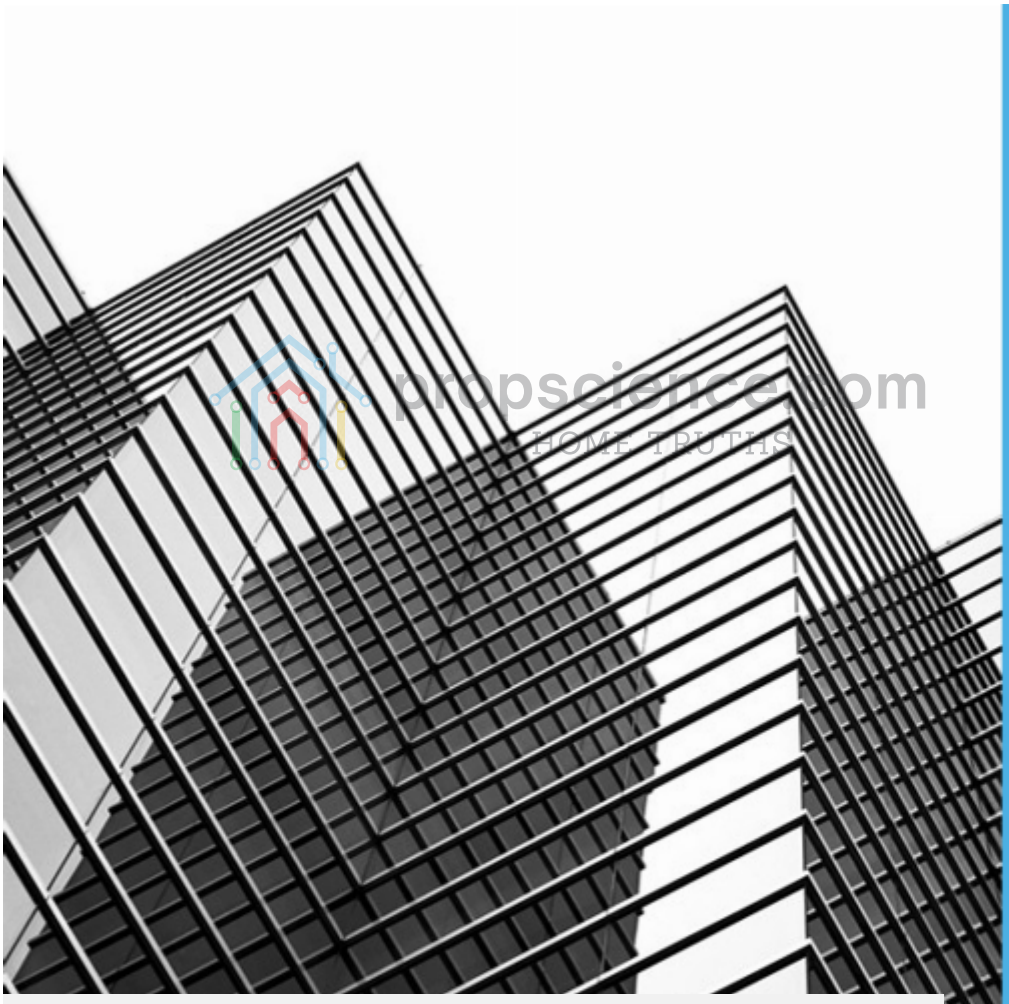
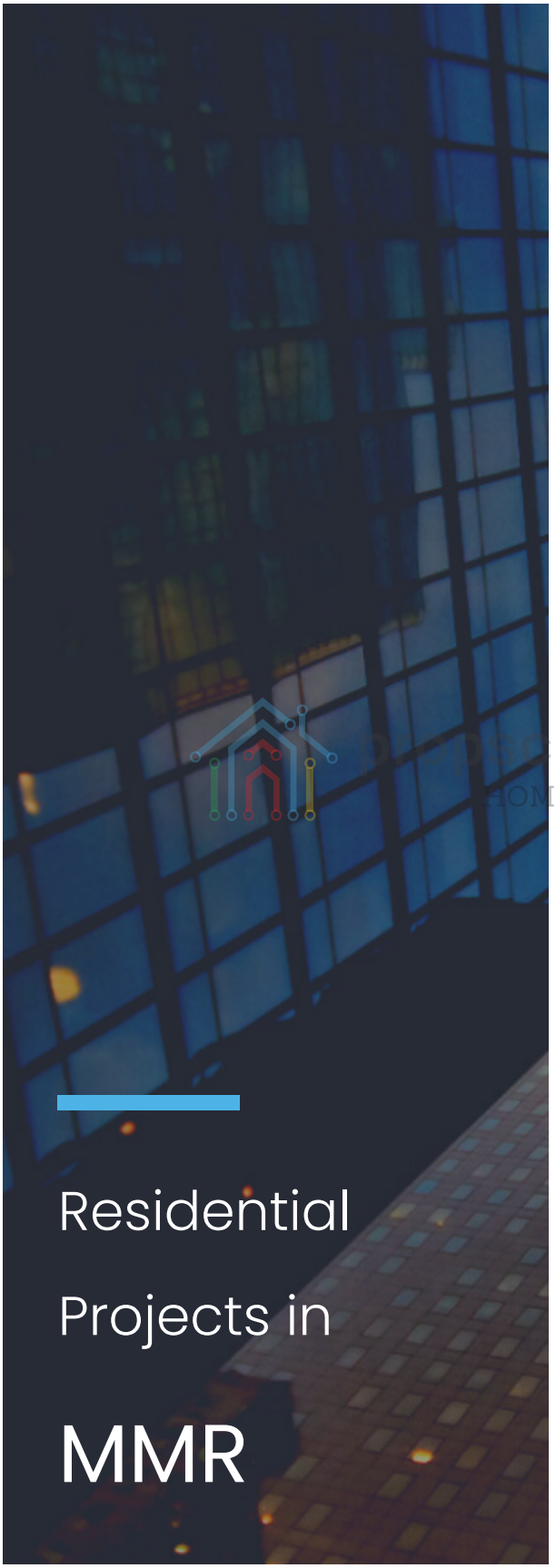
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PROP REPORT



