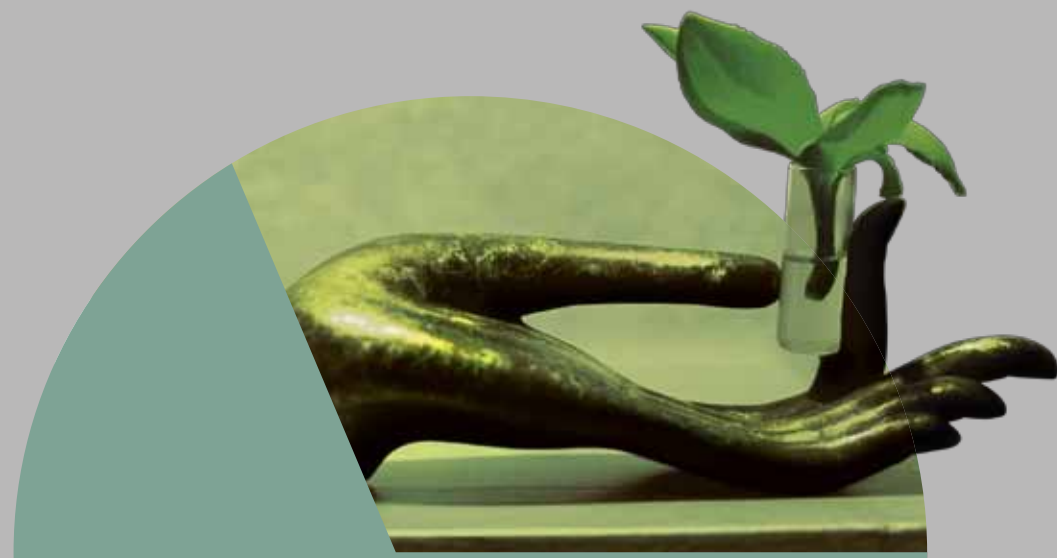




YOU'RE PART
OF THE SECRET



A HIDDEN WORLD REVEALED

OBEROI
EXQUISITE



Hidden from the neon and noise of the city.

Tucked away somewhere between
imagination and reality;

Is a world jealously guarded by trees.

An urban myth to most.

A well-kept secret for a select few.

Welcome to Oberoi Exquisite.



THE PATH MAKERS

Founded by Mr. Ranvir Oberoi in the early 1980s, Oberoi Realty has since evolved into one of Mumbai's premium real estate developers.

Over the last 27 years, Oberoi Realty has single-mindedly focused on innovative ideas. Taking ordinary spaces and transforming them into something spectacular. Building worlds beyond the grasp of the mundane. Something that is evident across their residential, office space, social infrastructure, hospitality and retail properties. Each a living testament to their style, quality and technological adeptness.

Today, spearheaded by the global vision of Mr. Vikas Oberoi, Oberoi Realty is poised on the brink of a geographical and ideological expansion. In all ways, a promising future.

PROJECT PORTFOLIO

34 projects

Mapping over 5 million sq. ft. of Mumbai city



LAYOUT OF OBEROI GARDEN CITY



HOW TO REACH

- 1 Oberoi Mall
- 2 Commerz & Westin Mumbai Garden City
- 3 Commercial 3
- 4 Commercial 2
- 5 Residential
- 6 Club House
- 7 Oberoi Woods
- 8 Oberoi Seven
- 9 Hospital
- 10 Oberoi International School
- 11 Cricket Ground
- 12 Educational Complex



Every measure has been taken to shield you from the madness of the city. How? Simple. By building an integrated township around Oberoi Exquisite. Only this one, in characteristic Oberoi Realty style, is unlike any other you've seen. One that's home to over 3000 trees and loads of style and convenience. This is Oberoi Garden City. A setting worthy of a gem like Oberoi Exquisite.

