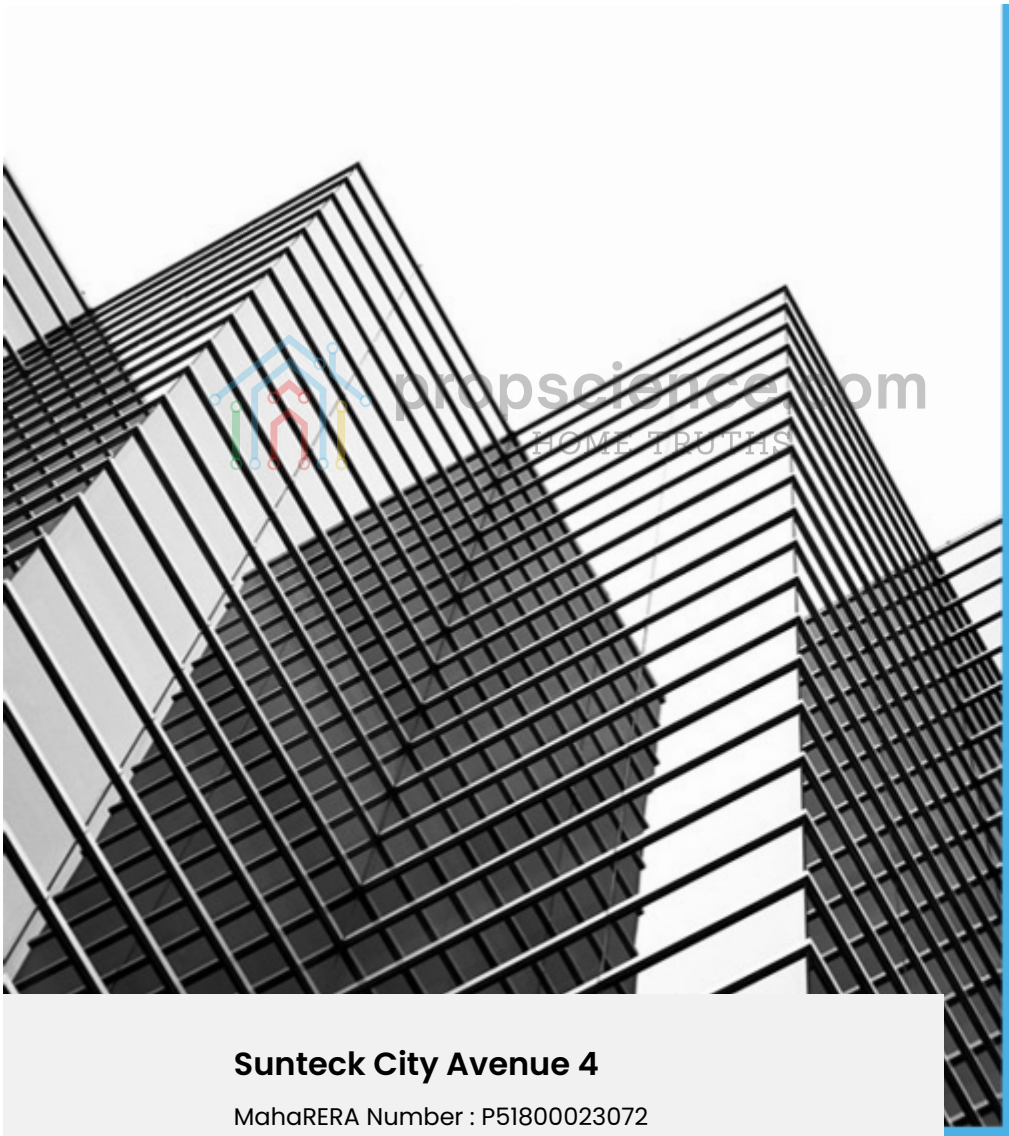
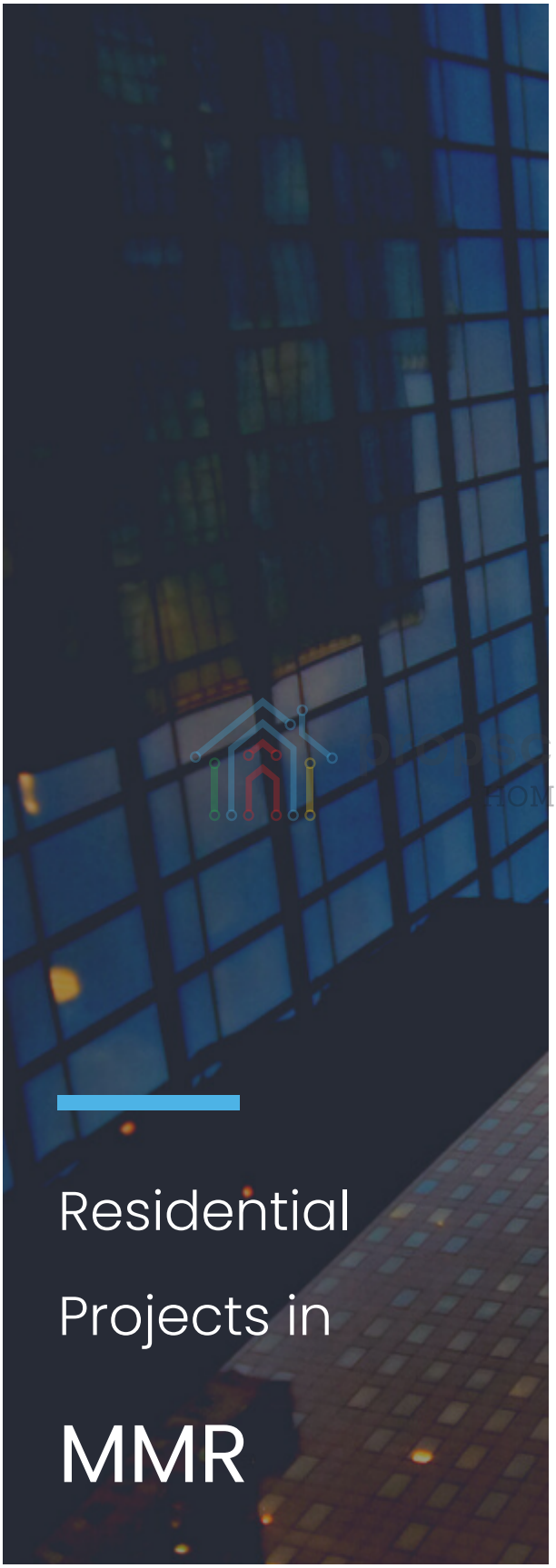
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PROP REPORT



