

QUIETLIST

Elysian Tower A

A buyer’s reading of the sanctioned drawings this project’s promoter filed with the authority, and of its registration record.

REGISTERED AS	P51800027667
WHERE	Goregaon East
READ ON	23 August 2026

WHAT TO ASK FOR

I want A-4701 first, if it is genuinely available and within my budget.

for a buyer who wants the largest filed unsold option and will not treat a valuation sheet as an availability promise

I want a 171.55 sq m A-wing flat only if its price is competitive with the other 171.55 sq m flats; show me why this particular floor deserves more.

for a buyer happy with this size who does not want to pay an automatic floor premium

I want a Tower A home away from the north/northwest side that faces another residential block; if the seller cannot identify that side on the offered home, I will treat it as an ordinary option, not pay a view premium.

for a buyer who values a more open outlook and privacy over accepting a direction the layout shows as built-facing

I want a Tower A home below the 62nd floor, with the ordinary lift arrangement from the ground; I will consider a 62nd–64th-floor home only after its lift and stair route is shown clearly.

WHAT TO CHOOSE

Walk in with a shortlist, not an open-ended question

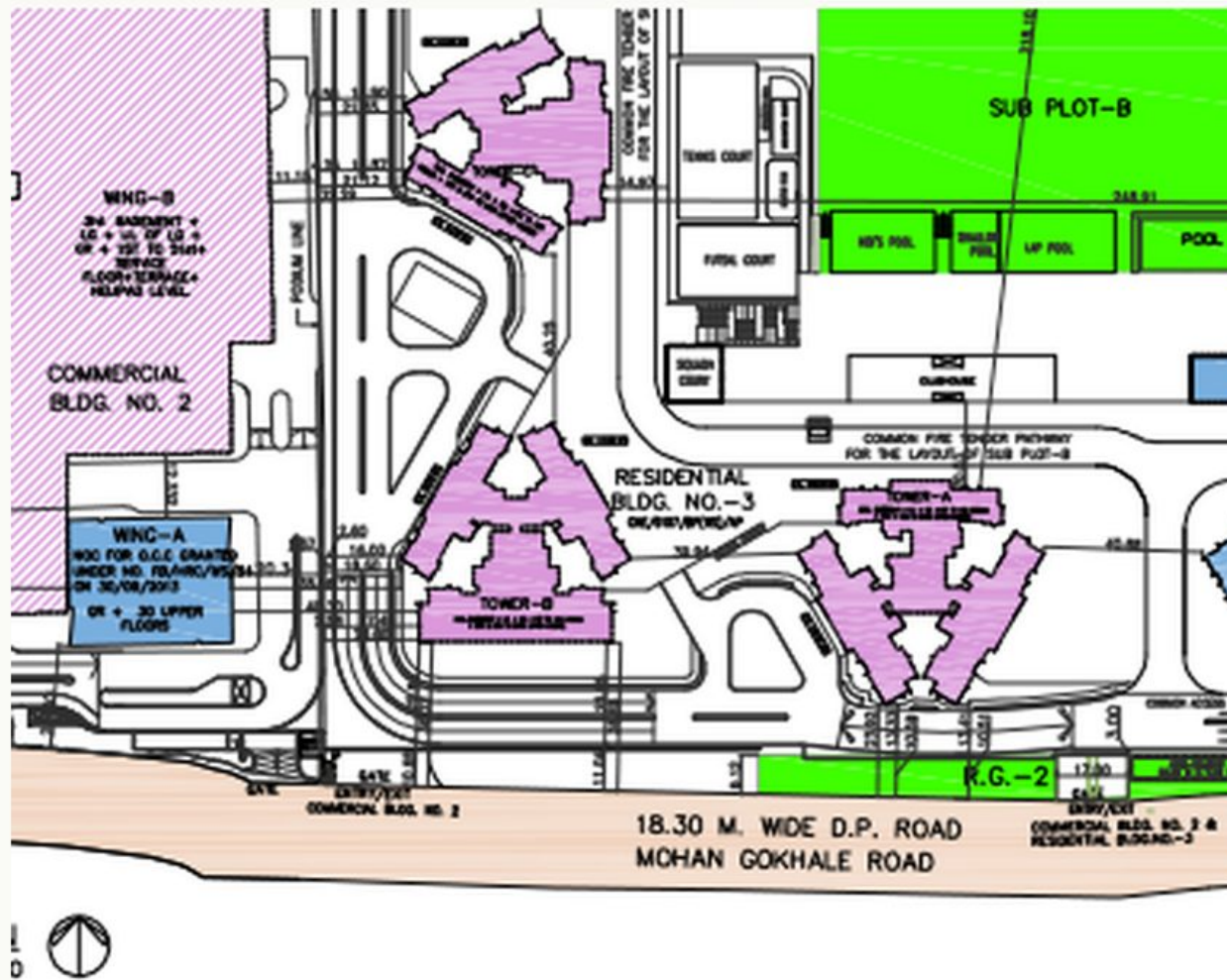
There are four sensible ways to buy in Tower A, depending on what matters most to you.

