

SKY CITY

BY OBEROI REALTY

TOWER F PLANS



TOP VIEW

This document is representative of the Approved Layout with Phasing/User Superimposed, pertaining to the overall development of the layout. The pictorial/other representations herein, the layout, number/orientation of buildings/towers/wings/structures, facilities and amenities are merely creative imagination and an Architect's impression and are 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. 10) all of which are deemed to be incorporated herein.

SKY CITY AT BORIVALI, MUMBAI

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TOP VIEW - TOWERS A TO F

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AMENITIES

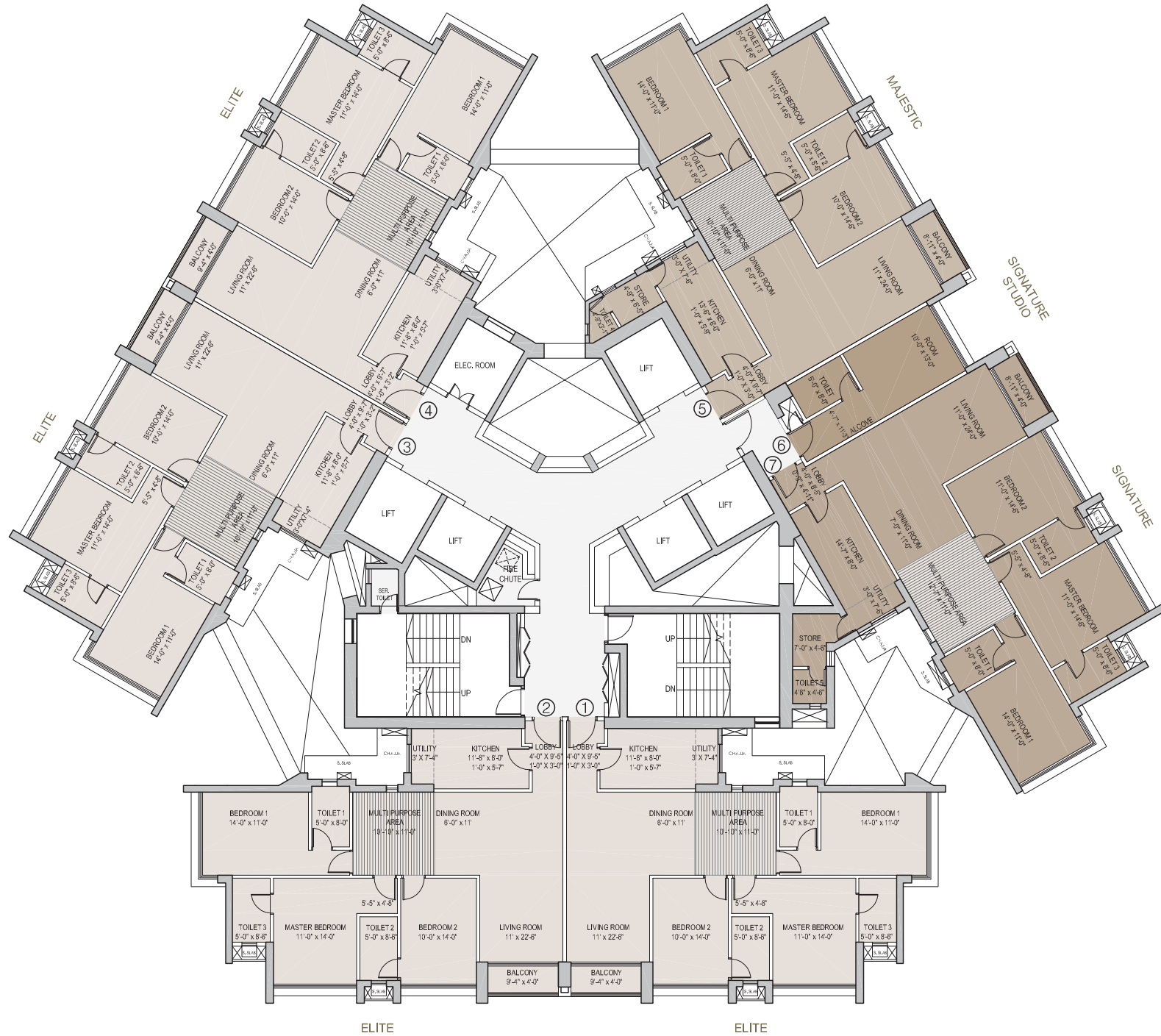
- Landscaped Garden
- Children's Play Area
- Jogging Track
- Squash Court
- Tennis Court
- Multi-Use Games Area including Badminton
- Skating Rink
- Swimming Pool
- Kids' Pool
- Aqua Gym
- Gymnasium
- Steam Room
- Yoga / Meditation / Activity Room
- Outdoor Mediation Area
- Multipurpose Hall / Function Room
- Indoor Games Area
- Billiards / Pool
- Cricket Net
- Rock Climbing
- Toddler's Play Area
- Swing Corner
- Leisure Pool
- Jet Kids Pool
- Golf Simulator
- Mini Theatre
- Amphitheatre
- Reflexology Path
- Senior Citizen Seating
- Party Lawn
- Pre-Function Plaza
- Entrance Lobby with High Ceiling
- CCTV in Select Common Areas
- High Speed Elevators
- Back up Generator for Emergency Power
- Launderette*
- Convenience Store*
- Day Care Center*
- Doctor's Room / First Aid*
- Salon*
- Café*

