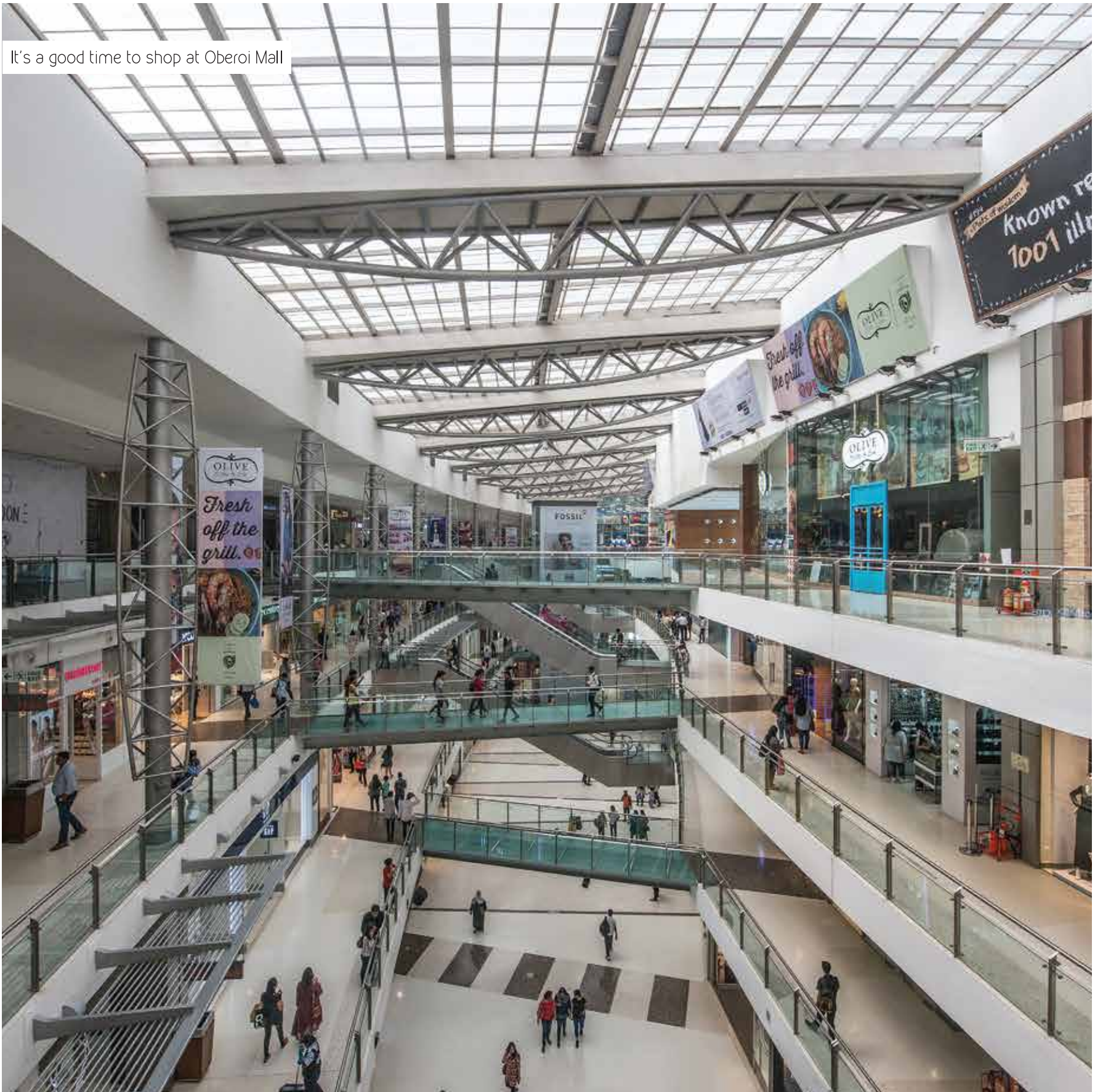
It's business as usual at Commerz, International Business Park



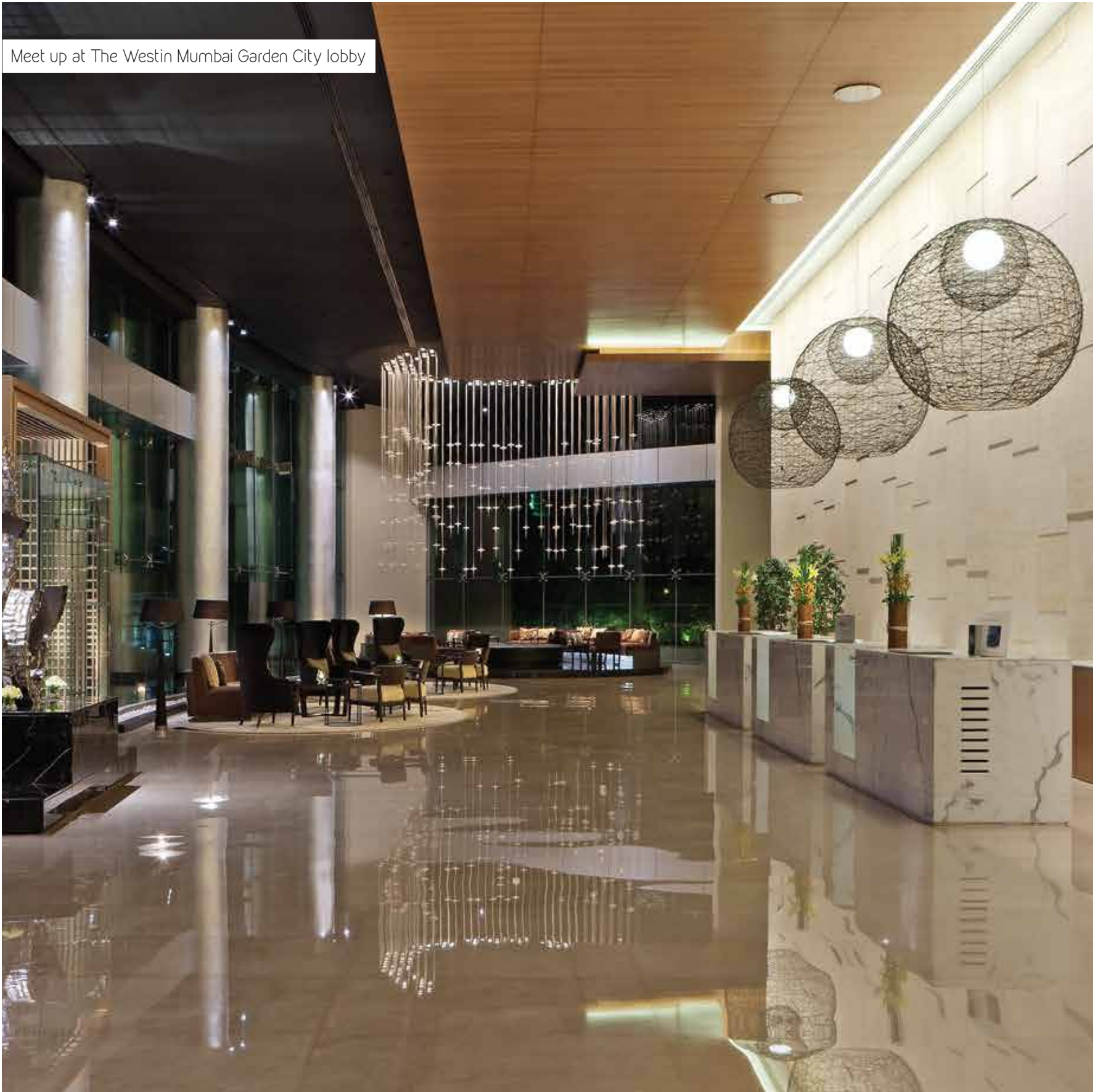
Oberoi Mall: Shopaholics dream come true



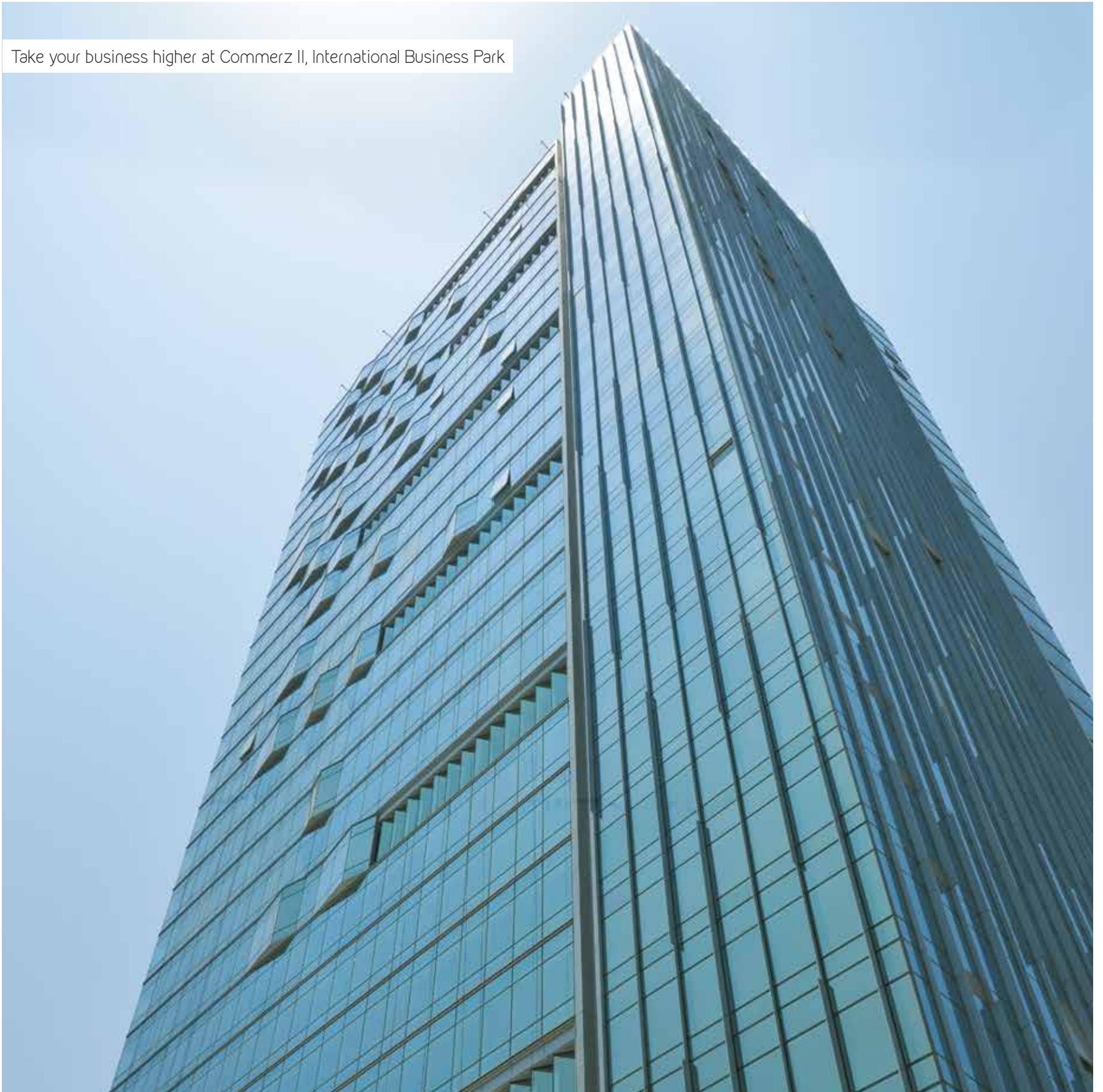
It's a good time to shop at Oberoi Mall



Meet up at The Westin Mumbai Garden City lobby



Take your business higher at Commerz II, International Business Park



Admire the towering Exquisite by Oberoi Realty



Savour a drink or two at Prego in The Westin Mumbai Garden City



Plunge into the pool at The Westin Mumbai Garden City



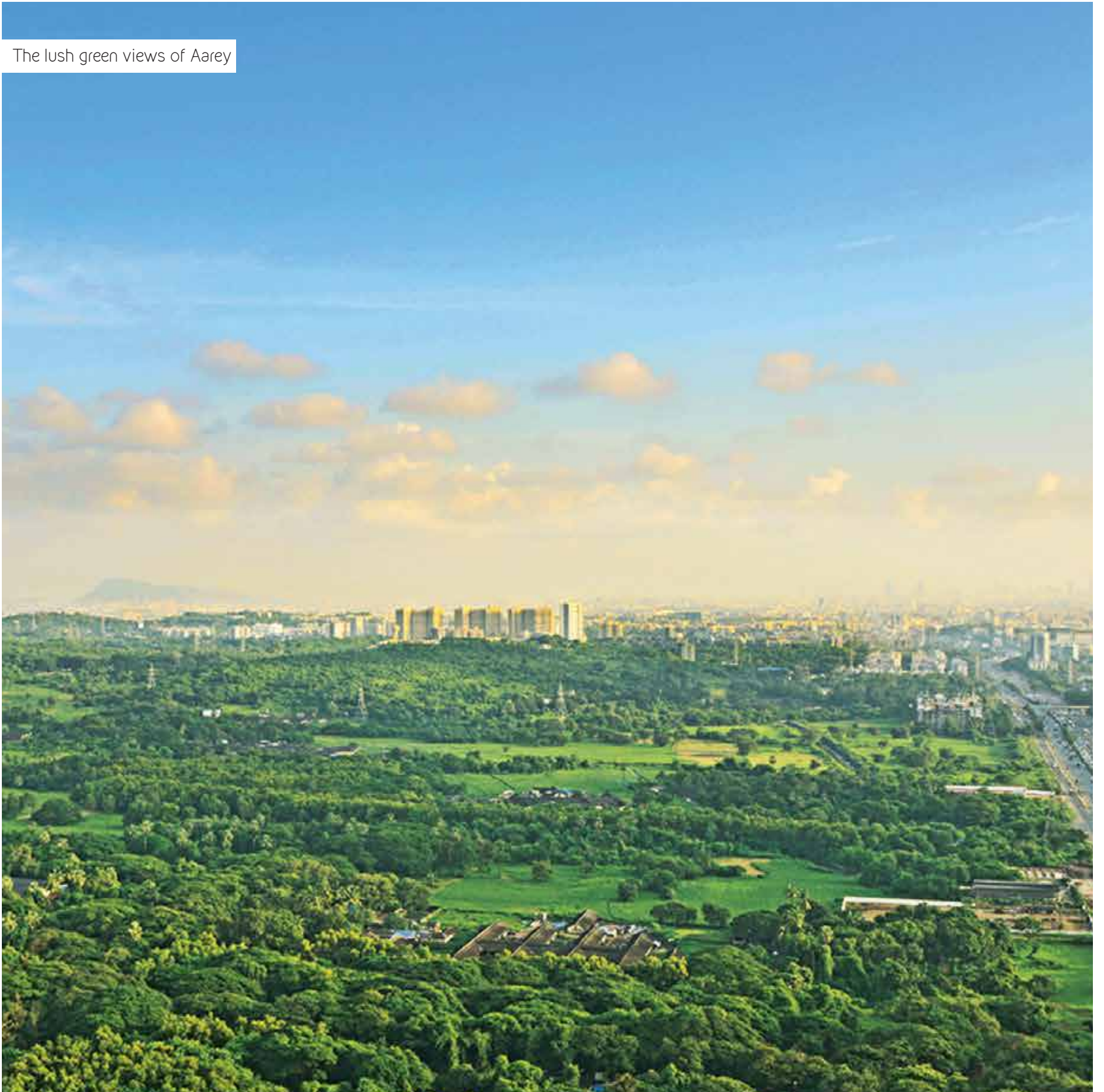
The Westin Mumbai Garden City - one of the most distinguishable landmarks of Mumbai



The towering Oberoi Woods



The lush green views of Arey



Disclaimers

- You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project as available on <https://maharera.mahaonline.gov.in> under the name “Esquire” (bearing MahaRERA registration number P51800005229), including the Approved Layout With Phasing/User Superimposed; the proforma Agreement for Sale, which details the fixtures and fittings, the common areas, facilities and amenities; the approvals and permissions; the title certificate and details of encumbrances; and, the manner in which the entire layout is proposed to be developed.
- This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever.
- The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and an Architect’s impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time.
- All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the Municipal Corporation of Greater Mumbai and the same are subject to construction exigencies.
- The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle.
- No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
- Please examine all documents and information uploaded by the developer on the website of RERA at <https://maharera.mahaonline.gov.in> under the project name “Esquire” (bearing MahaRERA registration number P51800005229) to understand the documents and information in all respect.

Contact Us

Corporate Office

Oberoi Realty Limited, Commerz, 3rd Floor, International Business Park, Oberoi Garden City,
Off Western Express Highway, Goregaon (East), Mumbai 400 063 | Phone +91 22 6677 3333

www.oberoirealty.com

Customer Experience Centre

Oberoi Garden City, Near Oberoi Woods, Off Western Express Highway, Goregaon (East),
Mumbai 400 063.

For sales enquiries, get in touch with us on 022 6863 0604 or esquire@oberoirealty.com

FLOOR PLANS

Oberoi Garden City Layout

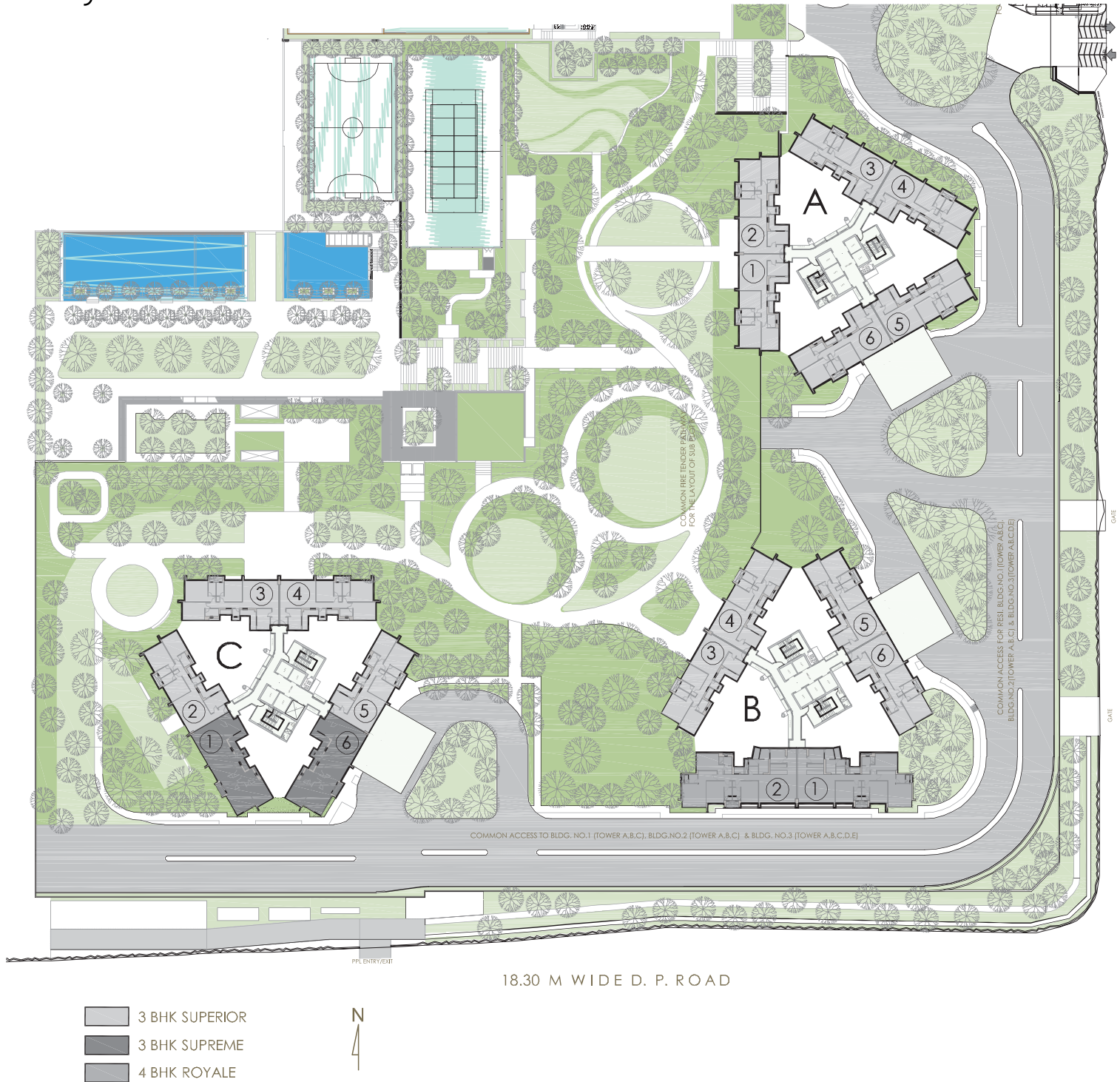
01. Oberoi Mall
02. Commerz
03. The Westin Mumbai Garden City
04. Commerz II
05. Proposed Development
06. Exquisite by Oberoi Realty
07. Esquire by Oberoi Realty
08. Oberoi Seven
09. Oberoi Woods
10. Oberoi International School
11. Proposed Hospital
12. Proposed Education Complex
13. Proposed Residential



The project 'Esquire' has been registered via MahaRERA registration number: P51800005229 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: This document is representative of the Approved Layout With Phasing/User Superimposed, pertaining to the overall development of the layout and is mere creative imagination and is only indicative. This document shall be considered for representational purposes only, with the intention to provide an impression of the layout as presently proposed and/or approved. The Approved Layout With Phasing/User Superimposed may be modified and amended as mentioned in the proforma Agreement for Sale and permissible under applicable law. For detailed disclaimers refer to the page "Disclaimers" (page no. 28 of the brochure) all of which are deemed to be incorporated herein.

