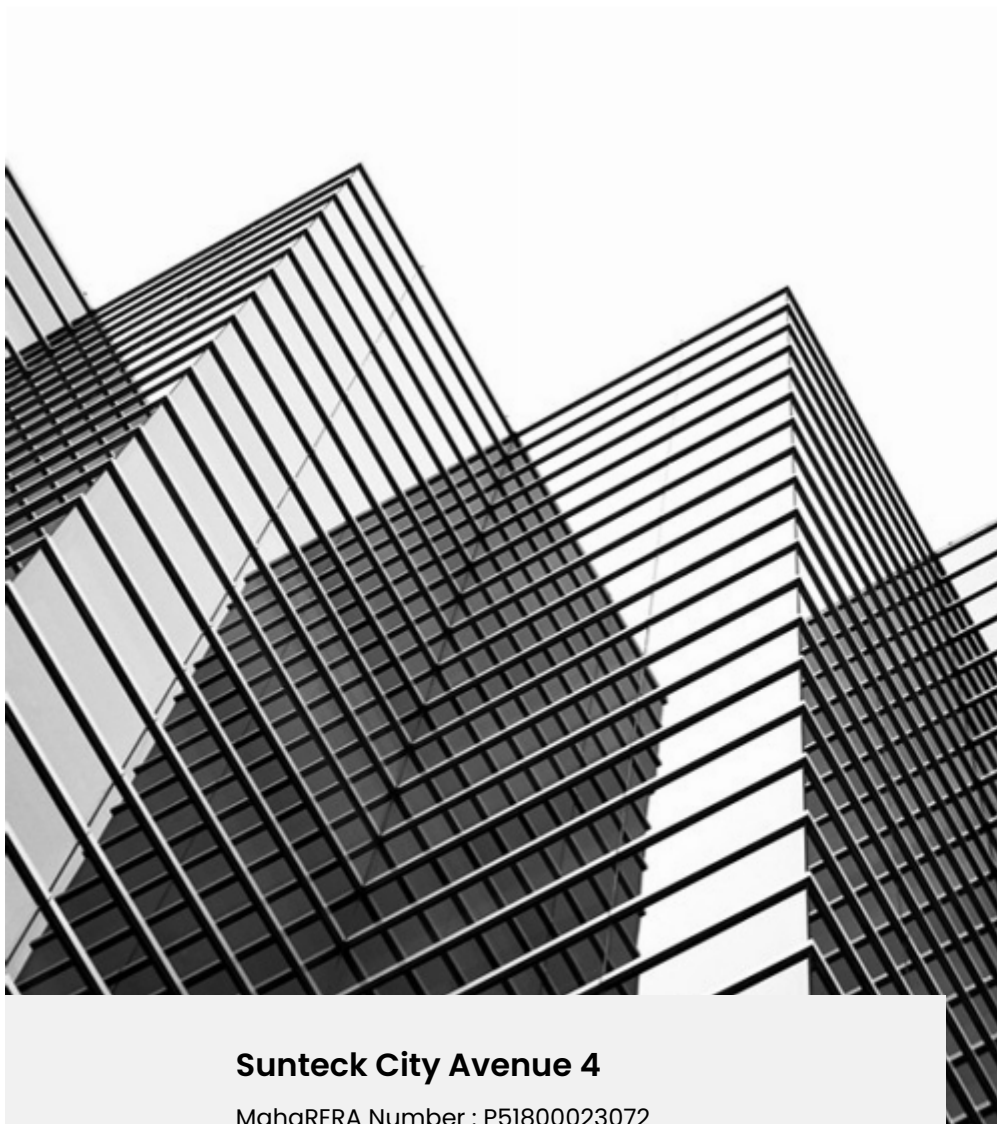


propscience.com

# 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.

## 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 **8.7 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

## 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 31st March, 2024	9011.01 Sqmt	2 BHK,3 BHK

### Project Amenities

<b>Sports</b>	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
<b>Leisure</b>	Yoga Room / Zone,Senior Citizen Zone,Deck Area,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Visitor's Room,Party Lawn,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	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
Tower A	6	46	8	2 BHK,3 BHK	368
Tower B	6	46	8	2 BHK,3 BHK	368

<b>First Habitable Floor</b>	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

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

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
<b>Finishing</b>	Luster Finish Paint,Dry Walls,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	NA

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

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Time Linked Payment
<b>Bank Approved Loans</b>	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

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

<b>August 2022</b>	968	22	INR 25451000	INR 26292.36
<b>August 2022</b>	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.

Category	Score
Place	55
Connectivity	83
Infrastructure	78
Local Environment	100
Land & Approvals	64
Project	86

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

---

SUNTECK CITY AVENUE 4

### **Disclaimer**

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the

content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.