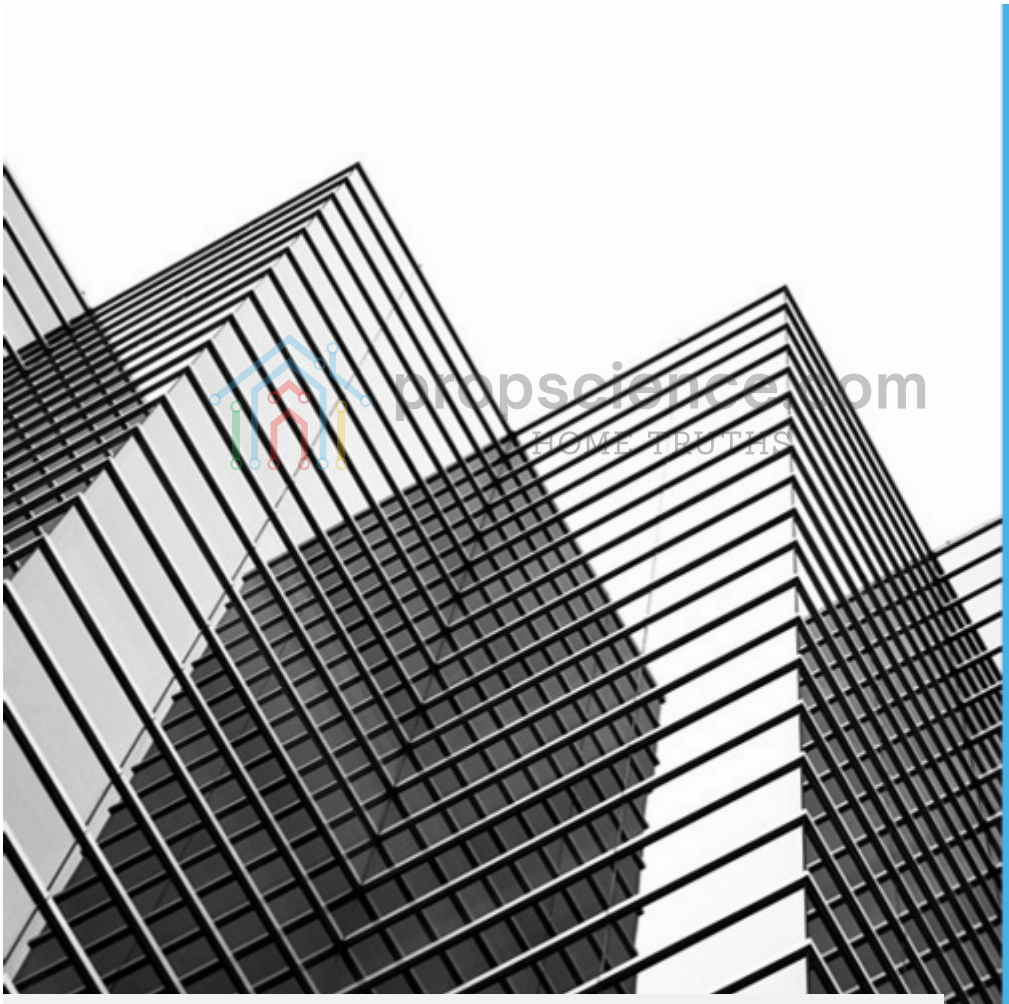
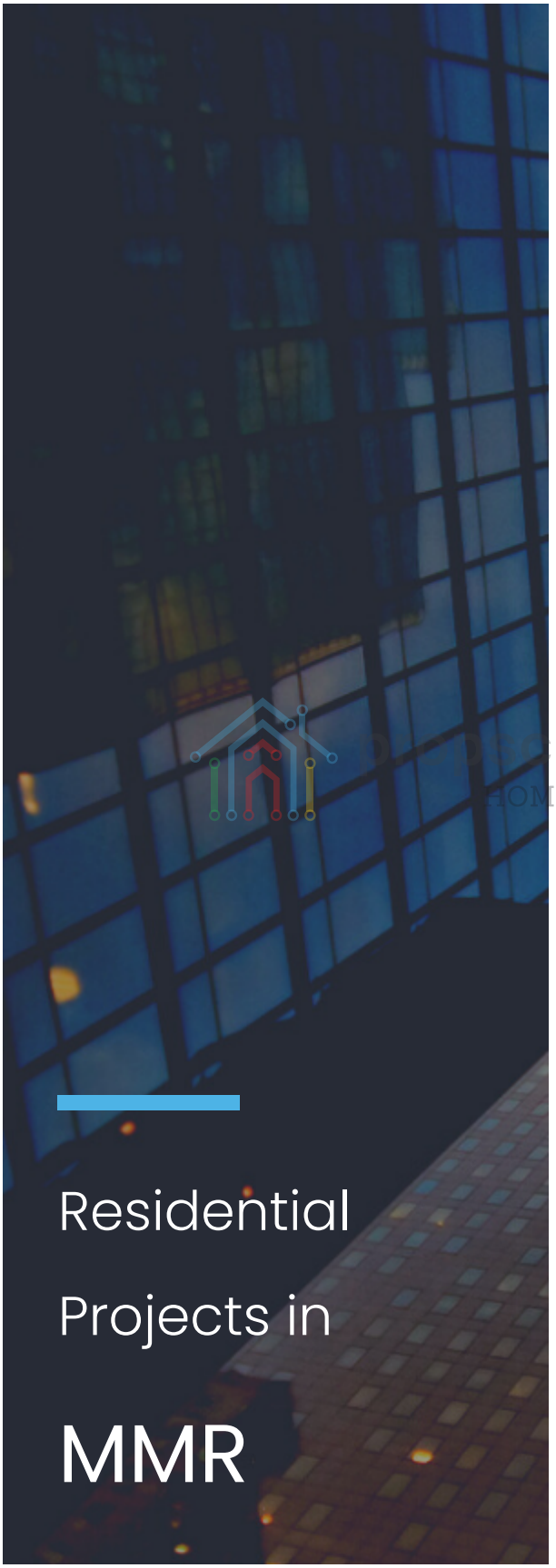
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PROP REPORT