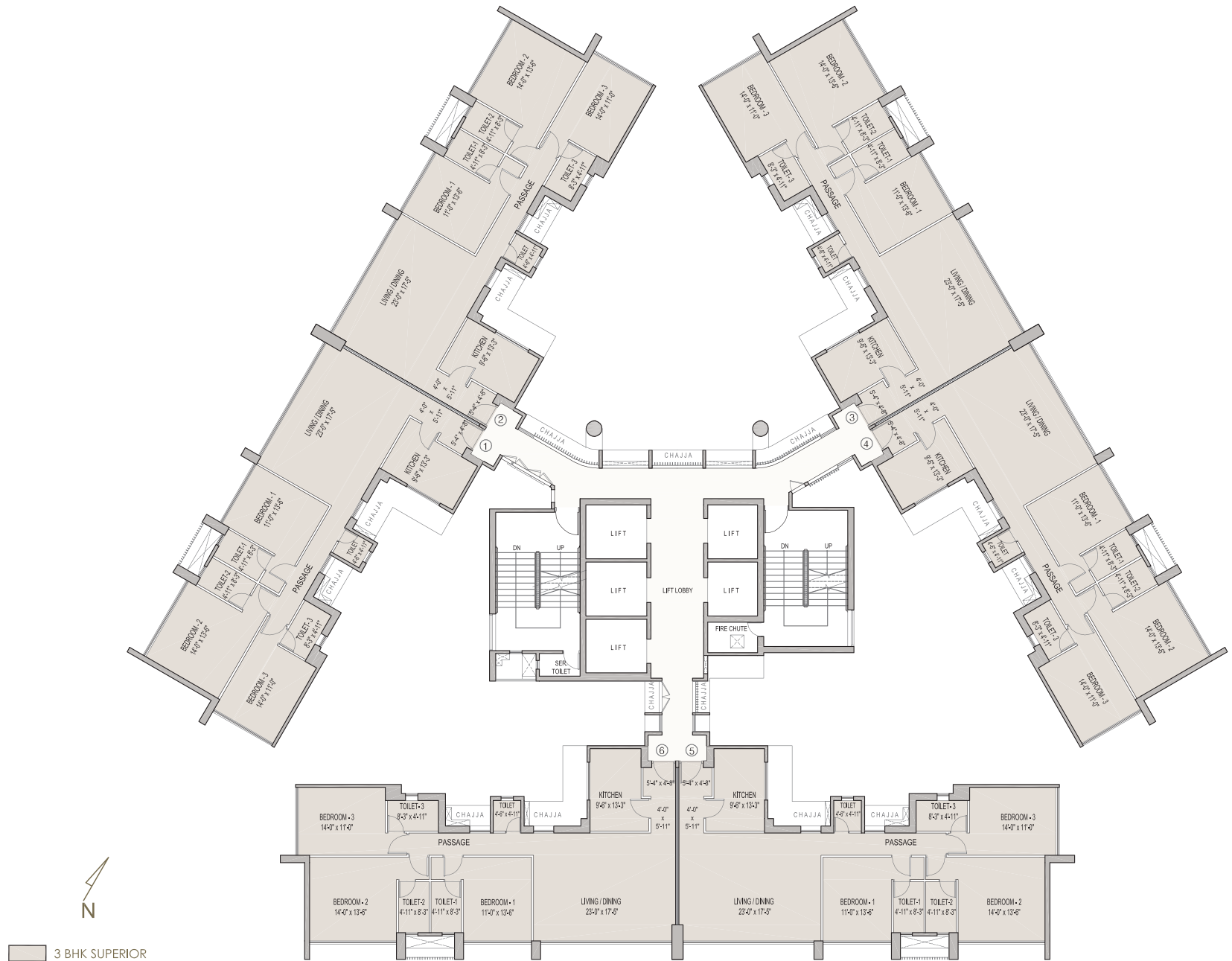
Site Layout



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This document is a representative extract of the Approved Layout With Phasing/User Superimposed, pertaining to only Towers A, B, and C and is a mere creative imagination and is only indicative. The Approved Layout With Phasing/User Superimposed may be modified and amended as mentioned in the proforma Agreement for Sale and permissible under applicable law. For detailed disclaimers refer to the page "Disclaimers" (page no. 28 of the brochure) all of which are deemed to be incorporated herein.

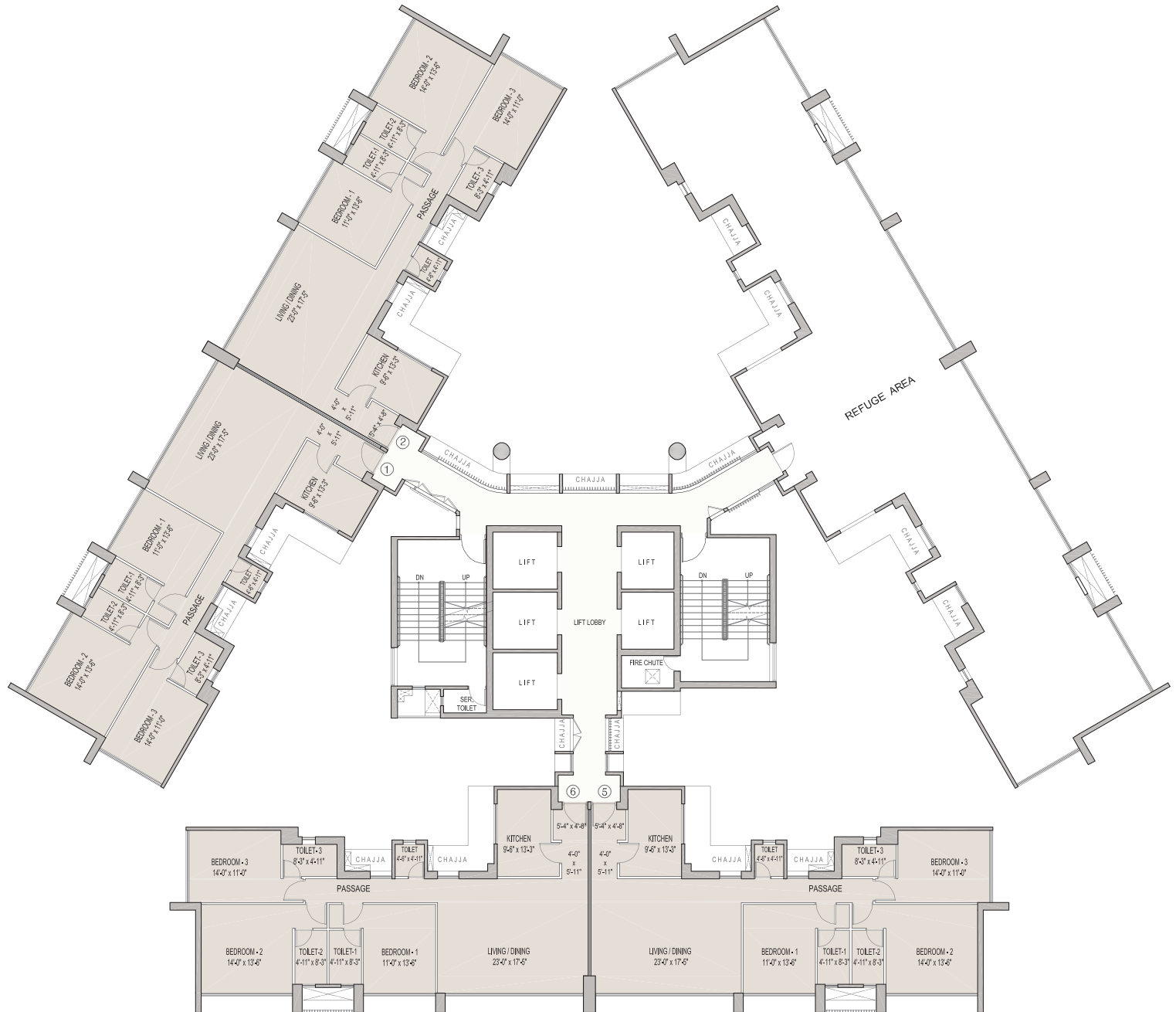
TYPICAL FLOOR PLAN (TOWER A) 1ST FLOOR TO 37TH FLOOR - ZONE - 1



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TYPICAL REFUGE FLOOR (TOWER A) 7TH, 15TH & 23RD FLOOR - ZONE - 1

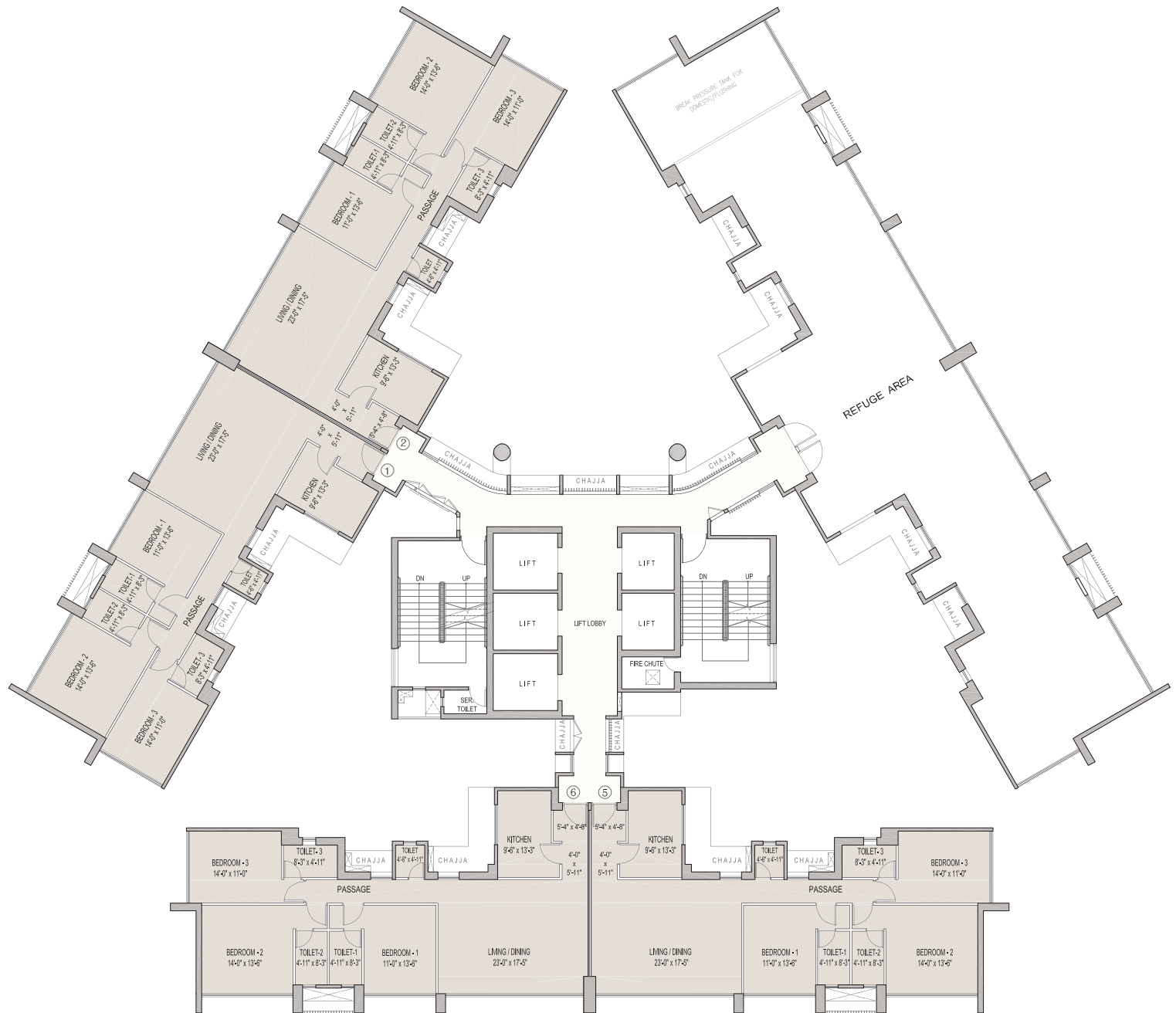


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TYPICAL REFUGE FLOOR (TOWER A)

31ST FLOOR - ZONE - 1



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TYPICAL FLOOR PLAN (TOWER B)