* Space will be provided. Amenities to be run by third party on chargeable basis

FITTINGS & FIXTURES

- 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
- Anti-skid tiles in the Balcony areas (wherever applicable)
- Aluminium windows
- Concealed Plumbing
- Branded CP fittings
- Branded Electrical switches
- Laminated Flush Doors
- Split ACs / VRV*
- Modular Kitchen*
- Wardrobe*

*Optional Fittings/Furnitures/Equipment on chargeable basis and as per terms and conditions specified by the developer



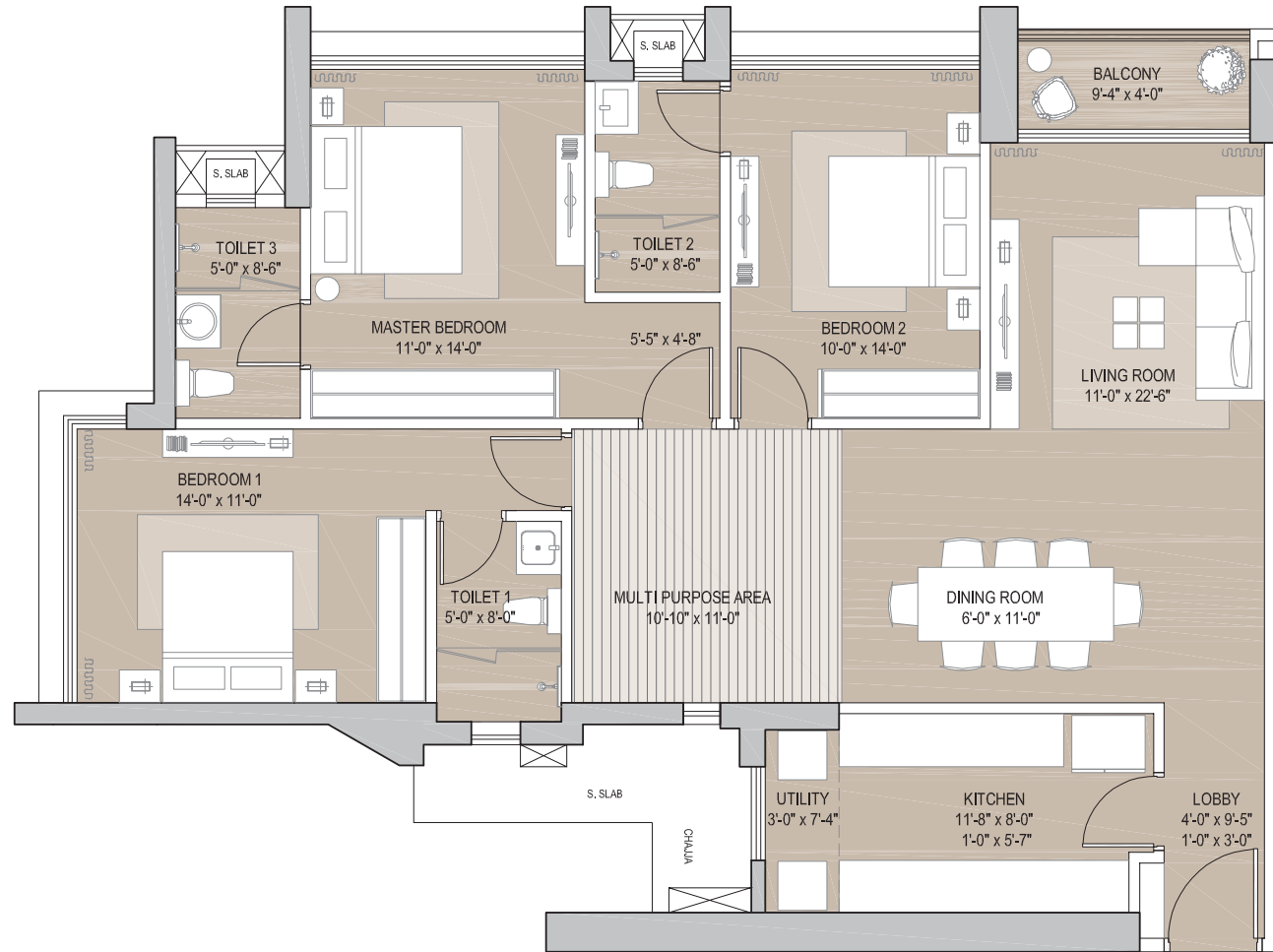
TOWER F

FLOORS - 6, 9 TO 13, 16 TO 20, 23 TO 27, 30 TO 34, 37 TO 41 & 44 TO 48

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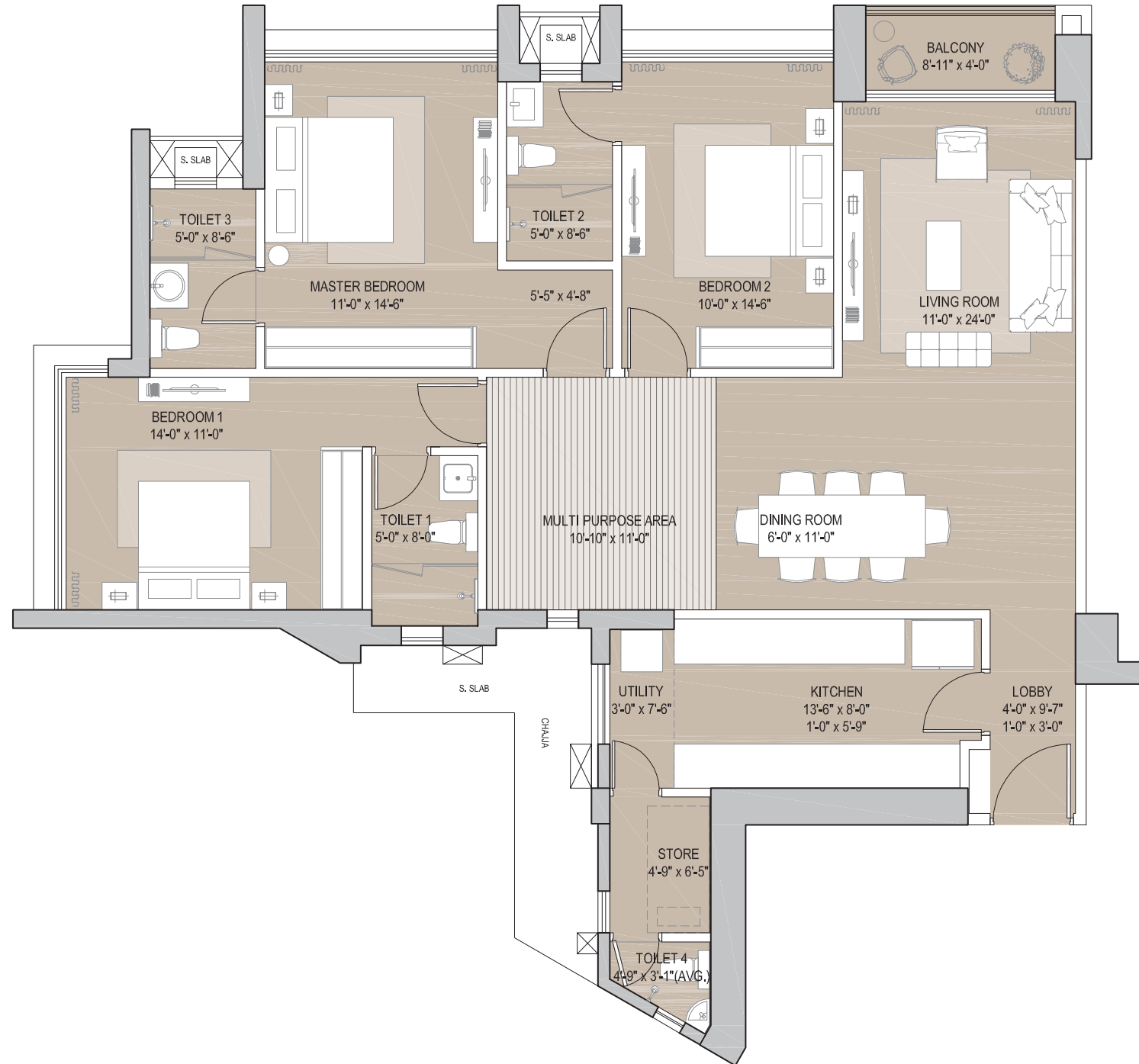