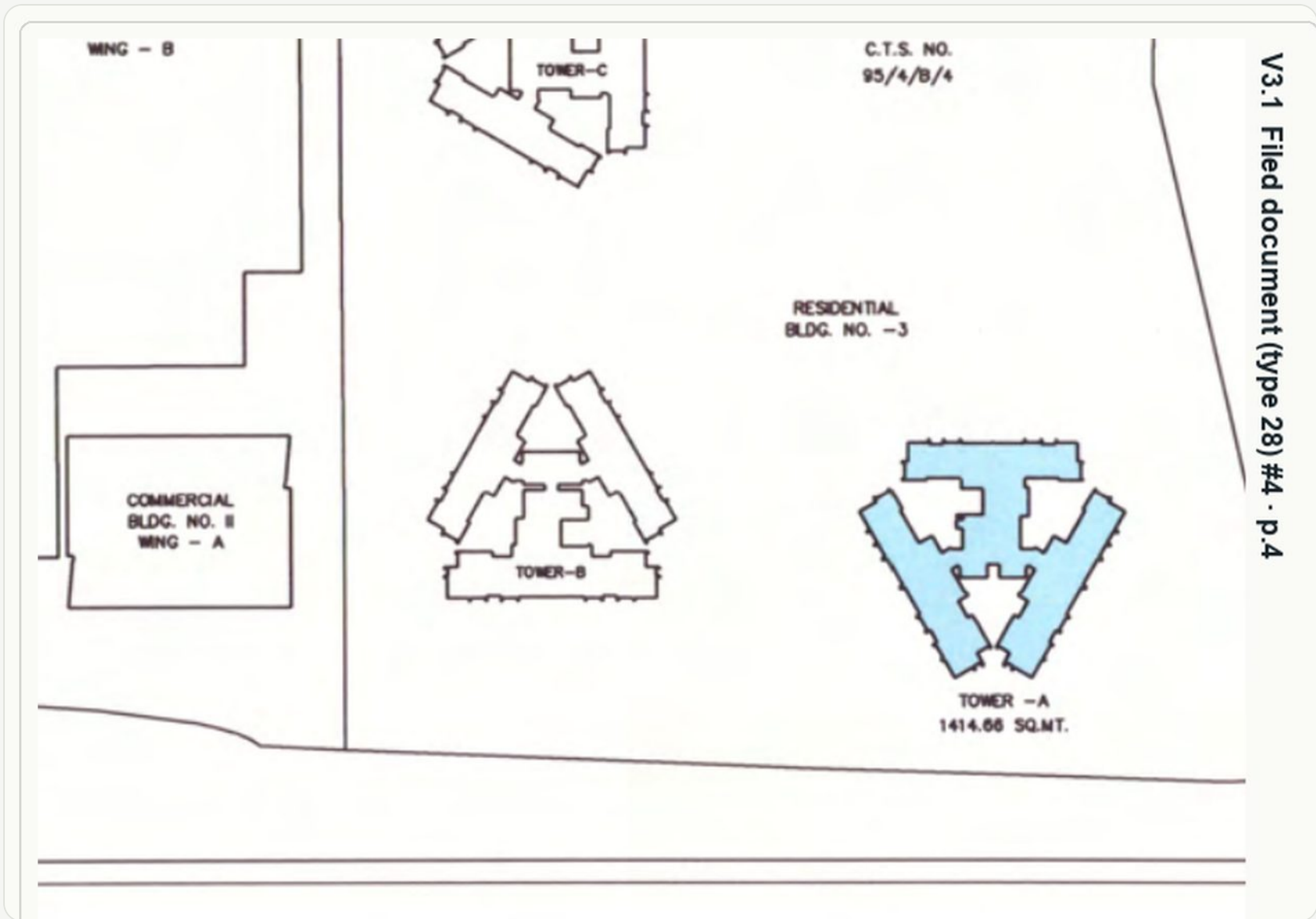
1. If you want the largest filed unsold home, start with A-4701. It is the only 222.99 sq m unsold option shown in the filed inventory. Treat it as a first choice only if the seller can separately prove that this exact flat is still available.
2. If 171.55 sq m is the right size, compare like with like. A-2802 and several later, higher A-wing homes are filed at that same size, and several of those higher homes carry the same filed ASR figure. Do not accept a higher price simply because the sales desk calls one floor or view “premium”; make them name the real difference.