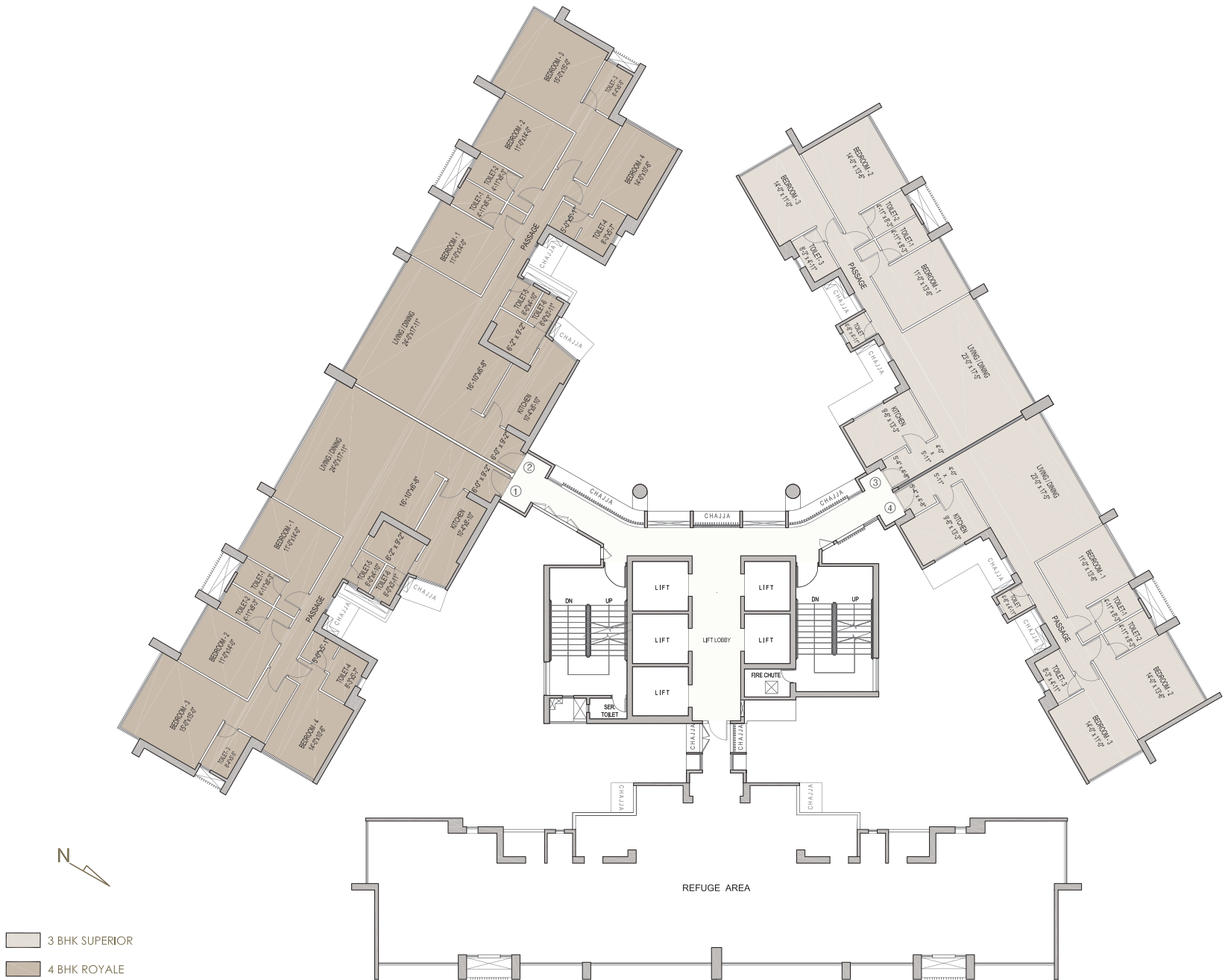
1ST FLOOR TO 36TH FLOOR - ZONE - 1



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TYPICAL REFUGE FLOOR (TOWER B) 7TH, 15TH & 23RD FLOOR - ZONE - 1

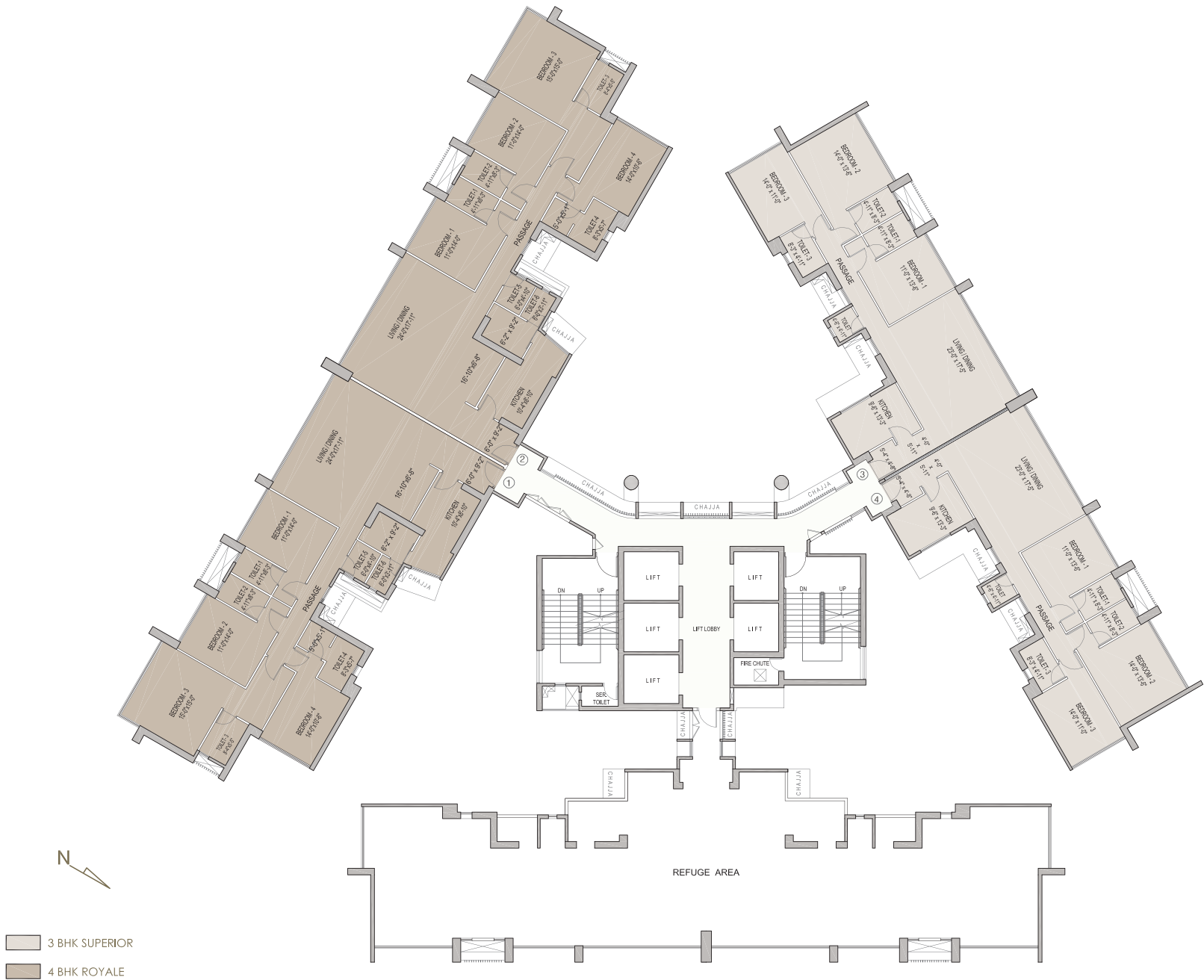


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TYPICAL REFUGE FLOOR (TOWER B)

31ST FLOOR - ZONE - 1



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TYPICAL FLOOR PLAN (TOWER C)

1ST FLOOR TO 36TH FLOOR - ZONE - 1



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TYPICAL REFUGE FLOOR (TOWER C) 7TH, 15TH & 23RD FLOOR - ZONE - 1



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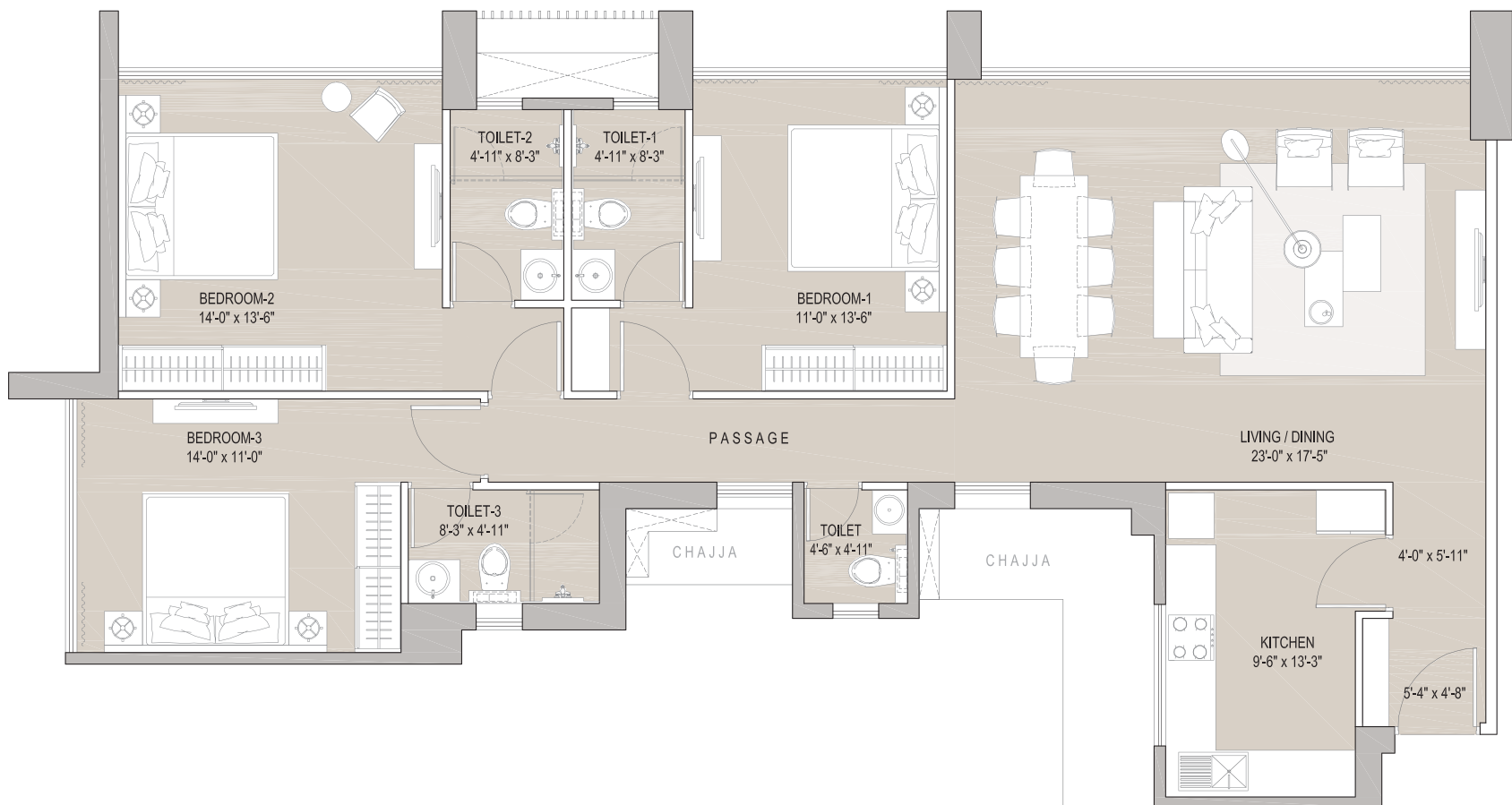
TYPICAL REFUGE FLOOR (TOWER C) 31ST FLOOR - ZONE - 1



