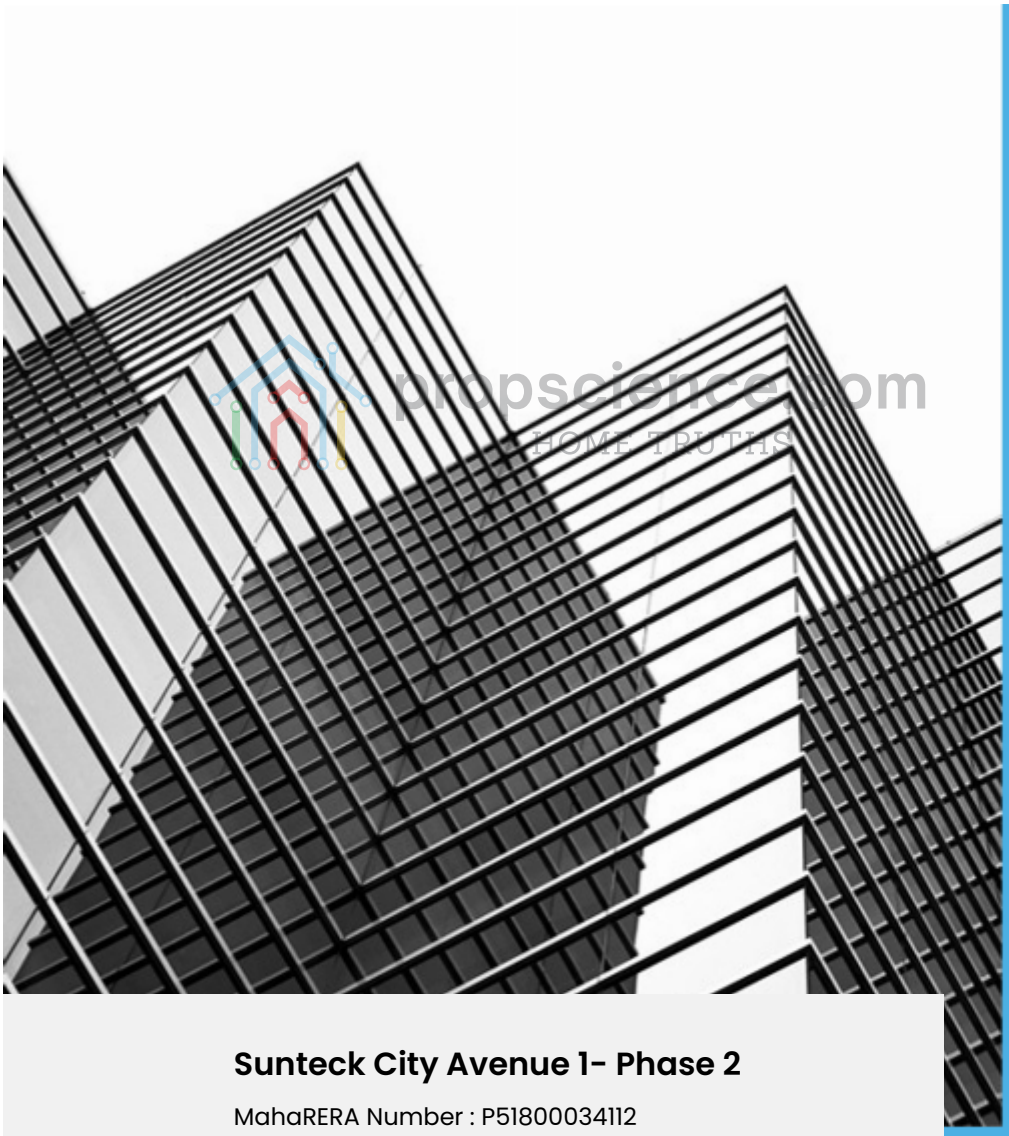
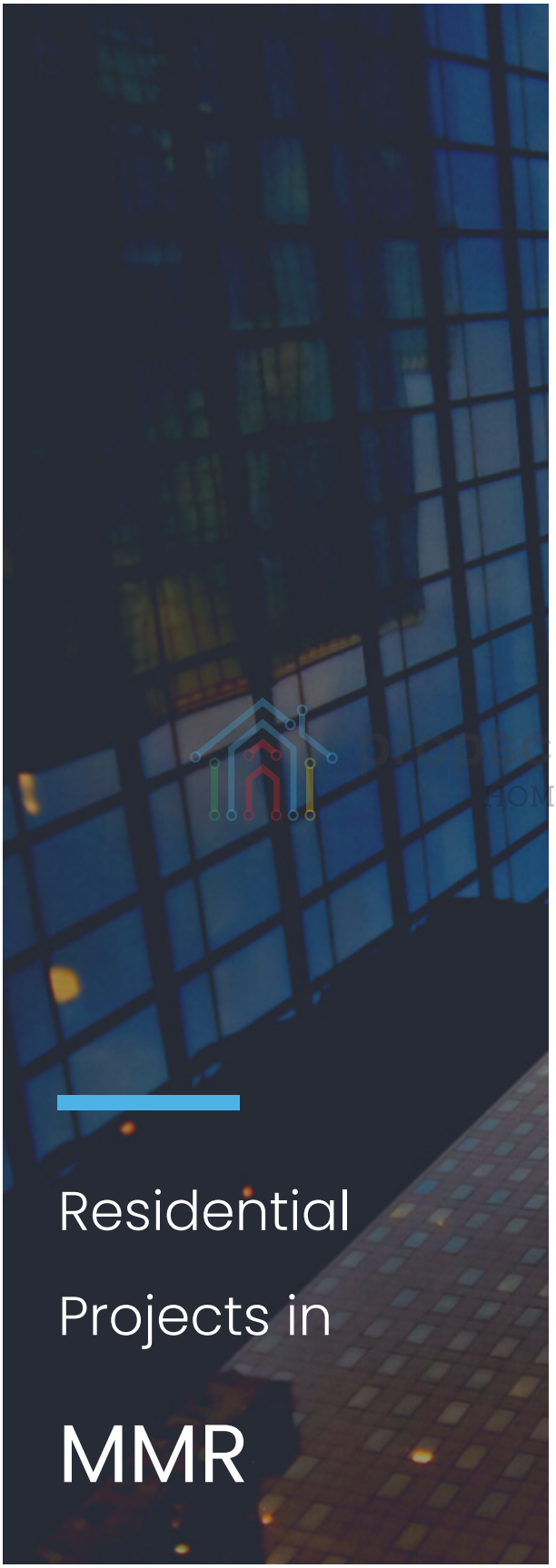
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PROP REPORT