3. If openness and privacy matter most, prefer a home away from Tower A's north/northwest side. The layout shows that side facing another residential building. The drawings do not identify individual flat numbers on that side, so this is a side-level preference, not a promise about a particular flat. Tower A also sits at the development edge and beside internal driveways: the road-facing edge may feel more open but carries public-road exposure.

4. If straightforward daily lift use matters more than a very high home, stay below the 62nd floor. The filed fire record says the lifts from the ground stop at floor 62. Consider a home spanning floors 62–64 only after you are comfortable with its different lift, stair and emergency arrangement.

V2.1 Filed document (type 10) #70 - p.1

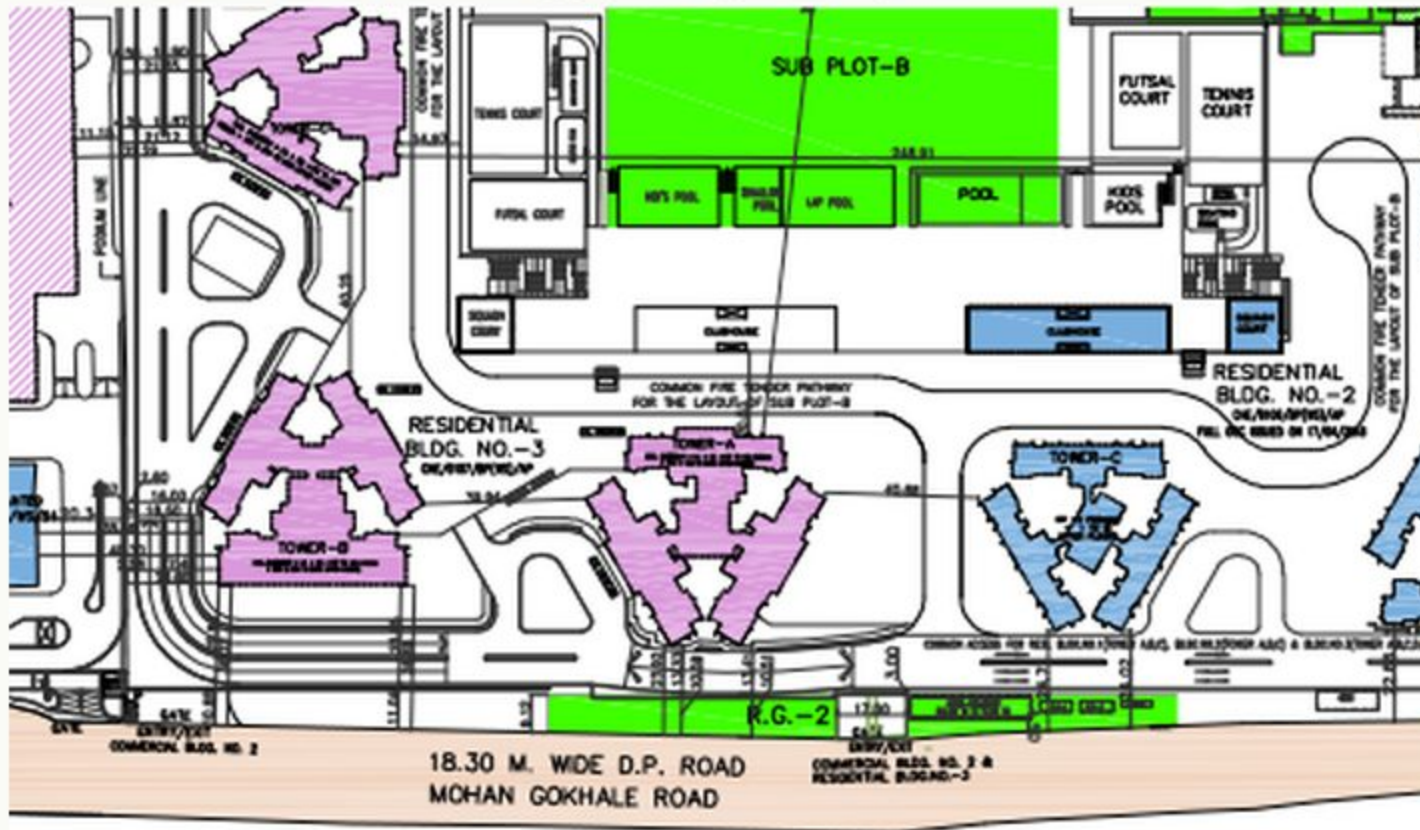




Tower A is drawn close to the right-hand development boundary on the filed layout.

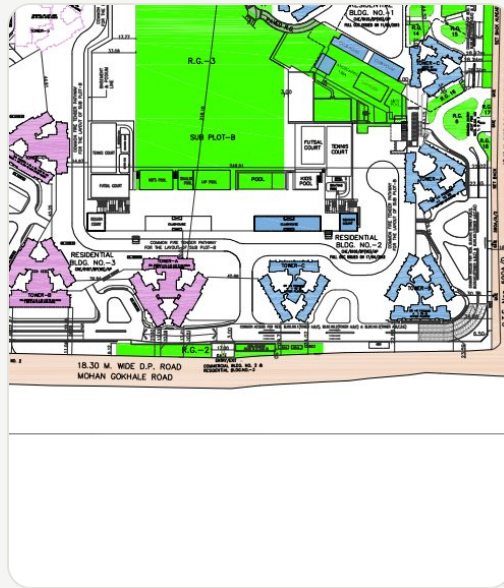
From the approved drawing comparison: "Filed document (type 28) #4" p.4.

V4.1 Filed document (type 10) #70 · p.1



Tower A is the pink residential footprint near the southern edge of the block plan, just above the site boundary road label.

From the approved drawing comparison: "Filed document (type 10) #70" p.1.



The site plan shows pink residential footprints in the Residential Building No. 3 area, with internal open and circulation space between them.

From the sanctioned sheet titled "Filed document (type 10)", copied here exactly as the sheet prints it.

Do not pay a story premium

For a 171.55 sq m A-wing flat, the seller needs to earn any extra price. The filed schedule gives you real comparison homes, including A-2802 and several higher-numbered homes of the same size.

Be firmer with an A-xx04 flat. The filing supports a shared price band for these 161.33 sq m homes, but it does not establish their exact plan position. Until the seller identifies the offered A-xx04 home and puts the claimed advantage in writing, negotiate from that shared band rather than paying for an unproven view, facing or floor story.

And do not let a valuation schedule become an availability list. A-6506, A-6601, A-6606, A-6701, A-6706, A-6801, A-6806, A-6901 and A-6906 appear in valuation material, but that does not prove any one of them is unsold or on offer.