OBEROI GARDEN CITY FAST FACT

80 acres of land

LOCATION

Goregaon (East)
 Adjacent to the arterial Western Express Highway
 Overlooking Aarey Milk Colony
 20 mins distance from Bandra Kurla Complex

COORDINATES

18°58' 30" N 72°49' 33" E

GETTING THERE & AROUND

Closest railway station: Goregaon
 8 km from domestic airport
 5 km from Chhatrapati Shivaji International Airport
 Closest highway: Western Exp. Highway

CLIMATE

Winter: November – February
 Summer: March to May
 Monsoon: June to September
 (Low 80s to Low 90s Fahrenheit).

*The above picture depicts our present proposed development plan of the Oberoi Garden City, at Goregaon. Subject to approval of the authorities or in the interest of continuing improvement, we reserve the right to amend the existing layout, plans, specifications, elevations and features without prior notice or obligation.

THE CROSSOVER



UNPLUG

Oberoi Exquisite is one of Oberoi Realty's more exclusive projects and they'd like to keep it that way. Nestled amidst a sanctuary of trees and gardens. An ideal base from where you can set out on new journeys into the world out there.

FAST FACTS

- o Three towers
- o Over 45 storeys each
- o Each tower with 3 wings
- o Apartment Configurations:
 - 3 bedrooms: Luxury
 - 3 bedrooms: Grande
 - Duplex
 - Penthouse
- o 4/5 Level Podium & Basement for Car Parking of over 1400 cars

LOCATION

Situated on naturally contoured hilly terrain.





RECOMMENDED THINGS TO SEE & DO

One stroll down Oberoi Garden City and it's clear why this hidden gem is called Exquisite. Whether it's the tranquil bamboo gardens or a relaxing evening at the pool deck, no worry can touch you here.

FACILITIES & SERVICES - OBEROI EXQUISITE

- o Swimming Pool
- o Kid's Pool
- o Pool Deck
- o Jogging Track
- o Bamboo Garden
- o Children's Play Area
- o Skating Rink
- o Landscaped Garden

FACILITIES & SERVICES - OBEROI GARDEN CITY

- o Tennis Court
- o Gymnasium
- o Aerobics
- o Multipurpose Hall
- o Squash Court
- o Health Spa
- o Cricket Ground

INSIDER TIP

We recommend you carry a few sandwiches and a book into the bamboo garden for a quiet picnic on a drowsy Sunday afternoon.





INNER SANCTUM

Let the serene space serve as a gateway to the hidden world inside you. Loosen the rein of reality and let the mind's travel begin.

THINGS TO EXPECT AND THEN A BIT OF THE UNEXPECTED

- o High ceiling entrance lobbies
- o 5 high speed elevators
- o Back-up generator for emergency power
- o Selected marble flooring for living, dining, kitchen & all bedrooms
- o Ceramic tiles for bathroom flooring
- o Full height ceramic tiles as dado for bathrooms
- o Marble for master bathroom's flooring
- o Full height marble as dado for master bathrooms
- o Wash basin counters
- o Ceramic tiles dado 2' high above kitchen platform
- o Kitchen platform with Stainless Steel sink with drainboard
- o Anti-skid tiles in the planter areas
- o Aluminium anodized sliding windows
- o Concealed plumbing
- o Branded C.P. fittings
- o Branded electrical switches
- o Intercom system
- o Laminated flush doors





LIVING, DINING & KITCHEN

Each halfway allows views of the surrounding landscape. Ensuring that you'll never have to leave the city, to leave the city.

DETOXIFY



YOUR SACRED SPACE

MASTER BEDROOM

Cocoon into sheets of comfort and let tranquility wrap itself around you.



BATHROOM

Surrender yourself to the charms of the state-of-the-art installations here. Lazy decadence beckons you.

SOUL THERAPY



A CRADLE OF PEACE

GUEST BEDROOM

Disconnect yourself from the world you know and find yourself in a place you'll recognize from your dreams.



THE OUTER BOUNDS

Oberoi Realty has gone the extra mile to keep up to their commitment of delivering outstanding service. Not just stopping at what you might need but ensuring you'll be spoilt for choice. All within the environs of Oberoi Garden City.