Sunteck City Avenue 1

MahaRERA Number : P51800001281



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

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 Iii , 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	NA

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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 Mtrs**
- 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	14

SUNTECK CITY AVENUE 1

BUILDER & CONSULTANTS

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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 31st March, 2020	8183 Sqmt	2 BHK,3 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

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SUNTECK CITY AVENUE 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	30	4	2 BHK,3 BHK	120
Wing B	3	33	4	2 BHK,3 BHK	132
Wing C	3	36	4	2 BHK,3 BHK	144

First Habitable Floor	1st

Services & Safety

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- **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 1

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	773 - 815 sqft

3 BHK	965 sqft
2 BHK	773 - 815 sqft
3 BHK	965 sqft
2 BHK	773 - 815 sqft
3 BHK	965 sqft

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

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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

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21402051 to 22564905
3 BHK	--	--	INR 26717955

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

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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 1

ANNEXURE A

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Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
October 2022	857	7	INR 22900000	INR 26721.12
September 2022	921	18	INR 24500000	INR 26601.52
August 2022	921	12	INR 25114000	INR 27268.19
July 2022	1012	7	INR 24100000	INR 23814.23
June 2022	1197	NA	INR 24248664	INR 20257.86
June 2022	1197	NA	INR 27370000	INR 22865.5

May 2022	921	18	INR 23554575	INR 25575
May 2022	1214	6	INR 26000000	INR 21416.8
May 2022	1009	9	INR 24385000	INR 24167.49
May 2022	867	NA	INR 20428804	INR 23562.63
March 2022	995	NA	INR 23945375	INR 24065.7
February 2022	953	25	INR 22147950	INR 23240.24
February 2022	970	19	INR 21000000	INR 21649.48
September 2021	867	21	INR 20000000	INR 23068.05
August 2021	995	12	INR 23300000	INR 23417.09
August 2021	1013	12	INR 22350000	INR 22063.18
July 2021	995	19	INR 23300000	INR 23417.09
June 2021	1013	16	INR 23200000	INR 22902.27
May 2021	1013	3	INR 16748000	INR 16533.07

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May 2021	1214	1	INR 26000000	INR 21416.8

SUNTECK CITY AVENUE 1

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.

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Category	Score
Place	55
Connectivity	83
Infrastructure	78
Local Environment	100
Land & Approvals	58
Project	78
People	65

Amenities	76
Building	67
Layout	53
Interiors	63
Pricing	30
Total	**67/100**

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