Sunteck City Avenue 4

MahaRERA Number : P51800023072



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	Ward P South

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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 **8.7 Km**
- Ram Mandir Bus Station **500 Mtrs**
- D.N. Nagar Metro Station **4.5 Km**
- Ram Mandir Railway Station **500 Mtrs**
- Western Express Highway **2.1 Km**
- Swapnapurti Hospital **5 Km**
- G.M International School **2.6 Km**
- The Hub Mall **2.1 Km**
- Big Bazaar **2.1 Km**

LAND & APPROVALS

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

SUNTECK CITY AVENUE 4

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, 2024	9011.01 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 4

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower A	6	46	8	2 BHK,3 BHK	368
Tower B	6	46	8	2 BHK,3 BHK	368

First Habitable Floor	1st

Services & Safety

- **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

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SUNTECK CITY AVENUE 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	644 sqft
3 BHK	968 sqft

2 BHK	644 sqft
3 BHK	901 - 1036 sqft

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

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SUNTECK CITY AVENUE 4

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 17645600
3 BHK	--	--	INR 24687400 to 28386400

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 0	INR 0

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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.

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
November 2022	1035	11	INR 29500000	INR 28502.42
November 2022	968	29	INR 28000000	INR 28925.62
November 2022	968	25	INR 27100000	INR 27995.87
November 2022	968	23	INR 28900000	INR 29855.37
November 2022	644	21	INR 20300000	INR 31521.74
October 2022	901	11	INR 24000000	INR 26637.07
October 2022	644	24	INR 19400000	INR 30124.22
October 2022	1035	21	INR 31500000	INR 30434.78

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October 2022	968	32	INR 29250000	INR 30216.94
October 2022	901	18	INR 25400000	INR 28190.9
September 2022	1035	15	INR 30000000	INR 28985.51
September 2022	644	27	INR 19700000	INR 30590.06
September 2022	644	29	INR 19200000	INR 29813.66
September 2022	901	13	INR 23958000	INR 26590.46
September 2022	968	13	INR 25344000	INR 26181.82
September 2022	968	15	INR 26050000	INR 26911.16
September 2022	644	21	INR 19400000	INR 30124.22
September 2022	1035	19	INR 30100000	INR 29082.13

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August 2022	968	22	INR 25451000	INR 26292.36
August 2022	968	26	INR 28850000	INR 29803.72

SUNTECK CITY AVENUE 4

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	64
Project	86

People	65
Amenities	76
Building	67
Layout	49
Interiors	63
Pricing	30
Total	**68/100**

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