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Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Total Consideration as per Ready Reckoner Rate (ASR)*
-1	-2	-3	-4
1	A-2802	171.55	5,10,75,120
2	A-3104	161.33	5,02,33,810
3	A-3203	162.23	5,05,03,450
4	A-3204	161.33	5,02,33,810
5	A-3304	161.33	5,02,33,810
6	A-3403	162.23	5,05,03,450
7	A-3404	161.33	5,02,33,810
8	A-3505	171.55	5,32,95,780
9	A-3702	171.55	5,32,95,780
10	A-3703	162.23	5,05,03,450
11	A-3705	171.55	5,32,95,780
12	A-3802	171.55	5,32,95,780
13	A-3803	162.23	5,05,03,450
14	A-3804	161.33	5,02,33,810
15	A-3805	171.55	5,32,95,780
16	A-3903	162.23	5,05,03,450
17	A-3904	161.33	5,02,33,810
18	A-3905	171.55	5,32,95,780
19	A-4002	171.55	5,32,95,780
20	A-4003	162.23	5,05,03,450
21	A-4004	161.33	5,02,33,810
22	A-4005	171.55	5,32,95,780
23	A-4103	162.23	5,05,03,450
24	A-4104	161.33	5,02,33,810
25	A-4105	171.55	5,32,95,780
26	A-4202	171.55	5,32,95,780
27	A-4203	162.23	5,05,03,450
28	A-4204	161.33	5,02,33,810
29	A-4205	171.55	5,32,95,780
30	A-4305	171.55	5,32,95,780
31	A-4403	162.23	5,05,03,450
32	A-4404	161.33	5,02,33,810
33	A-4405	171.55	5,32,95,780
34	A-4502	171.55	5,32,95,780
35	A-4503	162.23	5,05,03,450
36	A-4504	161.33	5,02,33,810
37	A-4505	171.55	5,32,95,780
38	A-4602	171.55	5,32,95,780
39	A-4603	162.23	5,05,03,450
40	A-4604	161.33	5,02,33,810
41	A-4605	171.55	5,32,95,780
42	A-4701	222.99	6,96,56,700
43	A-4702	171.55	5,32,95,780
44	A-4703	162.23	5,05,03,450



101, Amrapali Building, Near G P M College, Opp. Masjid, Telli Galli, Andheri (East), Mumbai - 400069.

SOURCE FOCUS

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16	A-3903	162.23	5,05,03,450
17	A-3904	161.33	5,02,33,810
18	A-3905	171.55	5,32,95,780
19	A-4002	171.55	5,32,95,780
20	A-4003	162.23	5,05,03,450
21	A-4004	161.33	5,02,33,810
22	A-4005	171.55	5,32,95,780
23	A-4103	162.23	5,05,03,450
24	A-4104	161.33	5,02,33,810
25	A-4105	171.55	5,32,95,780
26	A-4202	171.55	5,32,95,780
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31	A-4403	162.23	5,05,03,450
32	A-4404	161.33	5,02,33,810
33	A-4405	171.55	5,32,95,780
34	A-4502	171.55	5,32,95,780
35	A-4503	162.23	5,05,03,450
36	A-4504	161.33	5,02,33,810
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38	A-4602	171.55	5,32,95,780
39	A-4603	162.23	5,05,03,450
40	A-4604	161.33	5,02,33,810
41	A-4605	171.55	5,32,95,780
42	A-4701	222.99	6,96,56,700
43	A-4702	171.55	5,32,95,780
44	A-4703	162.23	5,05,03,450



Building, Near G P M College, Opp. Masjid, Telli Galli, Andheri (East), Mumbai - 400

The filed unsold-inventory table lists A-2802 with a 171.55 sq m carpet area.

From the sanctioned sheet titled "Filed document (type 47) #68", copied here exactly as the sheet prints it.

Price Tower A as part of a larger shared development

Tower A is not a private standalone compound. It is one tower in Residential Building No. 3, which is envisaged to include Towers A through E. The filed amenity terms say Elysian amenities are shared with Towers B and C, while some amenities elsewhere in the wider project are not for Tower A buyers. The filing also says there is no separate Tower A-only entry or exit, and that some basement-to-podium areas will not be available to Tower A residents.

That is not a reason to walk away. It is a reason to pay for the home and the access you are actually receiving, not for a private-compound impression. If a competing Tower A home is otherwise equal, do not give it a premium for “exclusive” amenities, parking or arrival until the allotment papers name the exact amenity list, parking level, bay, access route, lift-lobby connection, maintenance allocation and any excluded areas.

8. The Real Estate Project is known as ‘**Elysian Tower A**’. The Real Estate Project constitutes Tower A of Residential Building No.3. Residential Building No.3 is presently envisaged to comprise of Tower A, B, C, D and E. The Tower A of the Residential Building No.3 is presently being developed as a phase of the Whole Project and proposed as a “real estate project” by the Promoter and is being registered as a ‘real estate project’ (“**the Real Estate Project**”) by the Promoter.