Sunteck Maxxworld 4

MahaRERA Number : P99000024173



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 cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

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Connectivity & Infrastructure

- Mumbai Domestic Airport **39.7 Km**
- Mumbai International Airport **41 Km**
- Naigoan Bus Depot **2.4 Km**
- Nailgoan Railway Station **2.4 Km**
- NH 48 Highway **9.5 Km**
- Siddharth Hospital **1.1 Km**
- Don Bosco School **250 Km**
- Mittal Shopping Mall **2.1 Km**
- Dmart Mall **12.2 Km**

LAND & APPROVALS

Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold and the owner is DDPI Global Infrastructure Private Limited.

Encumbrances

The land upon which the project has been constructed is mortgaged to Axis Bank.

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

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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
NA	NA	NA

SUNTECK MAXXWORLD 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2025	1758.62 Sqmt	3 BHK

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Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	ATM / Bank Attached,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Community 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
Sunteck Maxxworld 4	3	23	8	3 BHK	184

First Habitable Floor	1st

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Services & Safety

- **Security :** Society Office,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

3 BHK	751 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
3 BHK	--	--	INR 5975000

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

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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,IDBI Bank,PNB Housing Finance Ltd,SBI 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.
May 2022	637	5	INR 5698750	INR 8946.23
May 2022	637	9	INR 5800000	INR 9105.18
April 2022	637	11	INR 6450000	INR 10125.59
April 2022	637	15	INR 6100000	INR 9576.14
April 2022	637	23	INR 7025000	INR 11028.26
April 2022	637	16	INR 6200000	INR 9733.12
April 2022	637	12	INR 6600000	INR 10361.07
April 2022	637	20	INR 6450000	INR 10125.59
April 2022	637	20	INR 6450000	INR 10125.59
April 2022	637	6	INR 6375000	INR 10007.85
April 2022	637	19	INR 6450000	INR 10125.59
April 2022	637	3	INR 5975000	INR 9379.91

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April 2022	637	19	INR 6450000	INR 10125.59
April 2022	637	2	INR 5698750	INR 8946.23
April 2022	637	14	INR 6275000	INR 9850.86
April 2022	637	14	INR 6100000	INR 9576.14
April 2022	637	20	INR 6450000	INR 10125.59
March 2022	637	20	INR 6800000	INR 10675.04
March 2022	637	3	INR 6014250	INR 9441.52
March 2022	637	23	INR 7025000	INR 11028.26

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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	73
Connectivity	65
Infrastructure	58
Local Environment	90
Land & Approvals	56
Project	76
People	56
Amenities	68
Building	65
Layout	60
Interiors	63
Pricing	50
Total	**65/100**

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SUNTECK MAXXWORLD 4

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