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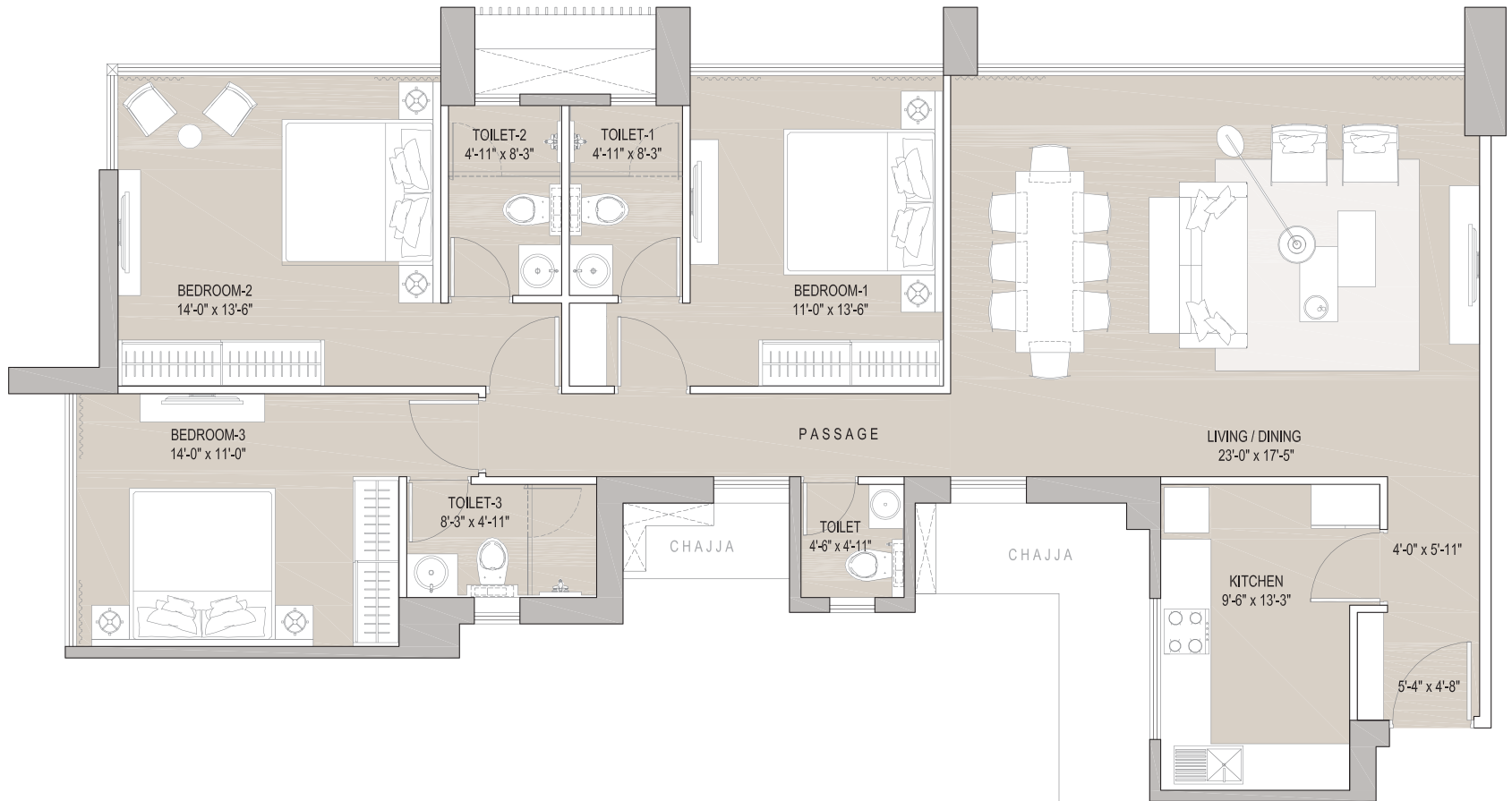
TYPICAL APARTMENT PLAN (3 BHK SUPERIOR) ZONE - 1



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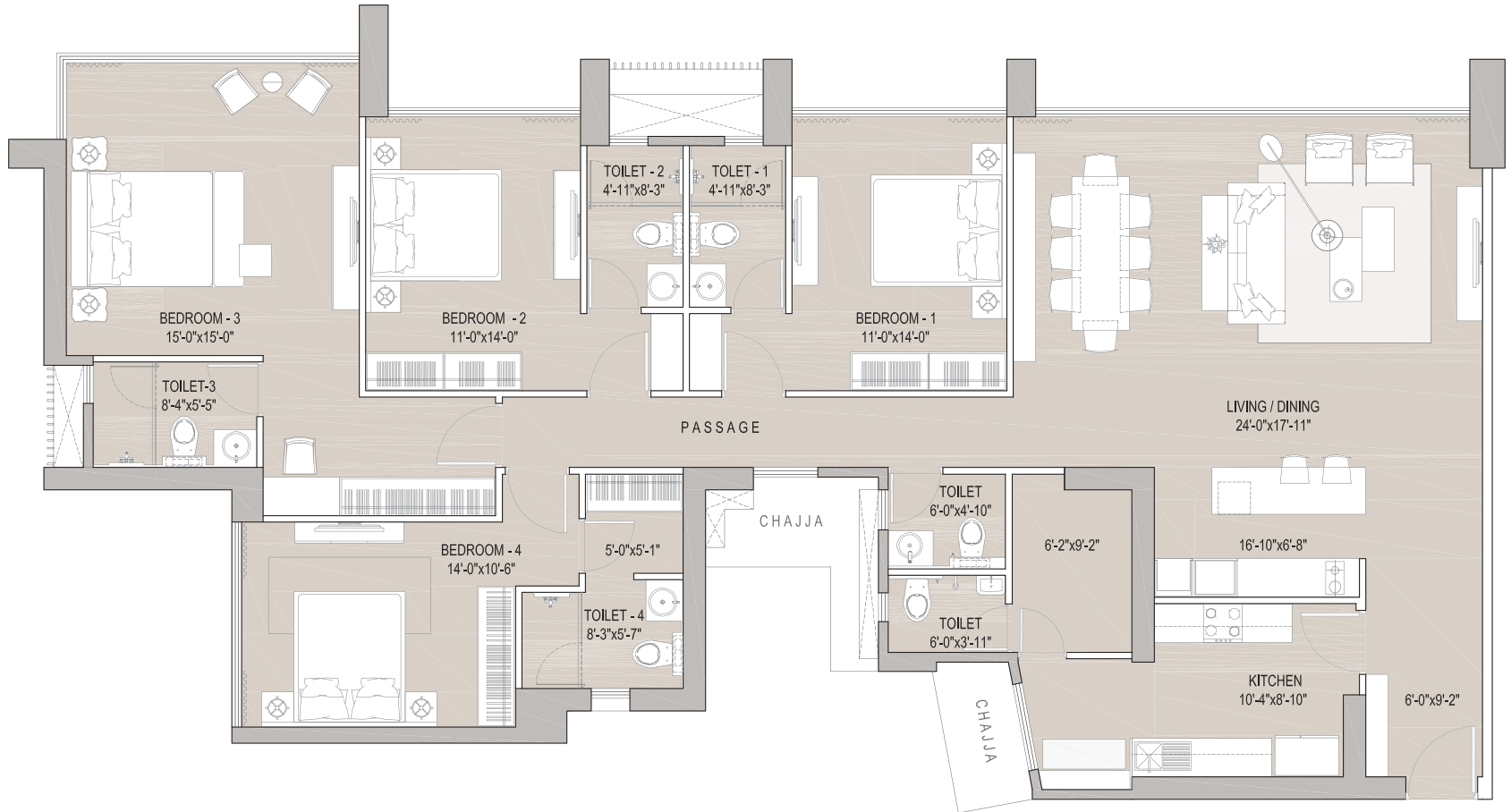
TYPICAL APARTMENT PLAN (3 BHK SUPREME) ZONE - 1



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TYPICAL APARTMENT PLAN (4 BHK ROYALE) ZONE - 1

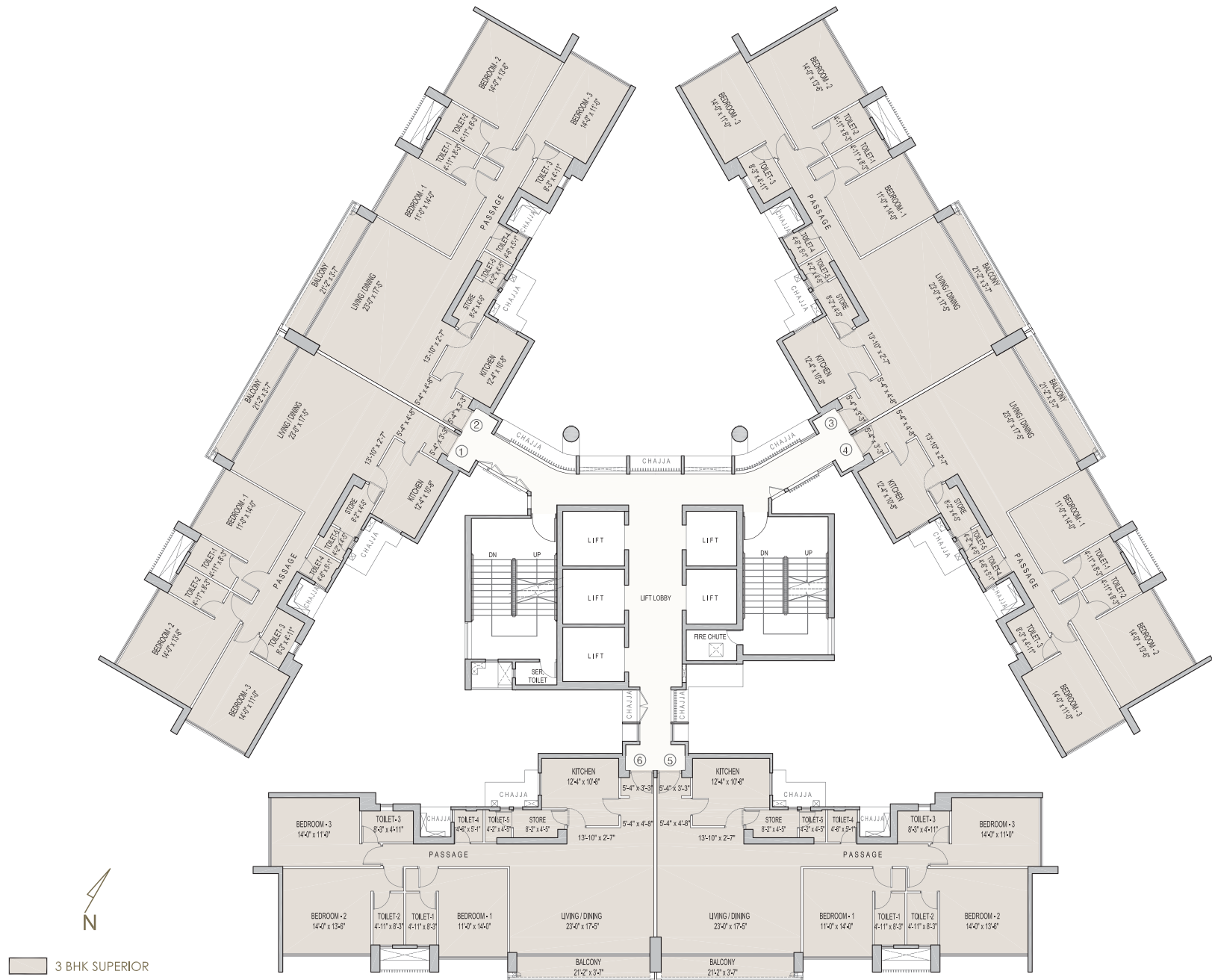


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TYPICAL FLOOR PLAN (TOWER A)