Oberoi Mall: A retail complex
Commerz: A 32-storey mixed-use office space tower
The Westin Mumbai Garden City: A 5 star hotel operated and managed by Starwood
Oberoi Woods: A 600-unit residential complex
Oberoi Seven: A set of seven high-end, premium villas
Oberoi International School: A contemporary urban school offering the International Baccalaureate Organisation (IBO) and Cambridge International Examination Curriculum (CIE)

UPCOMING PROJECTS IN OBEROI GARDEN CITY

An office space project
A state-of-the-art hospital
Oberoi Esquire & subsequent phases

FREQUENTED HOTSPOTS

Oberoi Mall
Hotel: The Westin Mumbai Garden City
Speciality dining restaurants





JOIN THE EXCLUSIVE FOLD

CONTACT DETAILS

HEADQUARTERS:

Oberoi Realty Limited
Commerz, 3rd Floor
International Business Park
Oberoi Garden City
Off Western Express Highway
Goregaon (East)
Mumbai - 400 063
Telephone: 91 22 6677 3333
Fax: 91 22 6677 3334
Website: www.oberoirealty.com

OBEROI EXQUISITE I - CUSTOMER EXPERIENCE CENTRE

Oberoi Garden City
Near Oberoi Woods
Off Western Express Highway
Goregaon (East), Mumbai- 400 063
Telephone: 91 22 2841 3003 / 91 22 2841 3005
Fax: 91 22 2849 0102

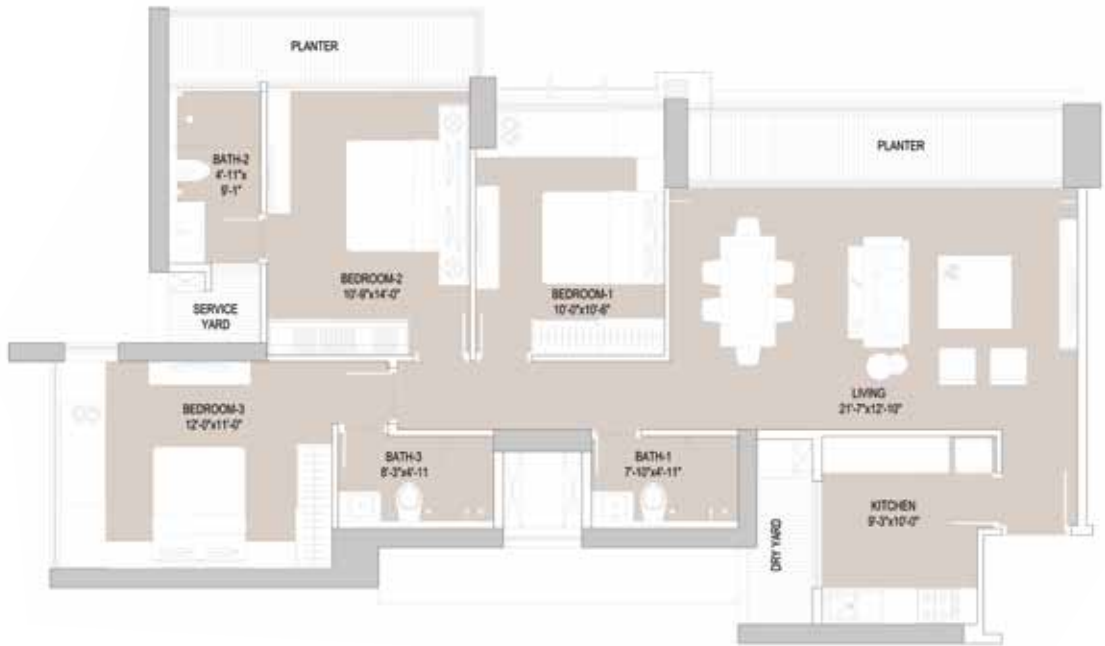
*All plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of the respective authorities or as required by Oberoi Realty Limited in the interest of continuing improvement. The pictures, perspective views of the buildings and the model furnished apartment are an artist's conception of the development. This printed material does not constitute an offer and / or contract of any type between Oberoi Realty Limited and the recipient. All transactions in this development shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the parties.

