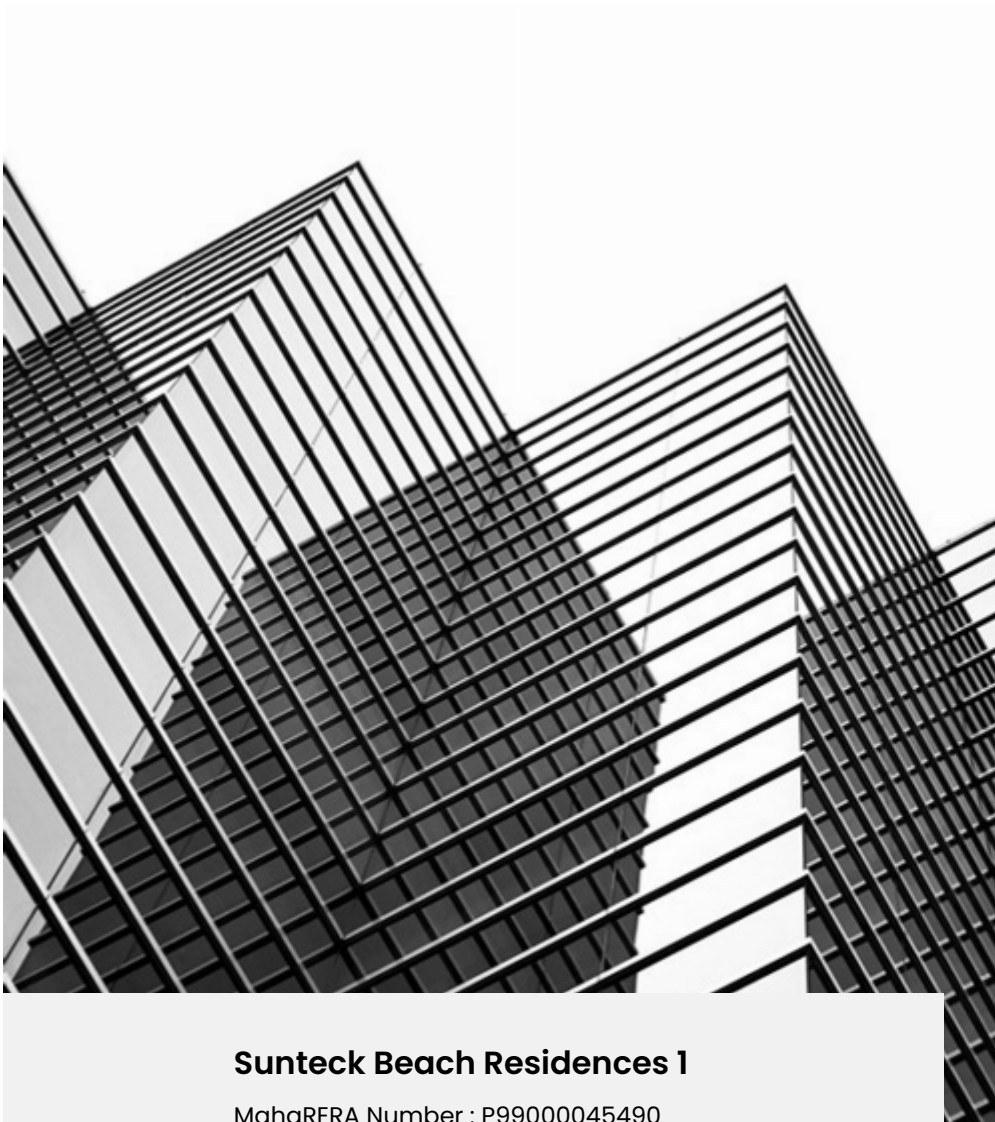


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# PROP REPORT



**Sunteck Beach Residences 1**

MahaRERA Number : P99000045490



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 |
|-------------|----------------|----------------|
| NA          | NA             | 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 75 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **47 Km**
- MSRTC Bus Depot **800 Mtrs**
- Vasai Railway Station **8 Km**
- NH 48 **14 Km**
- Janseva Hospital, First Floor, Dattani Prism 1, Behind Dattani Square Mall, Umelman, Vasai West, Vasai-Virar, Maharashtra 401202 **5 Km**
- Tree House High School **1.9 Km**
- Dattani Square Mall, Husaini Colony, Vasai West, Vasai-Virar, Maharashtra 401202 **3 Km**
- D Mart **4 Km**