38TH FLOOR TO 52ND FLOOR - ZONE - 2

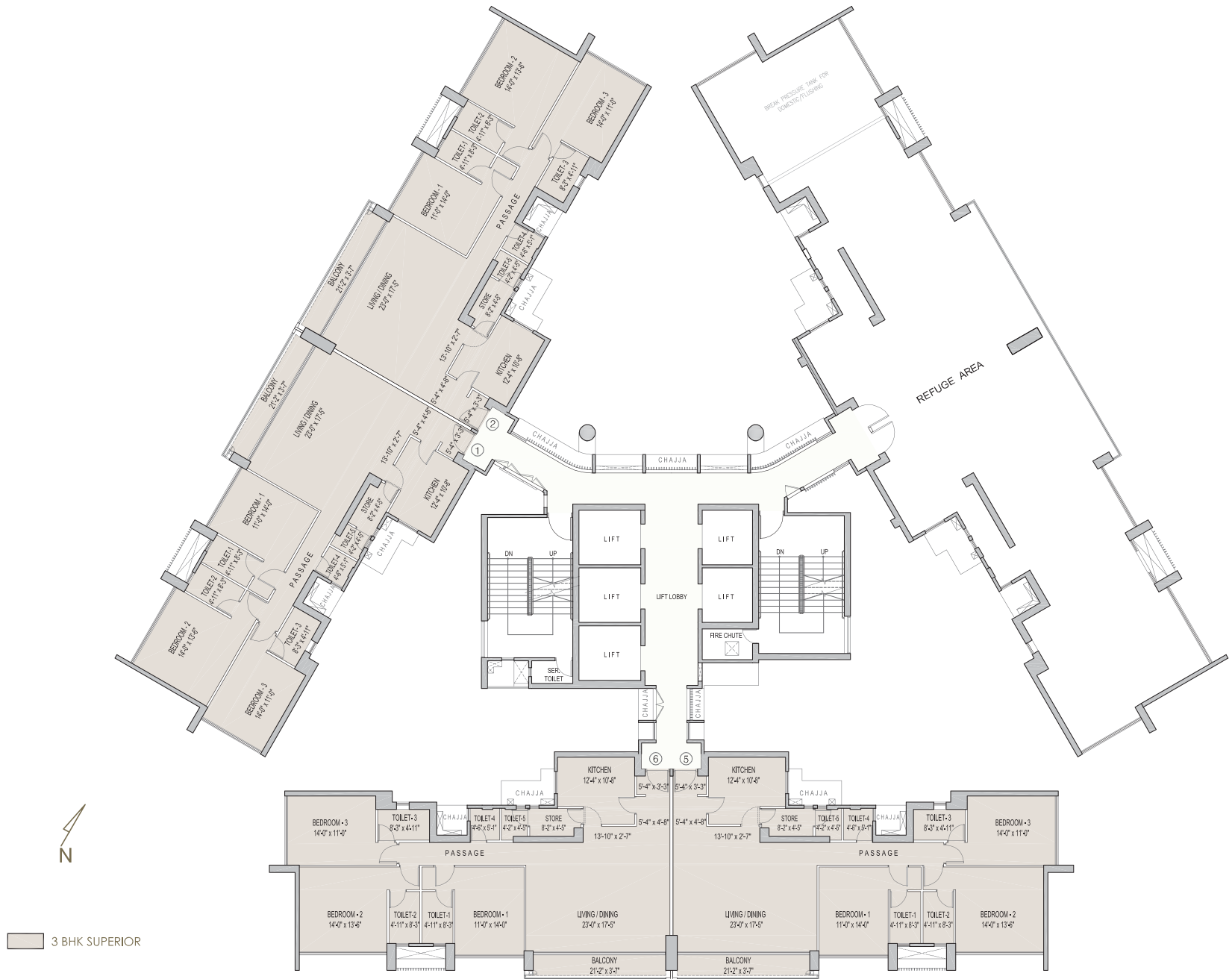


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TYPICAL REFUGE FLOOR (TOWER A)

38TH FLOOR - ZONE - 2



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TYPICAL REFUGE FLOOR (TOWER A)

45TH FLOOR - ZONE - 2

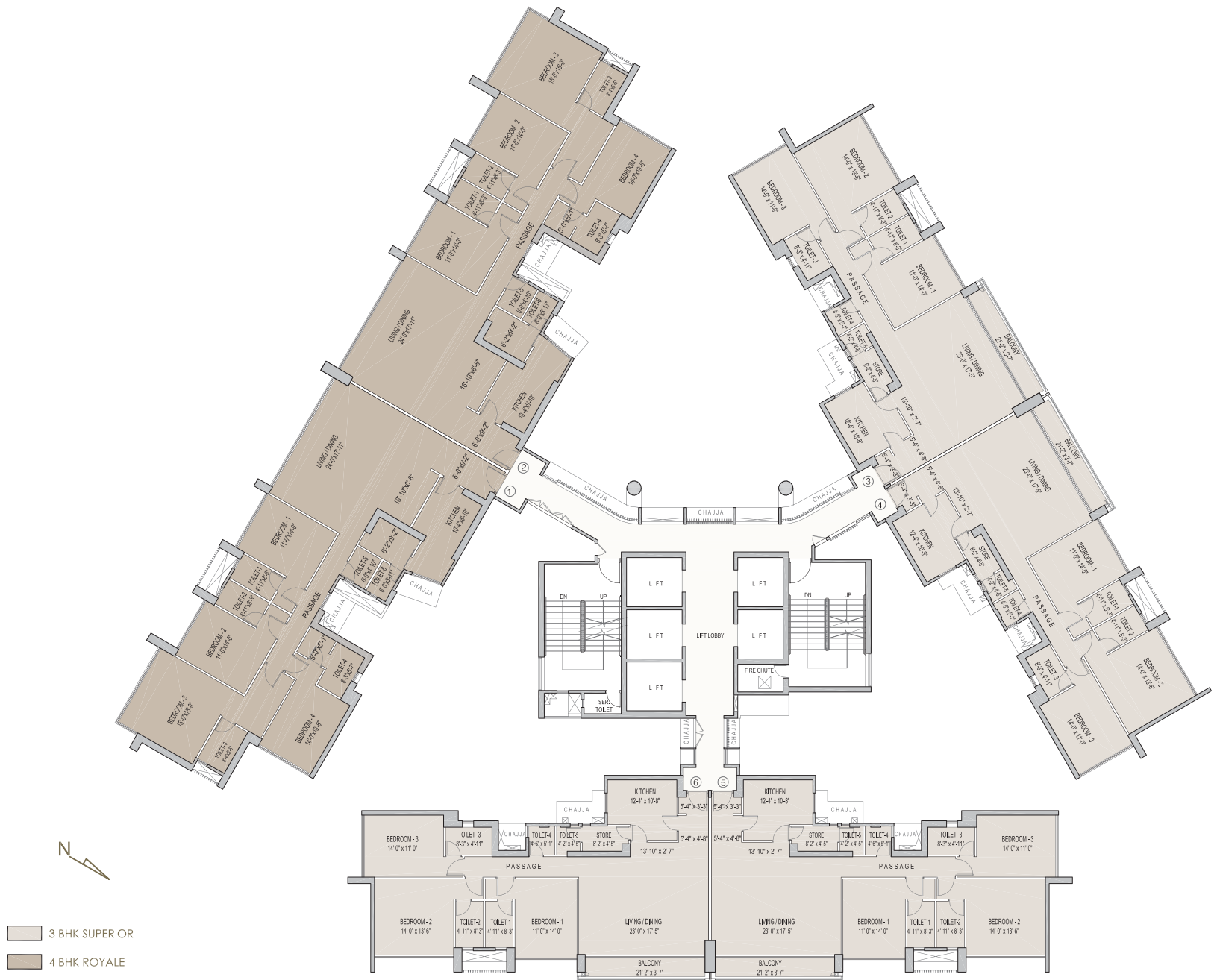


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TYPICAL FLOOR PLAN (TOWER B)

37TH FLOOR TO 41ST FLOOR - ZONE - 2

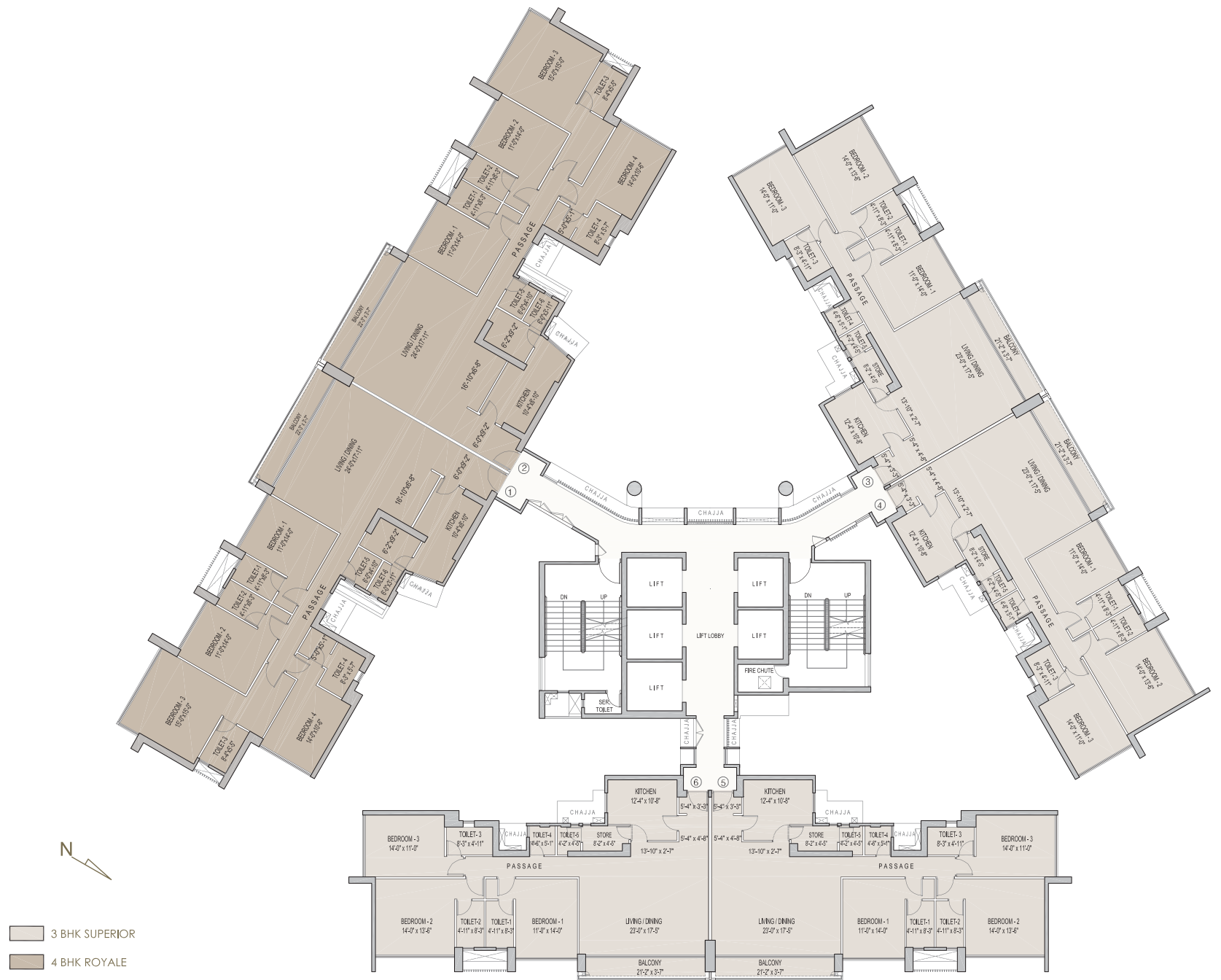


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TYPICAL FLOOR PLAN (TOWER B)