Sunteck City Avenue 1- Phase 2

MahaRERA Number : P51800034112



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 **8.8 Km**
- Goregaon Bus Depot **2.1 Km**
- Goregaon Railway Station West **2.5 Km**
- Western Express Highway **1.6 Km**
- Oshiwara Municipal Maternity Home **850 Mtrs**
- Carnival Cinemas **300 Mtrs**
- Infiniti Mall **3.0 Km**
- D Mart **2.7 Km**

SUNTECK CITY AVENUE 1- PHASE 2

LAND & APPROVALS

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

SUNTECK CITY AVENUE 1- PHASE 2

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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

SBI Bank	NA	NA

SUNTECK CITY AVENUE 1- PHASE 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	8183 Sqmt	2 BHK,3 BHK

Project Amenities

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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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	3	38	4	2 BHK,3 BHK	152
Wing B	3	38	4	2 BHK,3 BHK	152
Wing C	3	38	4	2 BHK,3 BHK	152
First Habitable Floor				1st	

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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

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	773 - 815 sqft
3 BHK	965 sqft
2 BHK	773 - 815 sqft
3 BHK	965 sqft
2 BHK	773 - 815 sqft
3 BHK	965 sqft

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

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,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

SUNTECK CITY AVENUE 1- PHASE 2

COMMERCIALS

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Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	--	--	INR 21257500 to 22412500
3 BHK	--	--	INR 26537500

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

GST	Stamp Duty	Registration

0%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

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

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Transaction History

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

SUNTECK CITY AVENUE 1- PHASE 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2022	905	30	INR 22665402	INR 25044.64

November 2022	965	34	INR 28007500	INR 29023.32
October 2022	921	30	INR 23066116	INR 25044.64
September 2022	921	31	INR 23066166	INR 25044.7
September 2022	921	34	INR 22292723	INR 24204.91
August 2022	866	33	INR 20961453	INR 24204.91
August 2022	905	34	INR 21905445	INR 24204.91
July 2022	921	33	INR 21861590	INR 23736.8
July 2022	921	29	INR 22292723	INR 24204.91
July 2022	866	26	INR 20961453	INR 24204.91
June 2022	1088	33	INR 27184457	INR 24985.71
June 2022	921	33	INR 19485714	INR 21157.13
May 2022	1088	32	INR 26507250	INR 24363.28
May 2022	1088	35	INR 26928000	INR 24750

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May 2022	866	34	INR 20763704	INR 23976.56

SUNTECK CITY AVENUE 1- PHASE 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.

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Category	Score
Place	55
Connectivity	83
Infrastructure	86
Local Environment	100
Land & Approvals	58
Project	74

People	65
Amenities	76
Building	67
Layout	60
Interiors	73
Pricing	30
Total	**69/100**

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