TYPICAL APARTMENT PLAN (3 BHK GRANDE)



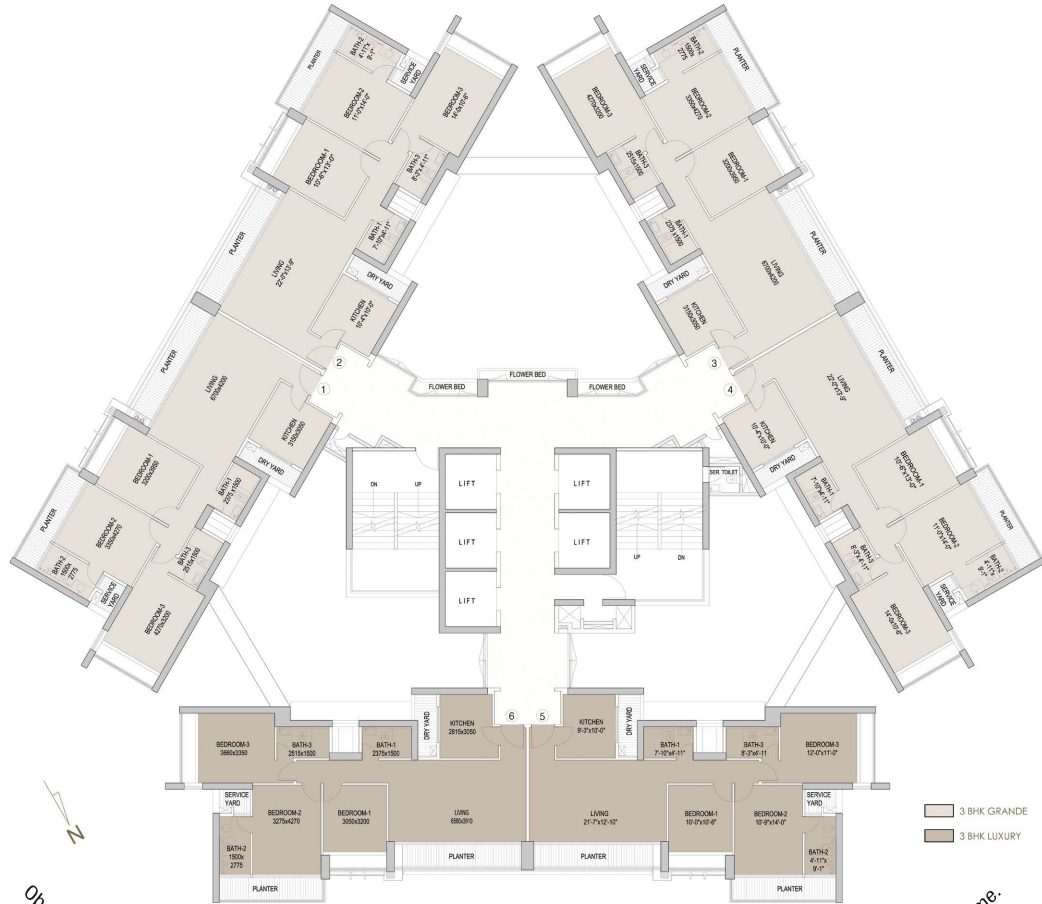
Oberoi Realty Limited reserves the right to amend the sanctioned plans, specifications, design and elevations as Oberoi Realty Limited, may consider necessary or as many as required by the government and/or municipal authorities from time to time.