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# LAND & APPROVALS

## Legal Title Summary

The plot upon which the project has been constructed belongs to Hemant Ramesh Mhatre, Kishor Dattatray Naik, Pankaj Bhaskar Thakur, Beena Deepak Shah, Rupali Hemant Mhatre, Pratibha Kishor Naik, and Pranita Pankaj Thakur. By and under a development agreement in 2020, the aforementioned owners granted development rights in respect of the property in favour of Sunteck Real Estates Private Limited.

## Encumbrances

As per documents uploaded on the MahaRERA website the title of the land is clear and marketable, without any documented encumbrances, with the exception of a mortgage created by the owners in favour of Starteck Finance Limited in 2020.

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| January 2023                         | NA                   | 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               |

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# PROJECT & AMENITIES

| Time Line                        | Size      | Typography |
|----------------------------------|-----------|------------|
| Completed on 31st December, 2027 | 2580 Sqmt | 2 BHK      |

## Project Amenities

|                                   |   |
|-----------------------------------|---|
| <b>Sports</b>                     | Badminton Court,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Kids Gym,Gymnasium |
| <b>Leisure</b>                    | Yoga Room / Zone,Library / Reading Room,Pet Friendly,Temple,Sit-out Area                      |
| <b>Business &amp; Hospitality</b> | ATM / Bank Attached,Clubhouse,Community Hall  |
| <b>Eco Friendly Features</b>      | Rain Water Harvesting,Water Storage   |

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## BUILDING LAYOUT

| Tower Name                   | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|------------------------------|-----------------|--------------|-----------------|----------------|----------------|
| SBR Building 01              | 3               | 30           | 6               | 2 BHK          | 180            |
| <b>First Habitable Floor</b> |                 |              |                 | 1st Floor      |                |

### Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 604 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 |

|                     |  |
|---------------------|--|
| <b>Finishing</b>    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,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>  | Modular Kitchen  |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price   |
|---------------|---------------|-----------------|-------------|
| 2 BHK         | INR 11920.53  | INR 7200000     | INR 7200000 |

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

|                   |                        |                      |
|-------------------|------------------------|----------------------|
| <b>GST</b>        | <b>Stamp Duty</b>      | <b>Registration</b>  |
| 6%                | 2%                     | INR 35000            |
| <b>Floor Rise</b> | <b>Parking Charges</b> | <b>Other Charges</b> |



|    |            |       |
|----|------------|-------|
| NA | INR 400000 | INR 0 |
|----|------------|-------|

|                            |   |
|----------------------------|---|
| <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> | Axis Bank,HDFC Bank,Kotak Bank                                |

**Transaction History**

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

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# REPORT SUMMARY

**Expected Benefits**

Portions of the land upon which the project has been built fall into NDZ (No Development Zone) as the land is affected by wetland zone, HTL (high tide line), ITZ and mangroves. Portions also fall within the CRZ landward of HTL buffer zone area.

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# PROJECT PROPSCORE

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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.

| <b>Category</b>             | <b>Score</b> |
|-----------------------------|--------------|
| <b>Place</b>                | 55           |
| <b>Connectivity</b>         | 48           |
| <b>Infrastructure</b>       | 70           |
| <b>Local Environment</b>    | 100          |
| <b>Land &amp; Approvals</b> | 50           |
| <b>Project</b>              | 76           |
| <b>People</b>               | 56           |
| <b>Amenities</b>            | 62           |

|                  |               |
|------------------|---------------|
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 63            |
| <b>Total</b>     | <b>64/100</b> |

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