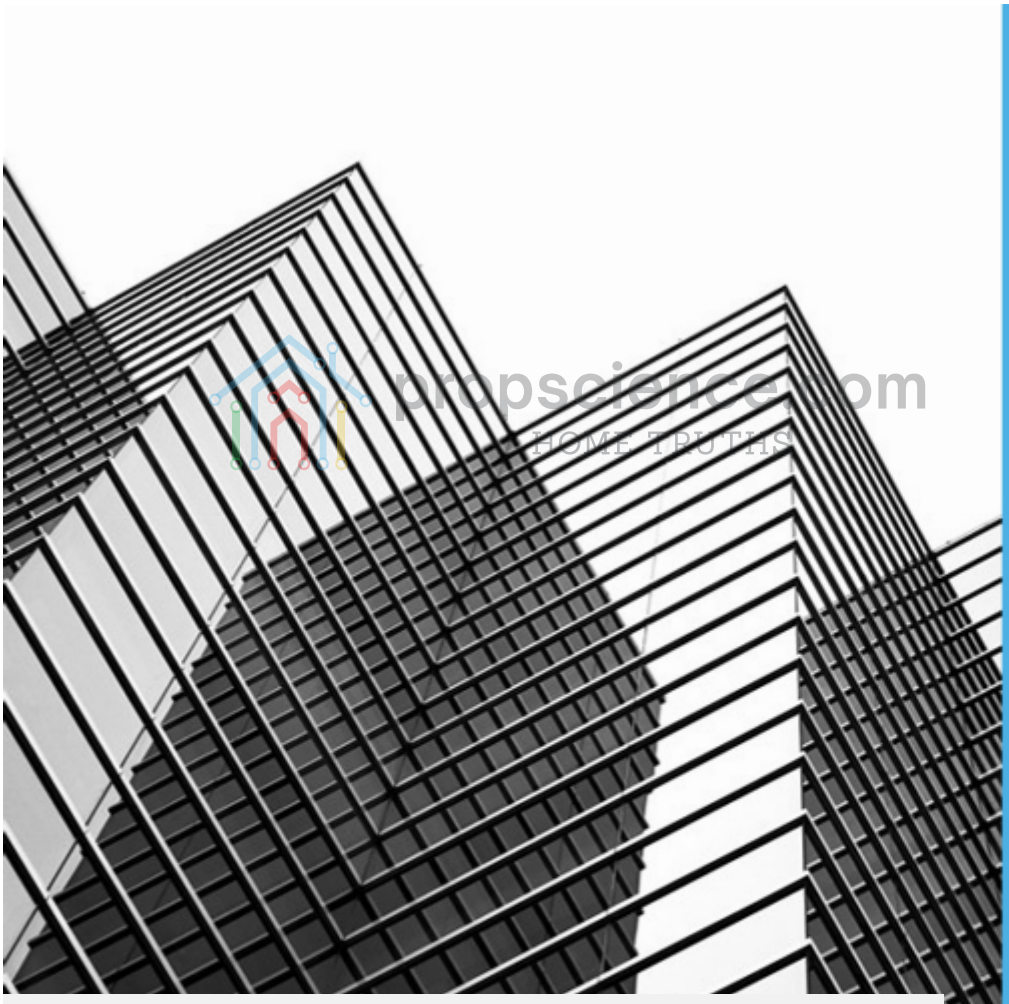
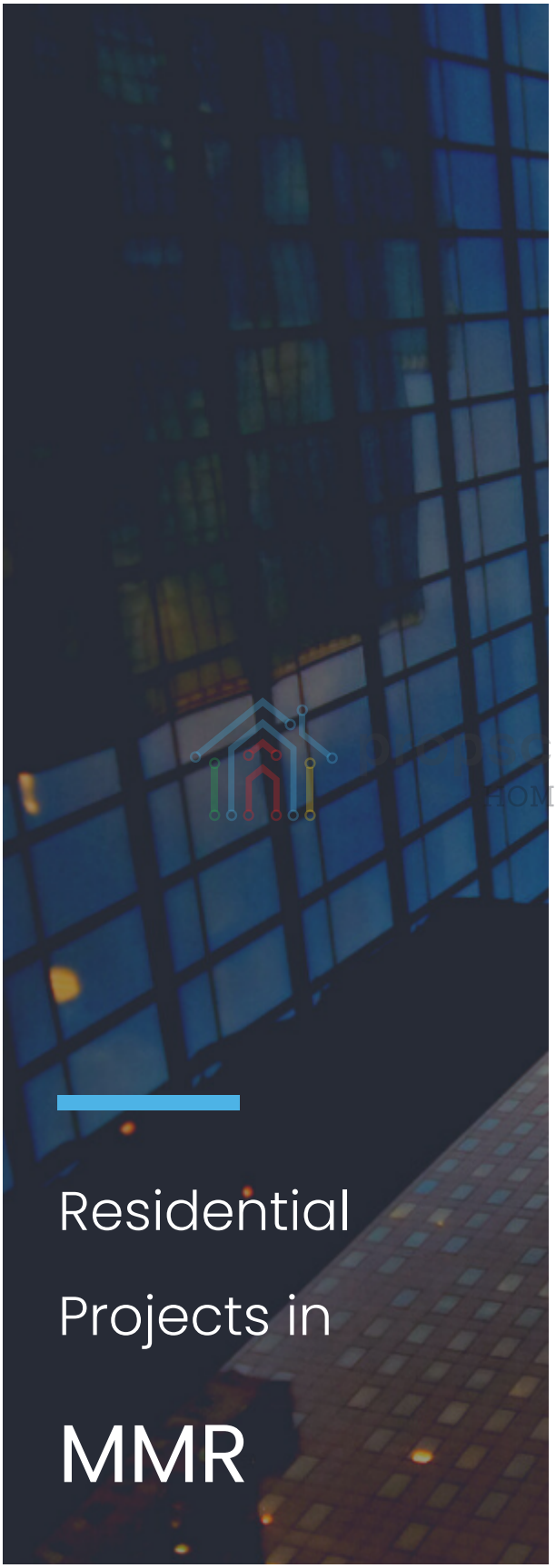
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PROP REPORT



