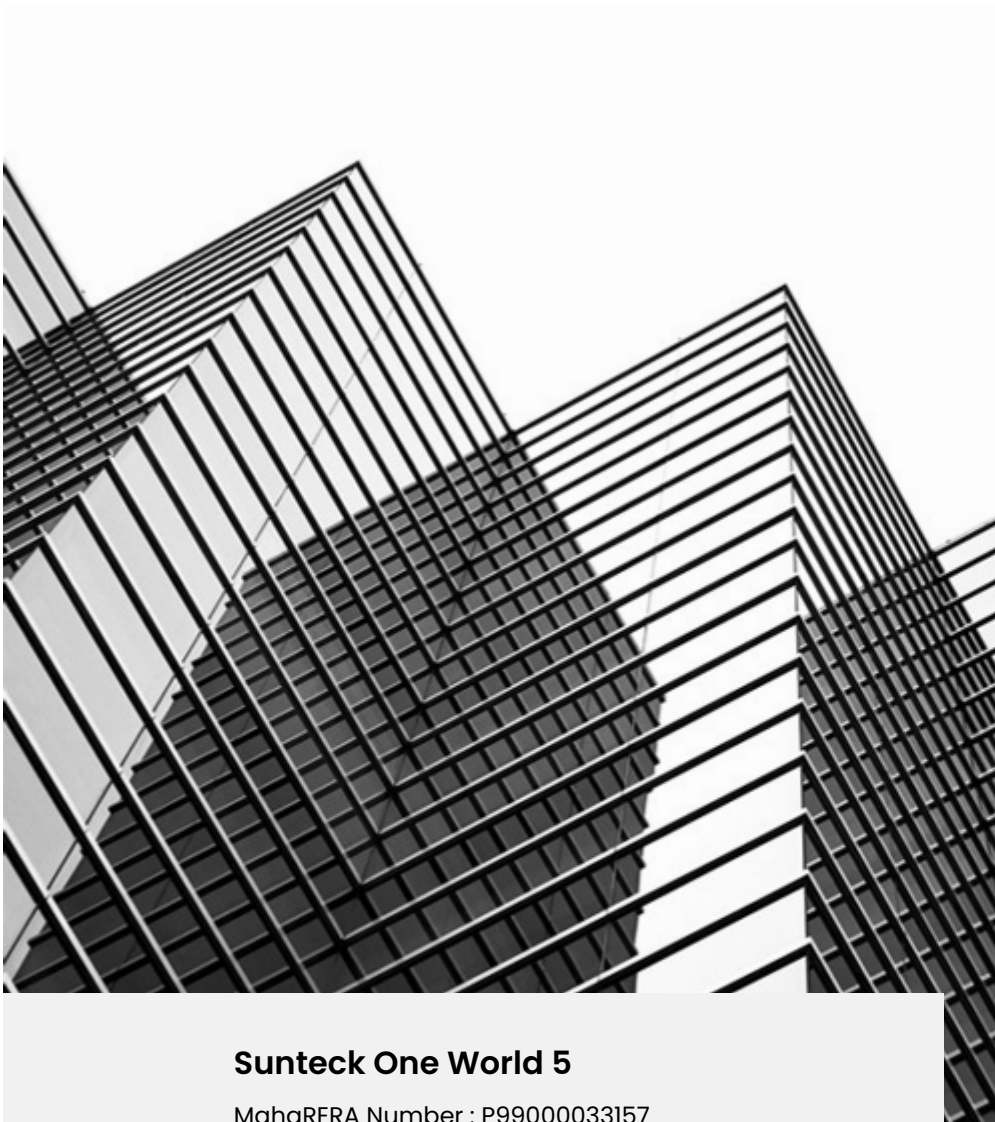


propscience.com

# PROP REPORT



**Sunteck One World 5**

MahaRERA Number : P99000033157



# 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.

## LOCATION

| Post Office   | Police Station       | Municipal Ward |
|---------------|----------------------|----------------|
| Vasai East IE | Vasai Police Station | NA             |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 95 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **40 Km**
- Juchandra Bus Stop **1 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**
- Reliance Mart **200 Mtrs**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| April 2022                           | 1                    | 1                          |

## SUNTECK ONE WORLD 5

## 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               |

## SUNTECK ONE WORLD 5

## PROJECT & AMENITIES

| Time Line                        | Size      | Typography  |
|----------------------------------|-----------|-------------|
| Completed on 31st December, 2026 | 2640 Sqmt | 1 BHK,2 BHK |