42ND FLOOR TO 51ST FLOOR - ZONE - 2

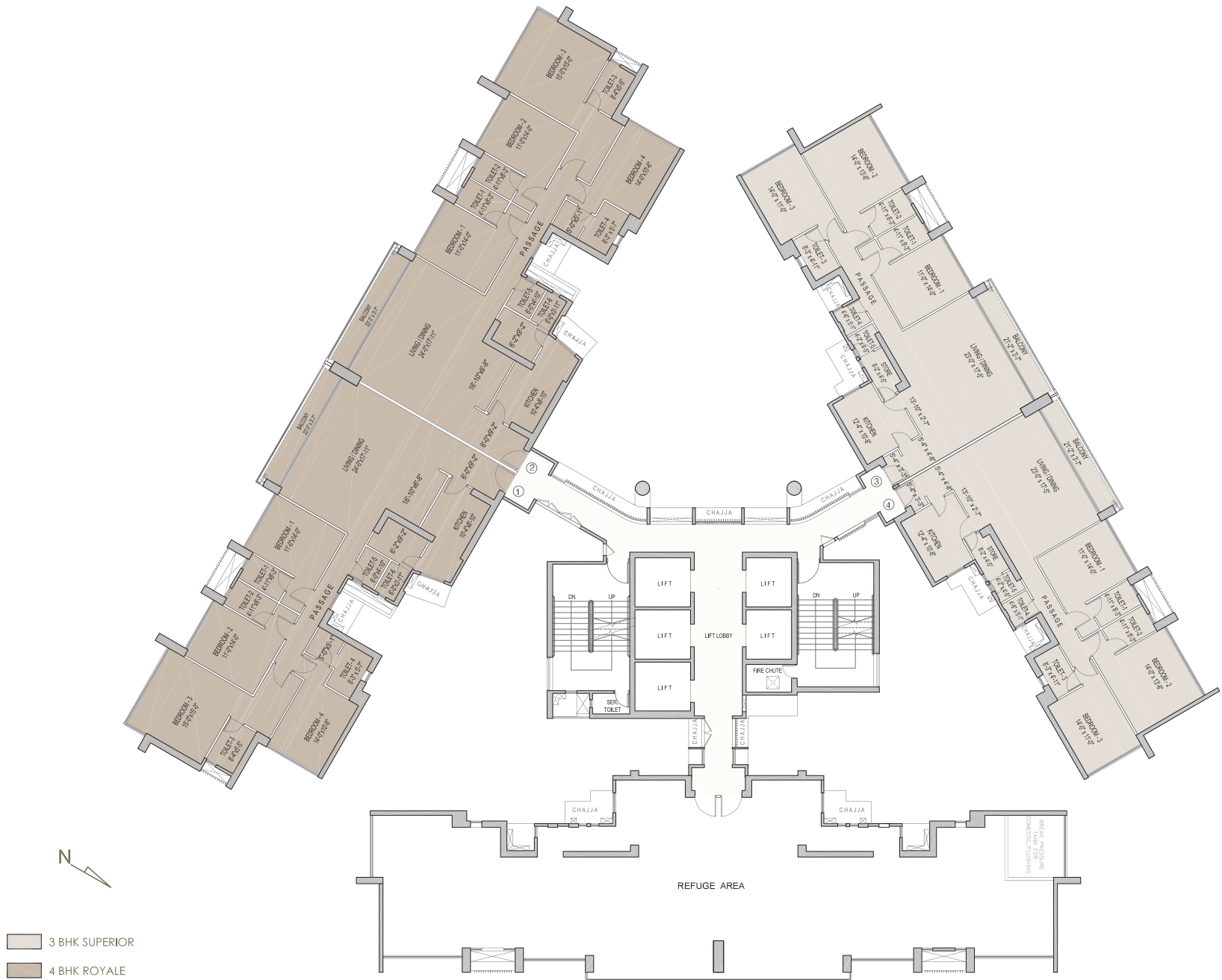


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TYPICAL REFUGE FLOOR (TOWER B)

38TH FLOOR - ZONE - 2

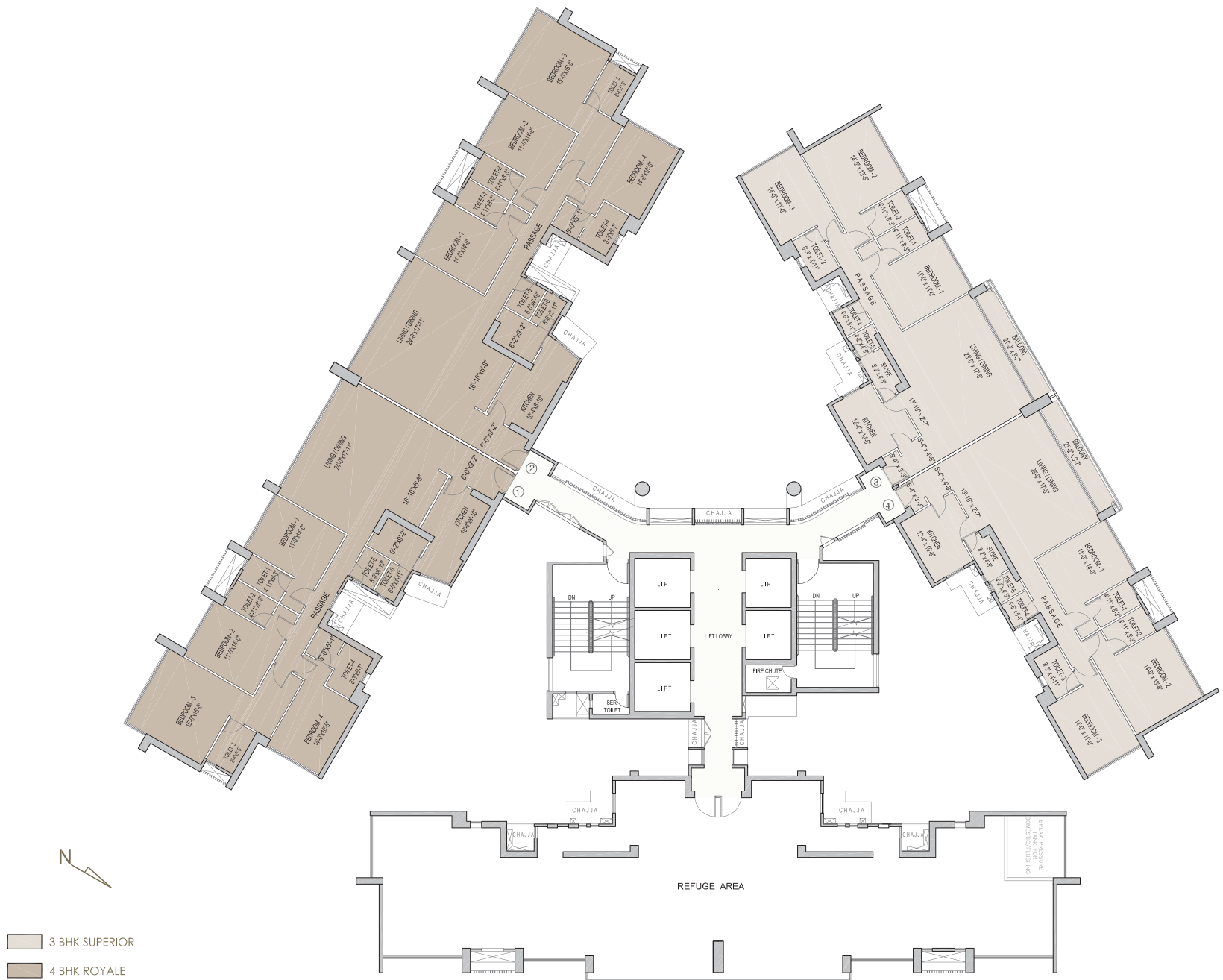


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TYPICAL REFUGE FLOOR (TOWER B)

45TH FLOOR - ZONE - 2



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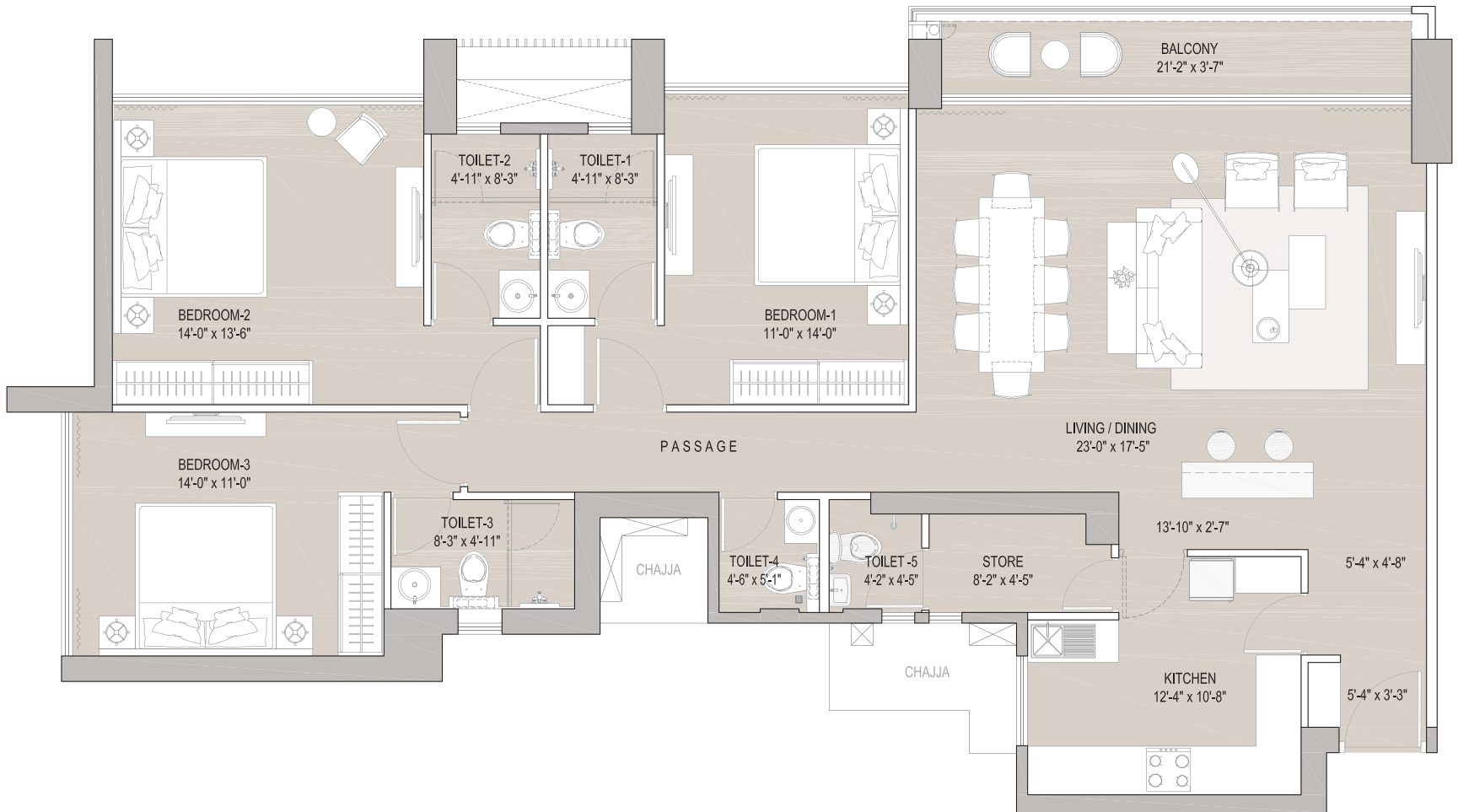
TYPICAL REFUGE FLOOR (TOWER C) 38TH FLOOR & 45TH FLOOR - ZONE - 2



