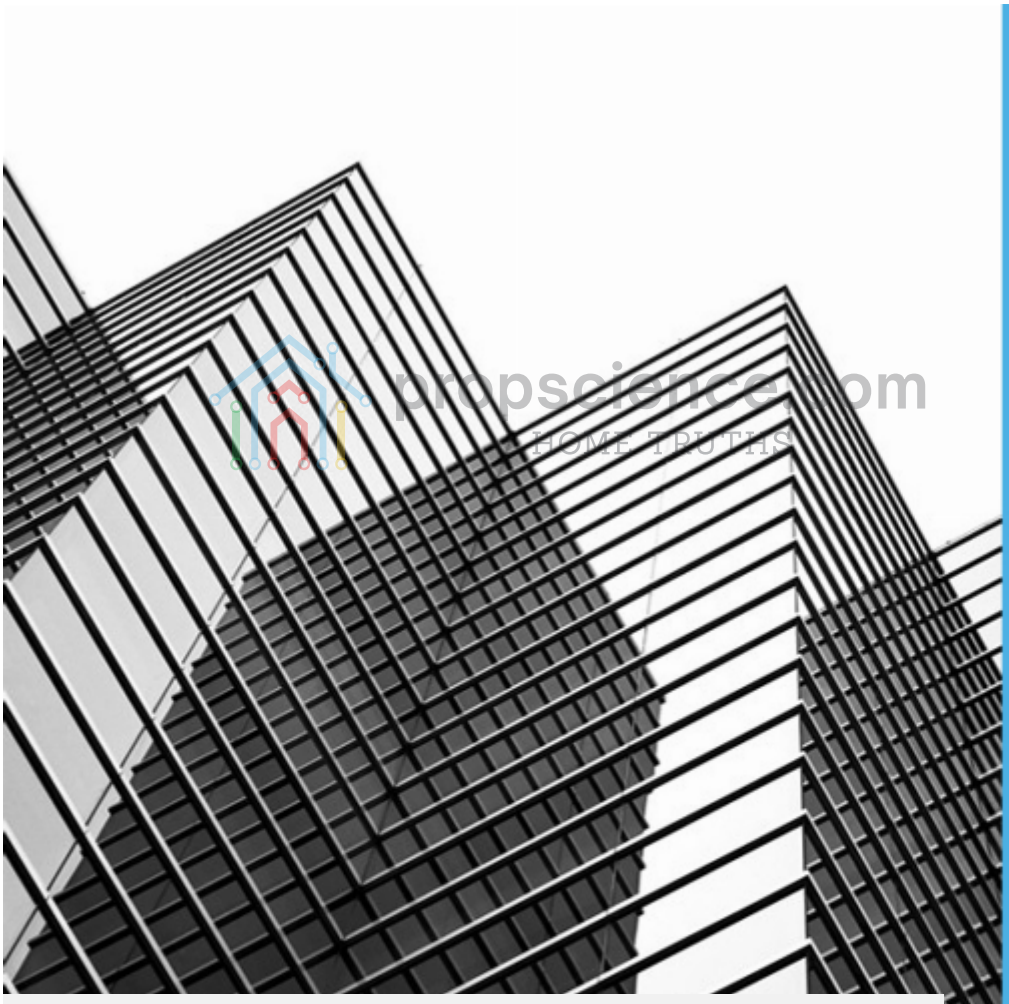
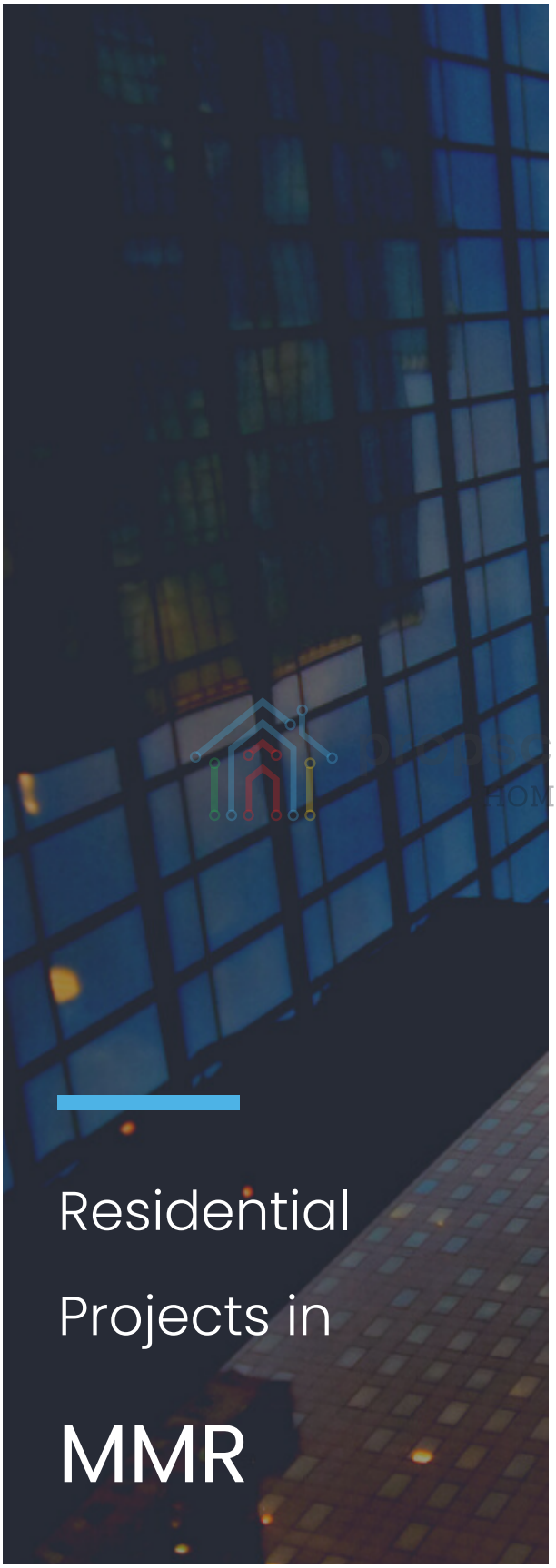
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PROP REPORT



Sunteck Beach Residences 4

MahaRERA Number : P99000045599



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
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.

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HOME TRUTHS

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**

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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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

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SUNTECK BEACH RESIDENCES 4

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	6205 Sqmt	2 BHK,3 BHK

Project Amenities

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

SUNTECK BEACH RESIDENCES 4

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
SBR Building 03 & 04	3	30	6	2 BHK	180
SBR Building C & D	3	30	6	3 BHK	180

First Habitable Floor	1st Floor

Services & Safety

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

SUNTECK BEACH RESIDENCES 4

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	605 - 635 sqft
3 BHK	785 - 905 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

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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,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 11900.83	INR 7200000	INR 7200000 to 7600000
3 BHK	INR 11712.71	INR 9500000	INR 9500000 to 10600000

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

GST	Stamp Duty	Registration
6%	2%	INR 35000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 400000	INR 0

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,Kotak Bank

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HOME ANALYTICS

Transaction History

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

SUNTECK BEACH RESIDENCES 4

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	55
Connectivity	48
Infrastructure	70
Local Environment	100
Land & Approvals	50
Project	76
People	56
Amenities	70
Building	65
Layout	56
Interiors	73
Pricing	63

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Total	**65/100**

SUNTECK BEACH RESIDENCES 4

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