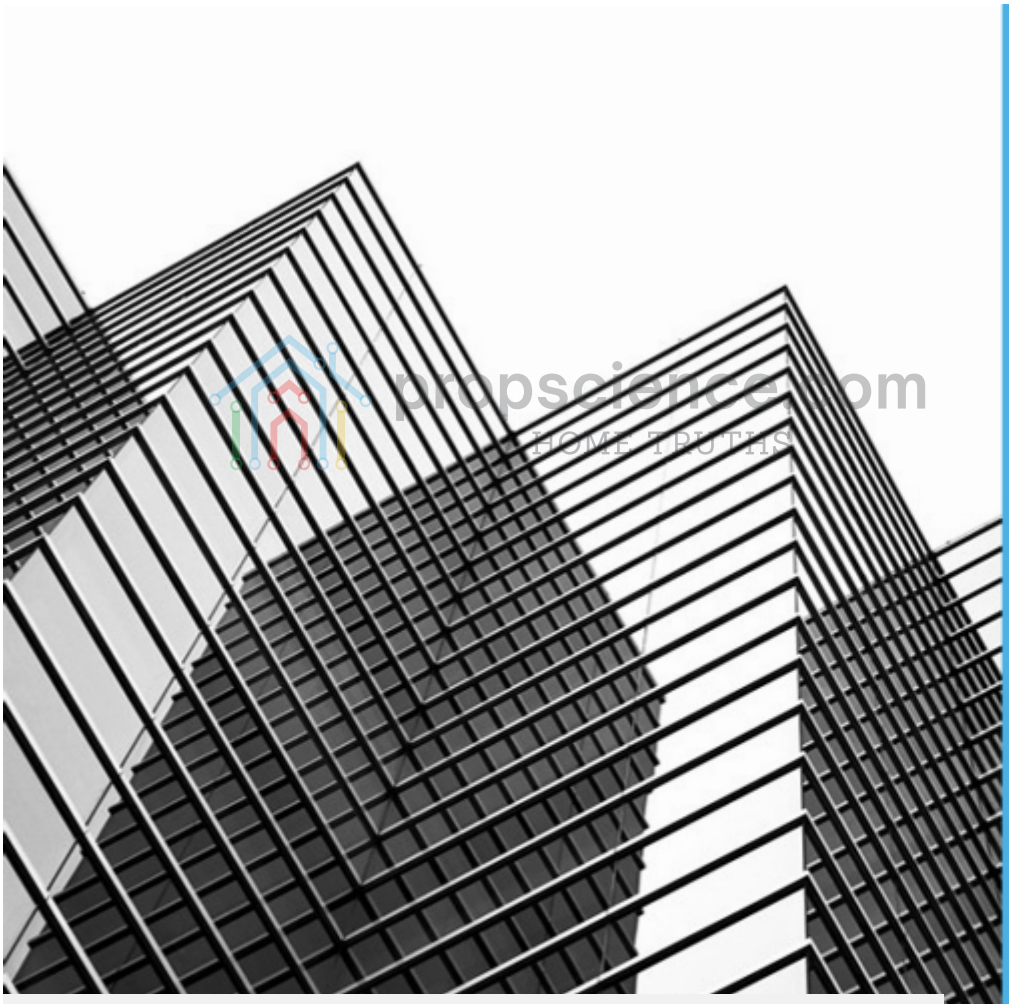
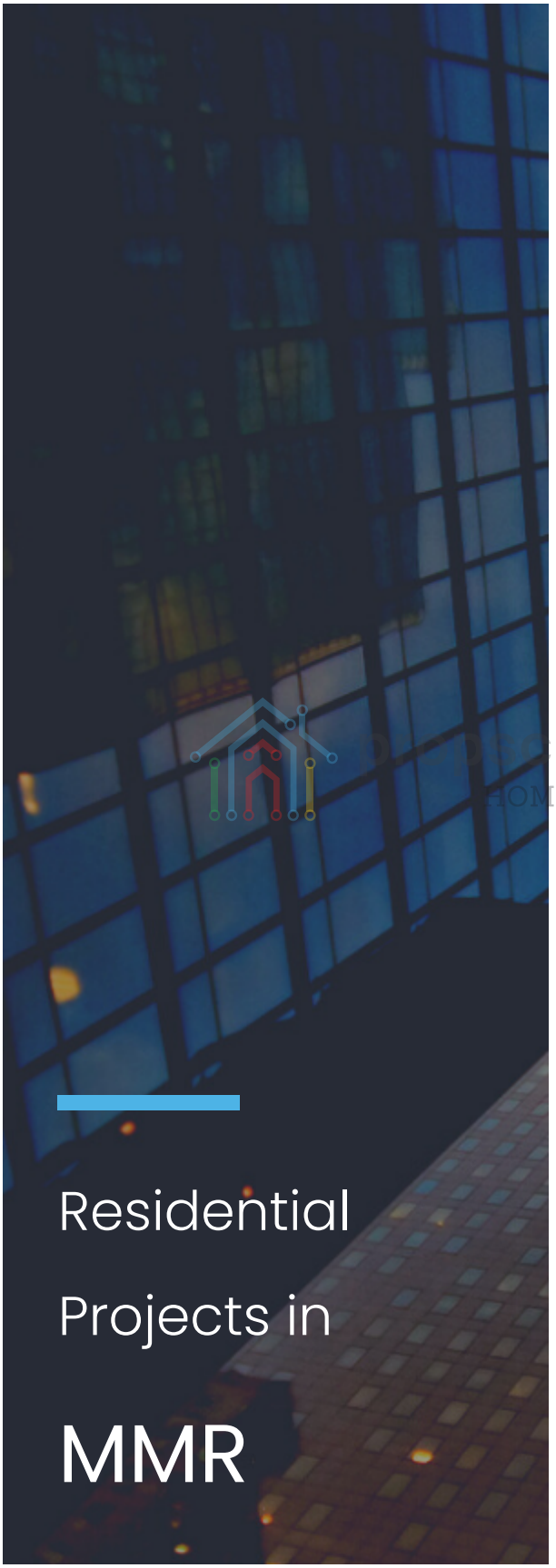
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PROP REPORT



