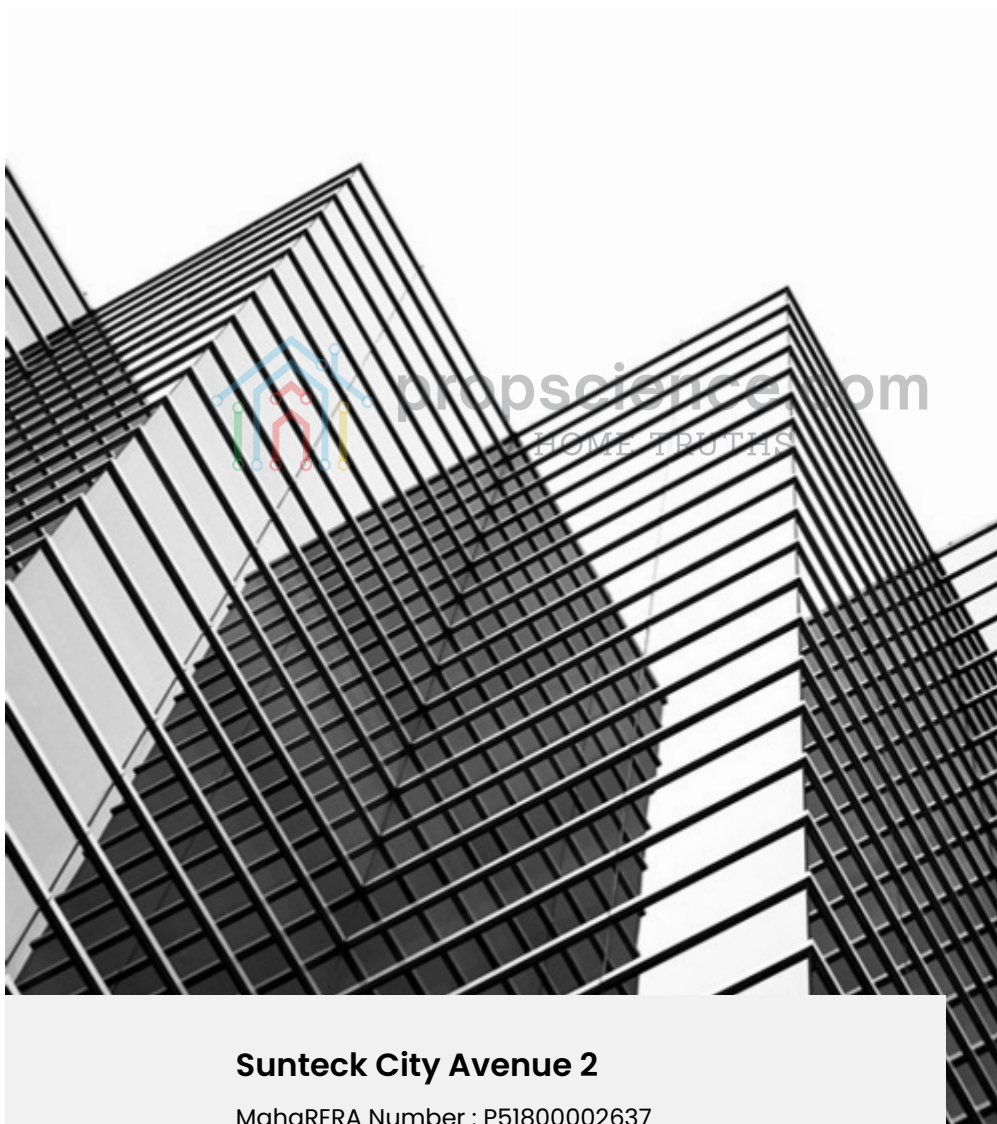


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PROP REPORT



Sunteck City Avenue 2

MahaRERA Number : P51800002637



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.

LOCATION

The project is in Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
Goregaon	Goregaon West Police Station	Ward P South



Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 49 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **8.3 Km**
- Goregaon Bus Depot **2.1 Km**
- Ram Mandir Railway Station **1.5 Km**
- Wester Express Highway **1 Km**
- Kokilaben Hospital **4.5 Km**
- Vibgyor High School **2.4 Km**
- Infinity Mall **2.9 Km**
- Big Bazaar **1.6 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
July 2022	NA	11

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.

Project Funded By	Architect	Civil Contractor
SBI Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2021	6858.88 Sqmt	1 BHK,2 BHK,3 BHK,4 BHK

Project Amenities

Sports 	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Visitor's Room,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
R1 Wing A	7	44	6	2 BHK,3 BHK,4 BHK	264
R1 Wing B	7	44	6	2 BHK,3 BHK,4 BHK	264
R 2	1	12	1	1 BHK,2 BHK	12

First Habitable Floor	1st
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Services & Safety propscience.com
 HOME TRUTHS


- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire cylinders
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

SUNTECK CITY AVENUE 2

FLAT INTERIORS

Configuration

RERA Carpet Range

2 BHK	579 - 708 sqft
3 BHK	894 - 896 sqft
4 BHK	1100 sqft
2 BHK	579 - 708 sqft
3 BHK	894 - 896 sqft
4 BHK	1100 sqft
1 BHK	523 sqft
 2 BHK	propscience.com 676 - 889 sqft HOME TRUTHS

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble 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,Dry Walls,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

SUNTECK CITY AVENUE 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 16030773 to 24613743
3 BHK	--	--	INR 24752178 to 24807552
4 BHK	--	--	INR 30455700
1 BHK	--	--	INR 14480301

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

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IndusInd Bank,Kotak Bank,Punjab & Sind Bank,SBI Bank,YES Bank

Transaction History

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

SUNTECK CITY AVENUE 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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October 2022	894	11	INR 21501485	INR 24050.88
October 2022	983	12	INR 21250000	INR 21617.5
October 2022	895	25	INR 24200000	INR 27039.11
September 2022	578	17	INR 15285600	INR 26445.67
September 2022	578	7	INR 13909035	INR 24064.07
September 2022	578	25	INR 15285600	INR 26445.67
August 2022	626	14	INR 16552800	INR 26442.17
August 2022	773	7	INR 17410714	INR 22523.56
August 2022	578	29	INR 13647857	INR 23612.21
July 2022	636	10	INR 13148441	INR 20673.65
July 2022	798	2	INR 19000000	INR 23809.52
July 2022	708	22	INR 18457560	INR 26070

June 2022	629	15	INR 16552800	INR 26316.06
June 2022	894	13	INR 23159070	INR 25905
May 2022	985	11	INR 21339286	INR 21664.25
May 2022	895	9	INR 20028869	INR 22378.62
May 2022	894	14	INR 21901600	INR 24498.43
May 2022	626	25	INR 16552800	INR 26442.17
February 2022	679	26	INR 16315200	INR 24028.28
January 2022	779	12	INR 18300000	INR 23491.66

SUNTECK CITY AVENUE 2

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	55
Connectivity	83
Infrastructure	78
Local Environment	100
Land & Approvals	58
Project	73
People	65
Amenities	76
Building	67
Layout	51
Interiors	63
Pricing	30
Total	67/100



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HOME TRUTHS

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