TYPICAL APARTMENT PLAN (3 BHK LUXURY)



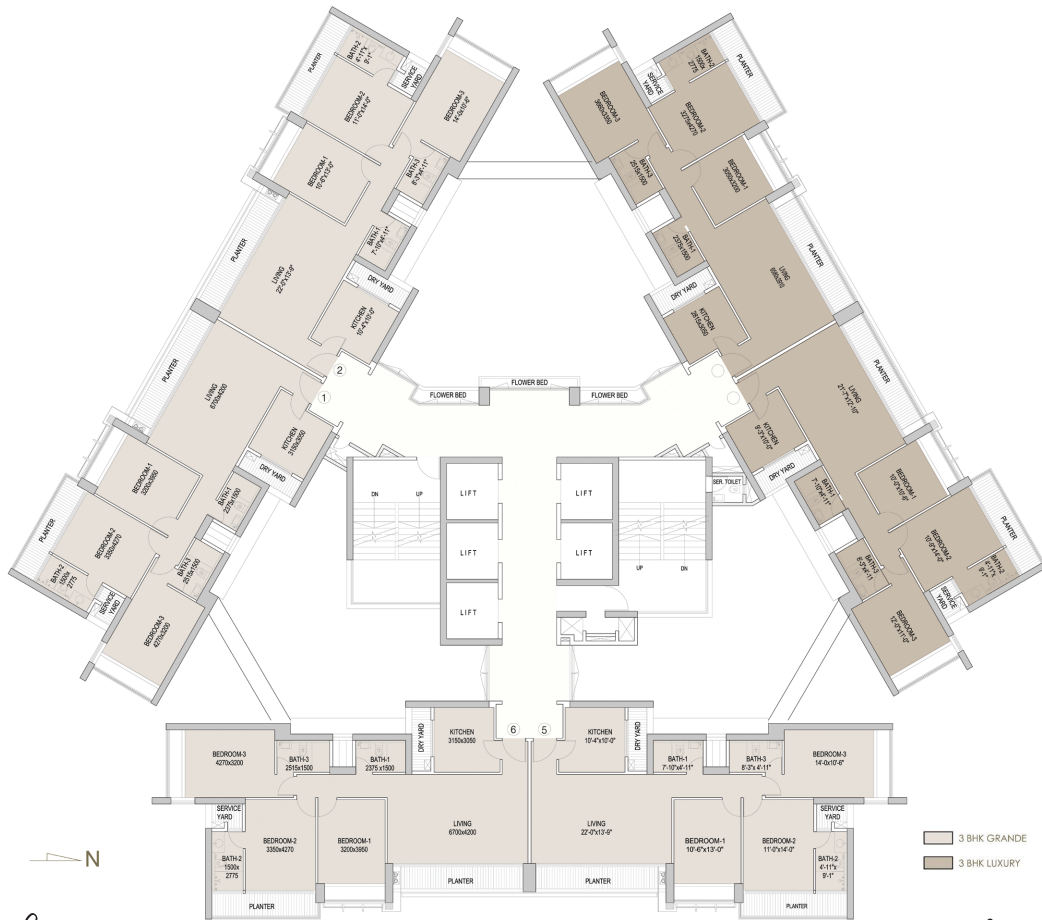
Oberoi Realty Limited reserves the right to amend the sanctioned plans, specifications, design and elevations as Oberoi Realty Limited, may consider necessary or as many be required by the government and/or municipal authorities from time to time.

TYPICAL FLOOR (TOWER - A)



Oberoi Realty Limited reserves the right to amend the sanctioned plans, specifications, design and elevations as necessary or as many be required by the government and/or municipal authorities from time to time.

TYPICAL FLOOR (TOWER - B)



Oberoi Realty Limited reserves the right to amend the sanctioned plans, specifications, design and elevations as Oberoi Realty Limited, may consider necessary or as many be required by the government and/or municipal authorities from time to time.

TYPICAL FLOOR (TOWER - C)



Oberoi Realty Limited reserves the right to amend the sanctioned plans, specifications, design and elevations as may be necessary or as many be required by the government and/or municipal authorities from time to time.



Oberoi Realty Limited proposes, subject to receipt of requisite approvals, market conditions and other considerations, to make an initial public offer of its equity shares and has filed a draft red herring prospectus ("DRHP") with the Securities and Exchange Board of India ("SEBI"). The DRHP will be available on the website of SEBI at www.sebi.gov.in as well as on the websites of the book running lead managers at www.kmcc.co.in, www.enam.com, www.jpmitl.com, www.morganstanley.com/indiaofferdocuments. Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, please refer to the section titled "Risk Factors" of the DRHP.