Sunteck One World 4

MahaRERA Number : P99000033218



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.

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LOCATION

Post Office	Police Station	Municipal Ward
Vasai East IE	Vasai Police Station	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

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- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Juchandra Bus Stop **1 Km**
- Naigoan Railway Station **2.4 Km**
- NH 48 Highway **9.5 Km**
- Siddharth Hospital **1.1 Km**
- Don Bosco School **250 Mtrs**
- Mittal Shopping Mall **2.1 Km**
- Reliance Mart **200 Mtrs**

SUNTECK ONE WORLD 4

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	1	1

SUNTECK ONE WORLD 4

BUILDER & CONSULTANTS

Sunteck Realty Limited is a Mumbai based real estate and construction company founded by Kamal Khetan. The company is engaged in the construction, development and management of residential and commercial properties. The company is known for its luxury residential properties classified under different brands: Signature and Signia for luxury properties and City for mid segment properties. In March 2009, it partnered with Oman-based WJ Towell Group and Piramal Group and established a 51:49 joint venture with Bank of Muscat to develop real estate projects in Oman. The company received the Luxury Pole Project of the Year in 2017 and the NDTV Real Estate Award for Signature Island in 2016. The company was listed as a Fortune Next 500 company of the year. 2017, 2018, 2019 and 2020.

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Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	3000 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Barbeque Pit,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Sundeck One World Tower 7 & 8	2	24	8	1 BHK	192
Sundeck One World Tower 7 & 8	2	24	8	2 BHK	192

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** There are nalas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	312 sqft
2 BHK	421 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	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2800000

2 BHK	--	--	INR 3600000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 300000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

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Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	406	NA	INR 3625000	INR 8928.57
December 2022	406	NA	INR 3450000	INR 8497.54
December 2022	550	NA	INR 4410000	INR 8018.18
December 2022	311	NA	INR 3425000	INR 11012.86
December 2022	406	NA	INR 3725000	INR 9174.88
December 2022	550	NA	INR 5000000	INR 9090.91
December 2022	550	NA	INR 4375000	INR 7954.55
December 2022	406	NA	INR 3525000	INR 8682.27
December 2022	550	NA	INR 4410000	INR 8018.18

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December 2022	550	NA	INR 4375000	INR 7954.55
December 2022	550	NA	INR 4410000	INR 8018.18
November 2022	406	NA	INR 3350000	INR 8251.23
November 2022	550	NA	INR 4410000	INR 8018.18
November 2022	406	NA	INR 3525000	INR 8682.27
November 2022	406	NA	INR 3450000	INR 8497.54
November 2022	406	NA	INR 3500000	INR 8620.69
November 2022	406	NA	INR 3425000	INR 8435.96
April 2022	406	NA	INR 3450000	INR 8497.54
April 2022	406	NA	INR 3425000	INR 8435.96
April 2022	550	NA	INR 4410000	INR 8018.18

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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	63
Connectivity	65
Infrastructure	86
Local Environment	90
Land & Approvals	64
Project	76
People	56
Amenities	76

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Building	65
Layout	53
Interiors	63
Pricing	63
Total	**68/100**

SUNTECK ONE WORLD 4

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