Sunteck Gilbird CHS

MahaRERA Number : P51800014646



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

Post Office	Police Station	Municipal Ward
Andheri Railway Station	NA	Ward K West

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Neighborhood & Surroundings

Connectivity & Infrastructure

- T1, Navpada, Chhatrapati Shivaji International Airport Area, Vile Parle, Mumbai, Maharashtra 400099 **6.2 Km**
- Chhatrapati Shivaji Maharaj International Airport **5.7 Km**
- Azad Nagar **950 Mtrs**
- Andheri Railway Station **2.4 Km**
- Kokilaben Dhirubhai Ambani Hospital **2.3 Km**
- Bharatiya Vidya Bhavan's Sardar Patel College of Engineering, Bhavan's Campus, Munshi Nagar, Andheri West, Mumbai, Maharashtra 400058 **2.1 Km**
- Andheri Recreation Club **300 Mtrs**

LAND & APPROVALS

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

SUNTECK GILBIRD CHS

BUILDER & CONSULTANTS

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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 GILBIRD CHS

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2022	0.68 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium
Leisure	Senior Citizen Zone
Business & Hospitality	NA
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

Gilbird	4	15	8	1 BHK,2 BHK,3 BHK	120

First Habitable Floor	NA

Services & Safety

- **Security :** NA
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

SUNTECK GILBIRD CHS

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	454 - 488 sqft
2 BHK	599 - 703 sqft
3 BHK	892 sqft

Floor To Ceiling Height	NA

Views Available	NA

Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 34836.07	--	INR 16000000 to 17000000
2 BHK	INR 32716.93	--	INR 21000000 to 23000000

3 BHK	INR 32511.21	--	INR 29000000

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	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,SBI Bank

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Transaction History

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

SUNTECK GILBIRD CHS

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	65
Connectivity	33
Infrastructure	72
Local Environment	30
Land & Approvals	44
Project	55
People	56
Amenities	36
Building	53
Layout	40

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Interiors	30
Pricing	30
Total	**45/100**

SUNTECK GILBIRD CHS

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