3BHK ELITE

The dimensions mentioned on these floor plans are as per the plans approved by the MCGM and the same are subject to construction exigencies. The details mentioned on this apartment plan are intended to give a general indication of the proposed layout of the apartment only. The furniture/fixture etc shown in the apartment plan are only indicative and representative in nature and are only for the purpose of illustrating/reflecting a possible layout and do not form part of the standard specification, amenities, services etc to be provided in respect of the apartment. This apartment plan may be modified and amended from time to time as permissible under applicable law. For detailed disclaimers refer to the page "Disclaimers" (page no.10) all of which are deemed to be incorporated herein.

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3BHK MAJESTIC

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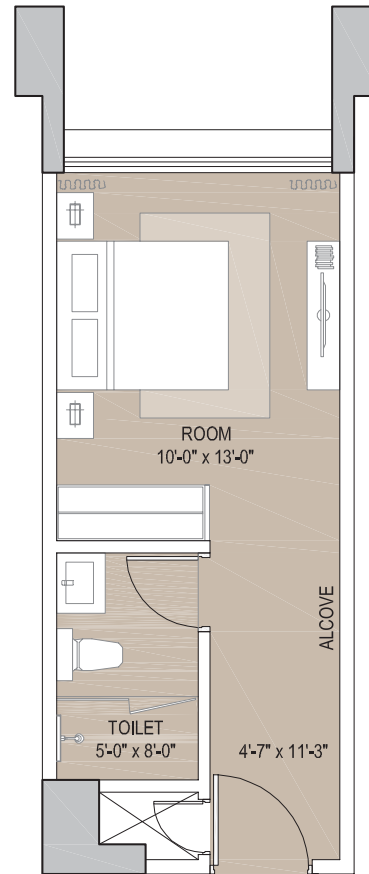


3BHK SIGNATURE

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SIGNATURE STUDIO

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DISCLAIMERS

1. 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 www.maharera.mahaonline.gov.in under the name "Sky City Tower F" (bearing MahaRERA registration number P51800028419), 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.
2. 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.
3. 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 creative imagination and an Architect's impression and are only indicative. 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 made thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time.
4. 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 MCGM and the same are subject to construction exigencies.
5. The photographs contained herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual lifestyle.
6. 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.
7. By agreeing to purchase, you have represented that you are fully and completely satisfied on all aspects of this project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished.