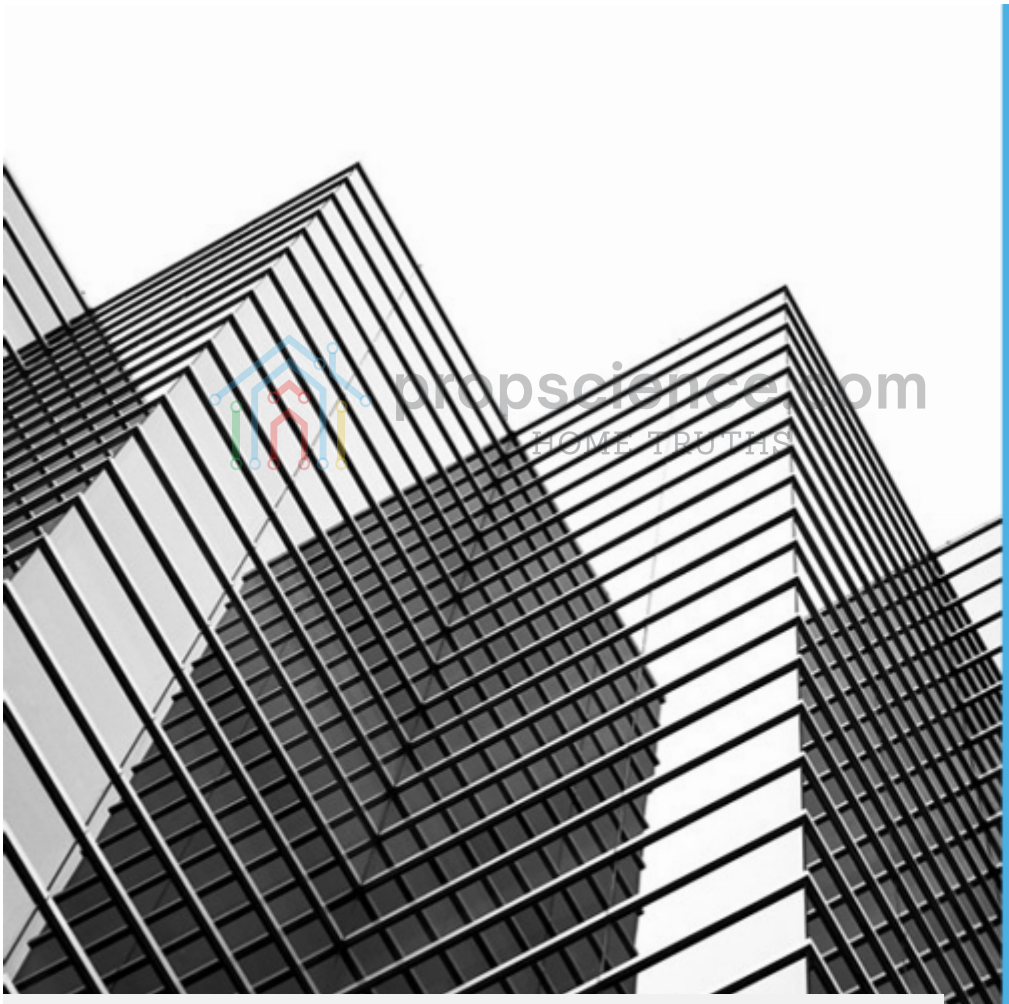
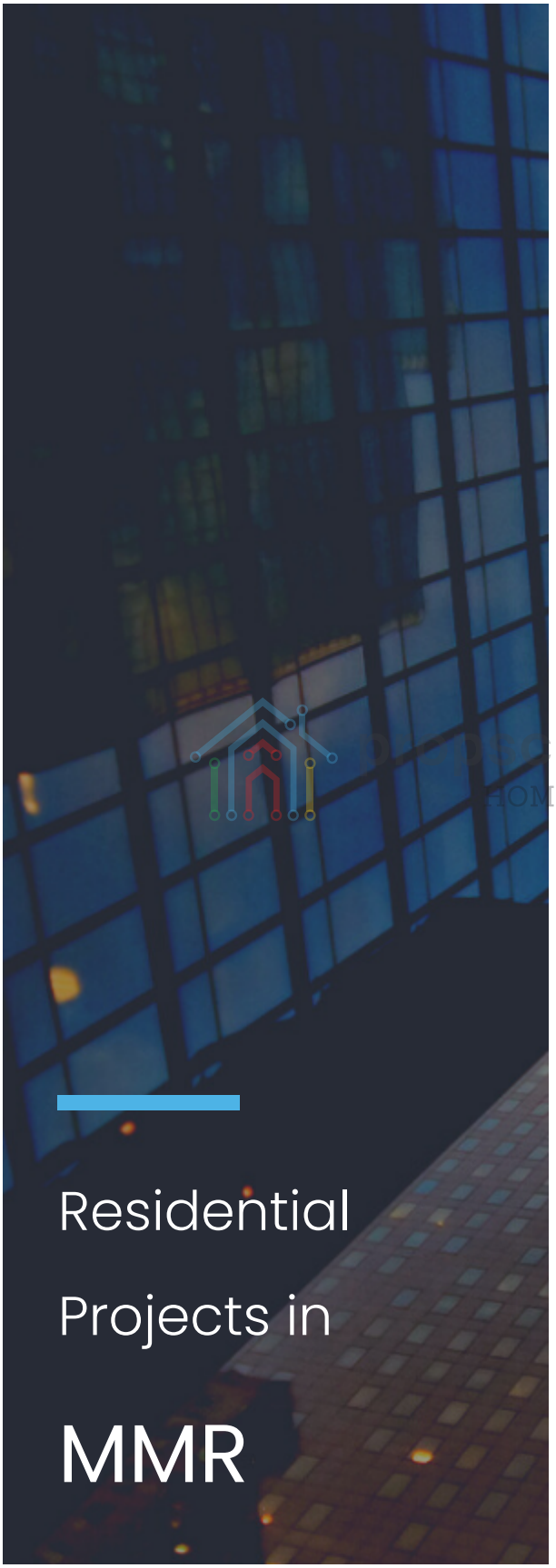
propscience.com

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.

Propscience.com HOME TRUTHS

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 .

propscience.com
HOME TRUTHS

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

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

propscience.com
HOME TRUTHS

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

propscience.com
HOME TRUTHS

SUNTECK WEST WORLD 2

PROJECT & AMENITIES

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

Project Amenities

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

SUNTECK WEST WORLD 2

BUILDING LAYOUT

propscience.com
HOME TRUTHS

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building 6 & 7	2	22	6	1 BHK,2 BHK	132

First Habitable Floor	1st

Services & Safety

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

- **Fire Safety :** Sprinkler System
- **Sanitation :** The surrounding area is clean. No presence of nalas /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

propscience.com
HOME TRUTHS

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

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

SUNTECK WEST WORLD 2

COMMERCIALS

propscience.com
HOME TRUTHS

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.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**

NA	INR 300000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	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.

propscience.com
HOME TRUTHS

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	72
Local Environment	90
Land & Approvals	56
Project	82
People	56
Amenities	62
Building	65
Layout	53
Interiors	53
Pricing	50
Total	**65/100**

propscience.com
HOME TRUTHS

SUNTECK WEST WORLD 2

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.

propscience.com
HOME TRUTHS

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 of 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.

propscience.com
HOME TRUTHS