Project Amenities

|                        |                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------|
| Sports                 | Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium           |
| Leisure                | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Sit-out Area                                  |
| Business & Hospitality | Barbeque Pit,Restaurant / Cafe,Community Hall,Multipurpose Hall                                 |
| Eco Friendly Features  | Waste Segregation,Herb Garden,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage |

SUNTECK ONE WORLD 5

BUILDING LAYOUT

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

|                                      |   |    |   |           |     |
|--------------------------------------|---|----|---|-----------|-----|
| Sundeck<br>One World<br>Tower 9 & 10 | 2 | 24 | 8 | 1 BHK     | 192 |
| Sundeck<br>One World<br>Tower 9 & 10 | 2 | 24 | 8 | 2 BHK     | 192 |
| First Habitable Floor                |   |    |   | 1st Floor |     |

## Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff
- **Fire Safety :** Sprinkler System
- **Sanitation :** There are nallas / contaminated water outlets near the project
- **Vertical Transportation :** High Speed Elevators

SUNTECK ONE WORLD 5

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 312 sqft          |
| 2 BHK         | 421 sqft          |

|                                |                                              |
|--------------------------------|----------------------------------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|                                         |                                                                                                                                                 |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Vitrified Tiles,Anti Skid Tiles                                                                                                                 |
| <b>Joinery, Fittings &amp; Fixtures</b> | 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>                      | NA                                                                                                                                              |

SUNTECK ONE WORLD 5

# COMMERCIALS

|                      |                      |                        |                  |
|----------------------|----------------------|------------------------|------------------|
| <b>Configuration</b> | <b>Rate Per Sqft</b> | <b>Agreement Value</b> | <b>Box Price</b> |
|----------------------|----------------------|------------------------|------------------|

|       |    |    |             |
|-------|----|----|-------------|
| 1 BHK | -- | -- | INR 2800000 |
| 2 BHK | -- | -- | INR 3600000 |

**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         |

|                            |                                                                            |
|----------------------------|----------------------------------------------------------------------------|
| <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,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank |

### Transaction History

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

# ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price  | Rate per sq.ft. |
|------------------|-------------|-------|-------------|-----------------|
| January 2023     | 311         | NA    | INR 3350000 | INR 10771.7     |
| January 2023     | 406         | NA    | INR 3825000 | INR 9421.18     |
| January 2023     | 406         | NA    | INR 3325000 | INR 8189.66     |
| January 2023     | 420         | NA    | INR 4700000 | INR 11190.48    |
| January 2023     | 406         | NA    | INR 3650000 | INR 8990.15     |
| December 2022    | 406         | NA    | INR 3175000 | INR 7820.2      |
| December 2022    | 550         | NA    | INR 4410000 | INR 8018.18     |
| December 2022    | 420         | NA    | INR 4250000 | INR 10119.05    |

|                          |     |    |             |              |
|--------------------------|-----|----|-------------|--------------|
| <b>December<br/>2022</b> | 311 | NA | INR 3900000 | INR 12540.19 |
| <b>December<br/>2022</b> | 550 | NA | INR 4410000 | INR 8018.18  |
| <b>December<br/>2022</b> | 420 | NA | INR 4845952 | INR 11537.98 |
| <b>December<br/>2022</b> | 550 | NA | INR 4410000 | INR 8018.18  |
| <b>December<br/>2022</b> | 420 | NA | INR 4410000 | INR 10500    |
| <b>December<br/>2022</b> | 550 | NA | INR 4410000 | INR 8018.18  |
| <b>December<br/>2022</b> | 420 | NA | INR 4410000 | INR 10500    |
| <b>December<br/>2022</b> | 406 | NA | INR 3425000 | INR 8435.96  |
| <b>December<br/>2022</b> | 406 | NA | INR 3250000 | INR 8004.93  |
| <b>November<br/>2022</b> | 311 | NA | INR 3450000 | INR 11093.25 |

|                          |     |    |             |              |
|--------------------------|-----|----|-------------|--------------|
| <b>November<br/>2022</b> | 311 | NA | INR 3400000 | INR 10932.48 |
| <b>November<br/>2022</b> | 550 | NA | INR 4175000 | INR 7590.91  |

SUNTECK ONE WORLD 5

## 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             | 63    |
| Connectivity      | 65    |
| Infrastructure    | 86    |
| Local Environment | 90    |
| Land & Approvals  | 64    |

|                  |               |
|------------------|---------------|
| <b>Project</b>   | 76            |
| <b>People</b>    | 56            |
| <b>Amenities</b> | 76            |
| <b>Building</b>  | 65            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 73            |
| <b>Pricing</b>   | 63            |
| <b>Total</b>     | <b>69/100</b> |

---

SUNTECK ONE WORLD 5

### **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.

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 or 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.