Tower A is filed as part of Residential Building No. 3, which is envisaged to include Towers A, B, C, D and E. From the sanctioned sheet titled “Filed document doc-01”, copied here exactly as the sheet prints it.

GET IN WRITING

Treat handover as a finishing-and-services conversation, not a structure conversation

The regulator currently marks the project “Certificate Signed” and lists 30 June 2027 as the proposed completion date. That matters because the construction certificate can sound reassuring if you only hear one line: as at 30 June 2026, structure was certified complete. But the same filing recorded sanitary fittings at 6%, and lifts, fire systems, electrical and mechanical services, and common-area finishing at 25%.

Before a large payment, have the agreement and payment schedule state dates for your flat's fit-out and sanitary fittings, the lifts, fire systems, electrical and mechanical services, parking/access arrangements and common areas. Do not accept a vague "structure complete" or informal possession assurance in place of those dates.

The filed commencement certificate available here was valid only until 2 November 2025. Because the project is still shown with a 2027 proposed completion date, obtain the current commencement certificate or revalidation covering the work being sold. For fire clearance, obtain the High Rise Technical Committee approval referred to in the filed fire letter and the latest occupancy-stage fire clearance; the filed letter itself was conditional on that committee approval.

installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.

- 11) **This fire safety requirement letter is issued subject to necessary approval from High Rise Technical committee.**
- 12) This approval is issued without prejudice to legal matters pending in court of law, if any.

The filed fire requirement letter states that it is subject to necessary High Rise Technical Committee approval. From the sanctioned sheet titled "Filed document doc-77", copied here exactly as the sheet prints it.

Two practical checks for the exact home you book

If you are offered a home spanning floors 62–64, make the seller show the lift stopping point, internal stairs and emergency movement for that exact home before you commit. The filed fire record says the ground-serving lifts terminate at floor 62.

For any home, ask the agreement specification to identify sprinkler locations and how they will be finished. The filed fire requirement places sprinklers in every habitable room. This is a safety requirement, but it should not arrive as an unwelcome surprise after you have planned ceilings or interiors.

8th floor of Tower 'C', upto 6th floor of Tower 'D' & Excavation of Tower 'E' is completed on site.

- v) Architect has upload the hardship letter stating that, due to planning difficulties, Architect has terminated all lifts at 62nd floor level which are leading from ground floor. However, Architect has requesting to consider the Fire Lift upto 62nd floor level of each tower which is considered by this department on the basis of following points.

1. Due to height restriction of Civil Aviation Authority Architect has unable to

The filed fire record says lifts serving from the ground floor terminate at the 62nd floor.

From the sanctioned sheet titled "Filed document doc-77", copied here exactly as the sheet prints it.

HOW THIS REPORT WAS MADE

This report was built by reading Elysian Tower A's sanctioned architectural drawings — the same approved sheets the promoter filed with the authority — alongside the project's RERA registration record and its quarterly filings. 159 of the project's sanctioned sheets were read, and 8 of them are printed here as crops, each under the sheet's own title so you can ask for it by name at the sales office.

Each material factual statement here was checked against the drawing or filing it cites, by a second reader that can only delete. Interpretations are marked as questions to ask or comparisons to make, not as findings. That check confirms the words are on the approved sheet. It does not confirm the building will be built that way, and Quietlist does not independently verify the promoter's filing or the conditions on site.

Quietlist receives no commission from the promoter, the seller or any broker, and does not arrange the transaction.

Sources as at: current regulator status read 23 August 2026; register read 2026-08-01.

TERMS

This report was prepared for one buyer and one project. Share it with your family, your lawyer or your bank as you like; it is not for republication or resale.

It is a reading of the promoter's sanctioned drawings and the public register as they stood on the dates above. It is not legal, financial or investment advice, not a valuation, and not a structural or site survey. A drawing shows what was approved. A filing shows what somebody filed, on a date. Neither is a promise about what will be built.

If something here is wrong, write to hello@quietlist.in with what you were shown and I will re-check the sheet and send you a corrected report. Where a correction cannot put it right, my total liability for this report, on any basis, is limited to the fee you paid for it.

We read the approved drawings
so you don't have to.