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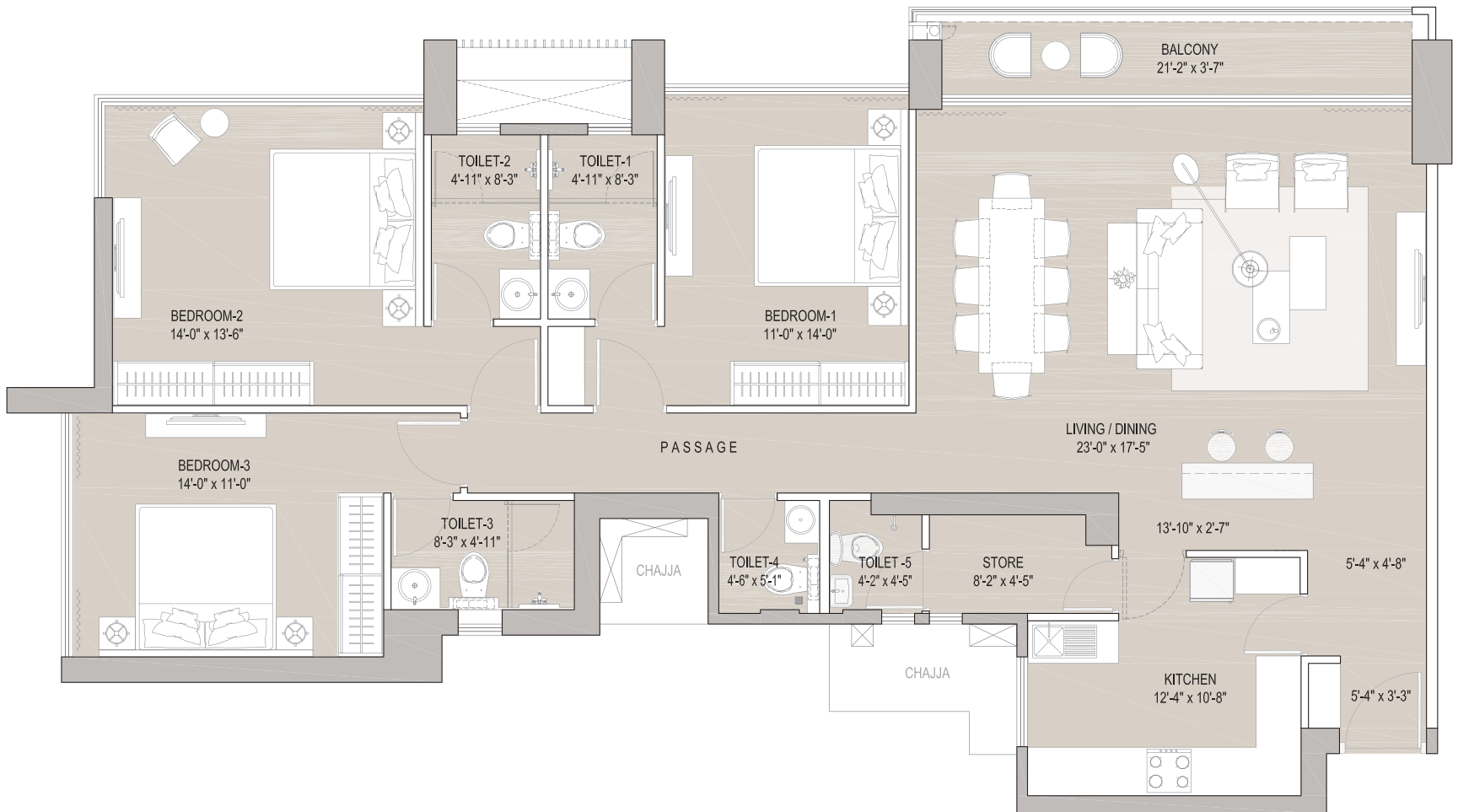
TYPICAL APARTMENT PLAN (3 BHK SUPERIOR) ZONE - 2



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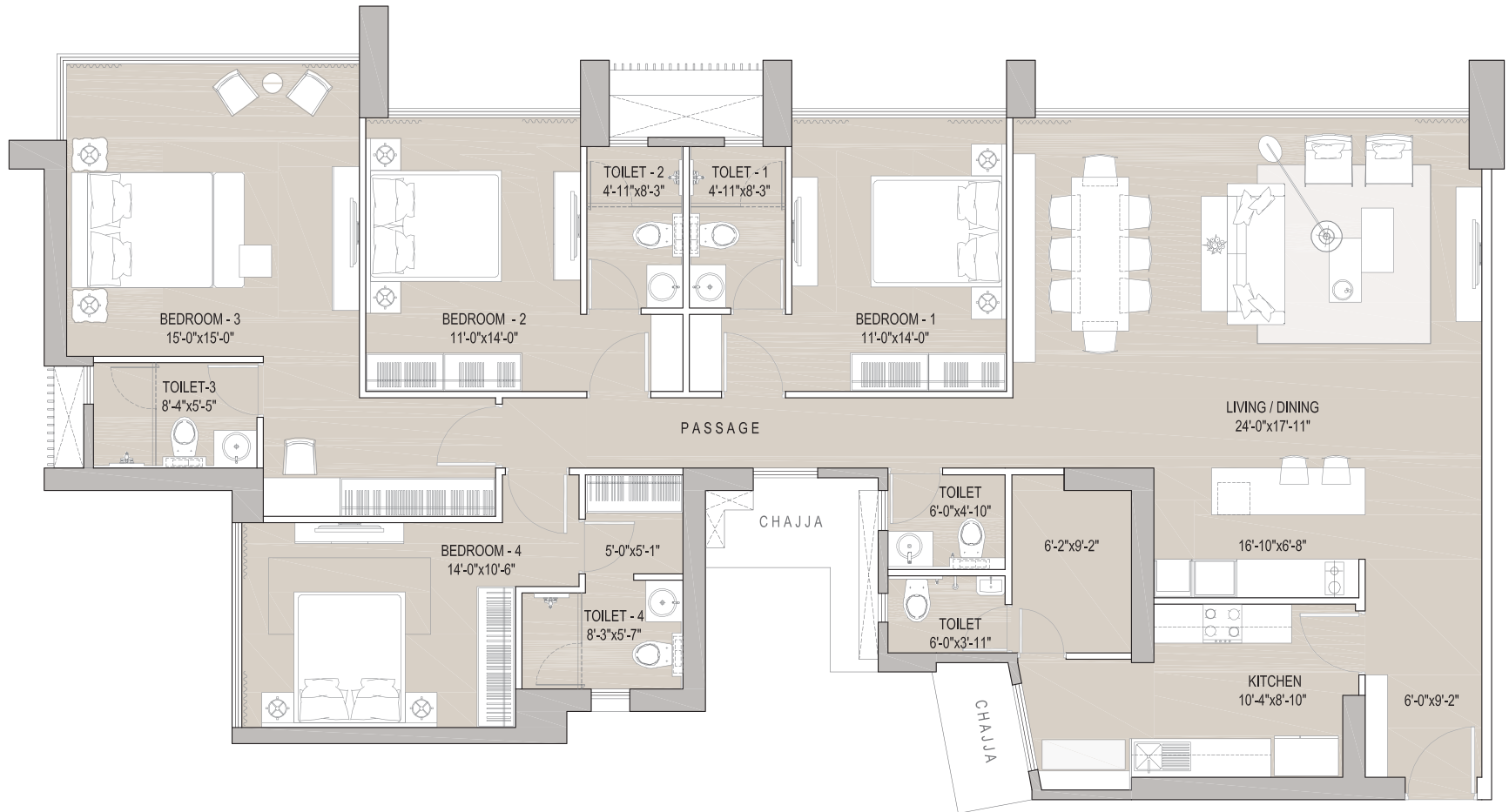
TYPICAL APARTMENT PLAN (3 BHK SUPREME) ZONE - 2



The project 'Esquire' has been registered via MahaRERA registration number: P51800005229 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

The dimensions mentioned on these floor plans are as per the plans approved by the MCGM and the same are subject to construction exigencies. This document may be modified and amended as mentioned in the proforma Agreement for Sale. For detailed disclaimers refer to the page "Disclaimers" (page no. 28 of the brochure) all of which are deemed to be incorporated herein.

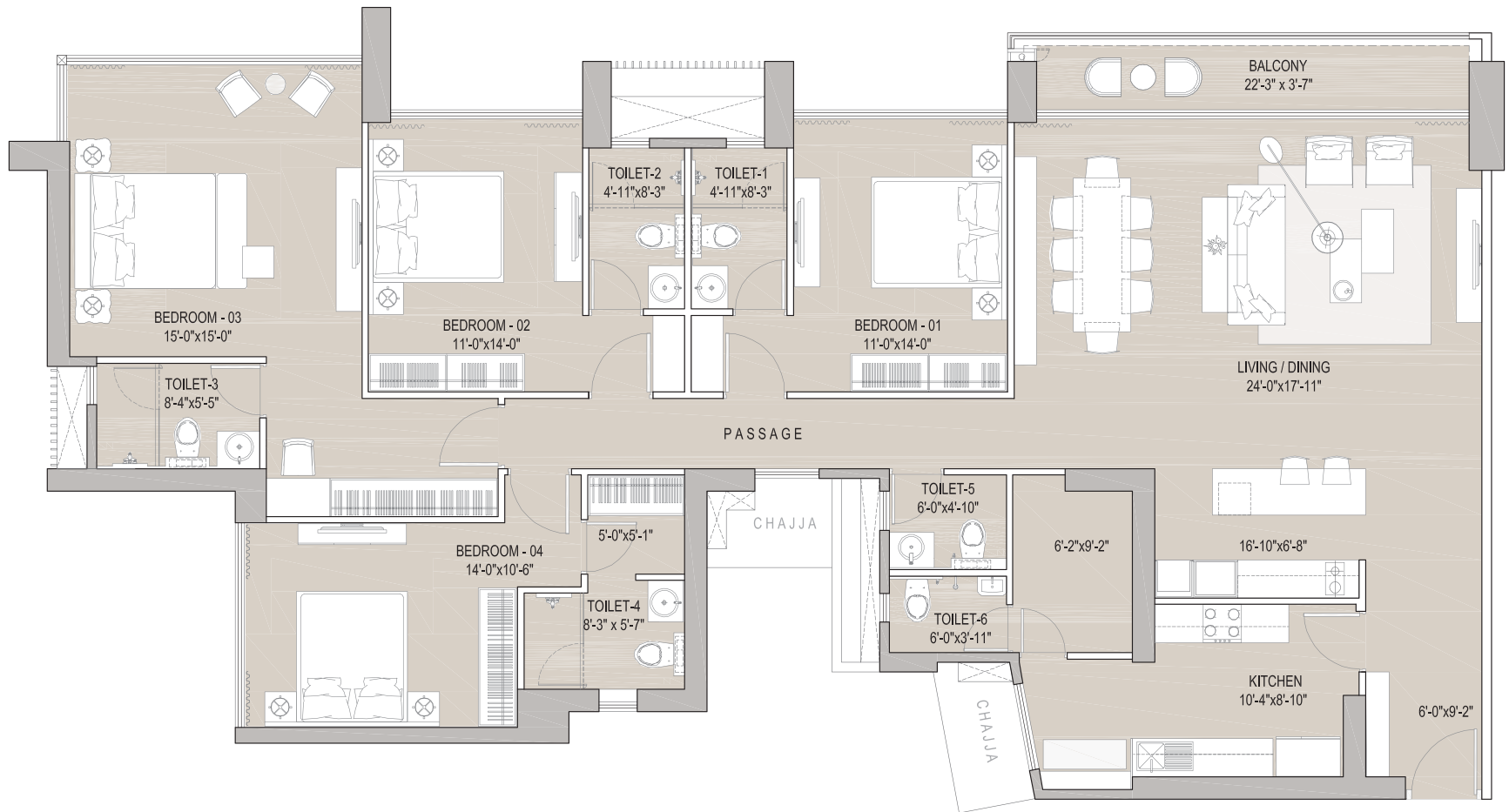
TYPICAL APARTMENT PLAN (4 BHK ROYALE) ZONE - 2 (38TH FLOOR TO 41ST FLOOR)



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TYPICAL APARTMENT PLAN (4 BHK ROYALE) ZONE - 2 (42ND FLOOR TO 51ST FLOOR)



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