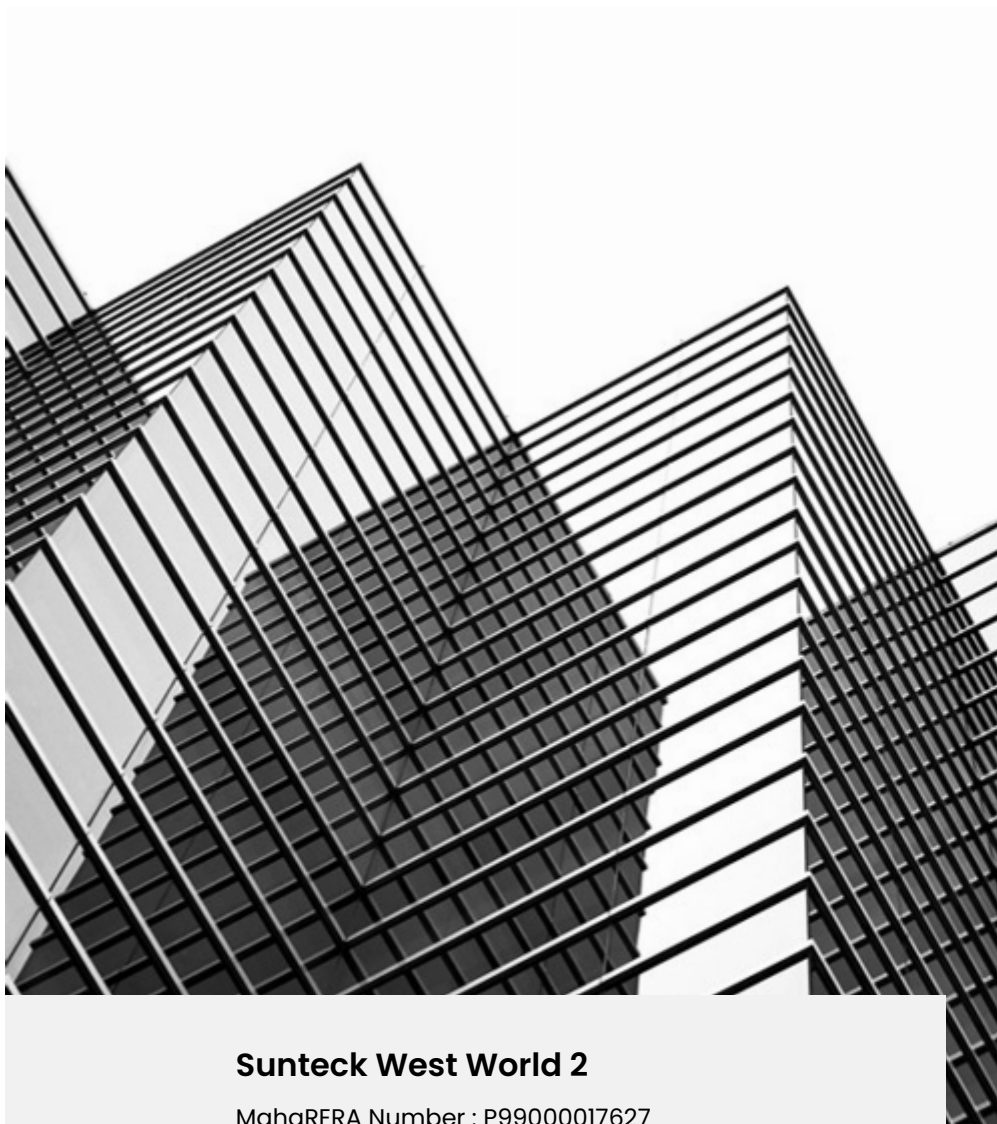


propscience.com

# PROP REPORT



**Sunteck West World 2**

MahaRERA Number : P99000017627



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

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 140 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Juchandra, Maharashtra 401208 **3 Km**
- Naigoan Railway Station **2.4 Km**
- NH 48 Highway **9.5 Km**
- Siddharth Hospital **1.1 Km**
- Don Bosco School **250 Mtrs**
- Mittal Shopping Mall **2.1 Km**
- D'Mart **12.2 Km**

# LAND & APPROVALS

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## Legal Title Summary

The land upon which the project has been constructed appears to be freehold. DDPL Global Infrastructure Pvt Ltd & Unicorn Infra Projects and Estate Pvt Ltd are the owners of the said land.

## Encumbrances

As per documents uploaded on the MahaRERA website, there does not appear to be any charges, claimants or mortgages attached to the project.

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

SUNTECK WEST WORLD 2

# PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2023	9639.17 Sqmt	1 BHK,2 BHK

## Project Amenities

<b>Sports</b>	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area
<b>Business &amp; Hospitality</b>	Banquet Hall,Clubhouse,Multipurpose Hall
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

## SUNTECK WEST WORLD 2

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 6 & 7	2	22	6	1 BHK,2 BHK	132
<b>First Habitable Floor</b>				1st	

## Services & Safety

- **Security** : Society Office,Security System / CCTV

- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## SUNTECK WEST WORLD 2

# FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	393 sqft
2 BHK	547 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	Open Grounds / Landscape / Project Amenities

<b>Flooring</b>	Vitrified Tiles, Anti Skid Tiles
<b>Joinery, Fittings &amp; Fixtures</b>	Sanitary Fittings, Kitchen Platform

<b>Finishing</b>	Luster Finish Paint,Laminated flush doors,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 WEST WORLD 2

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3600000
2 BHK	--	--	INR 5100000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>



NA	INR 300000	INR 0
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<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

### Transaction History

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

SUNTECK WEST WORLD 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	73

<b>Connectivity</b>	65
<b>Infrastructure</b>	72
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	56
<b>Project</b>	82
<b>People</b>	56
<b>Amenities</b>	62
<b>Building</b>	65
<b>Layout</b>	53
<b>Interiors</b>	53
<b>Pricing</b>	50
<b>Total</b>	<b>65/100</b>

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SUNTECK WEST WORLD 2

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