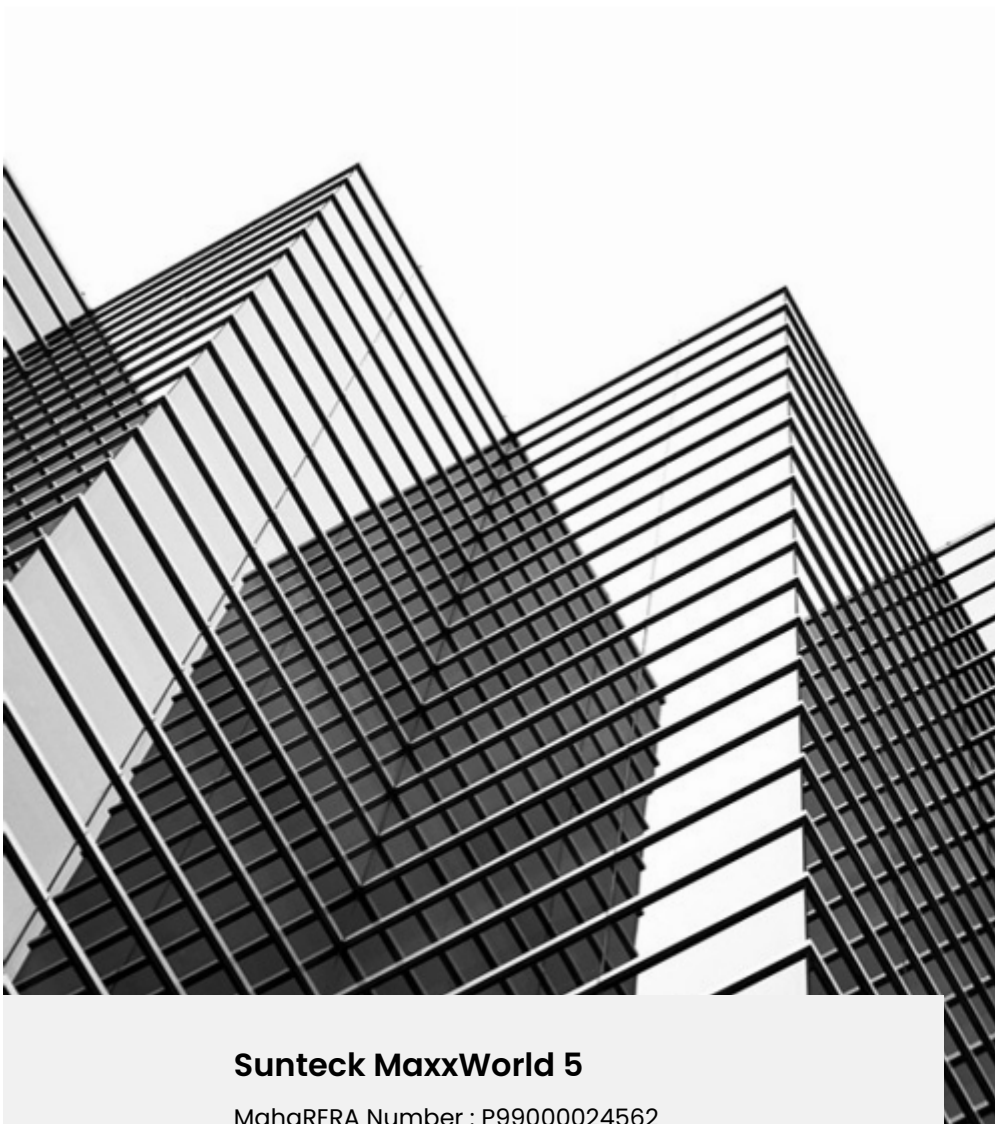


propscience.com

# PROP REPORT



**Sunteck MaxxWorld 5**

MahaRERA Number : P99000024562



## 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.

## LOCATION

| Post Office   | Police Station       | Municipal Ward |
|---------------|----------------------|----------------|
| Vasai East IE | Vasai Police Station | 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 85 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**
- Dmart **12 Km**

# LAND & APPROVALS

## Legal Title Summary

The land title for the plot of land upon which the project has been constructed appears to be freehold and the owner is DDPI Global Infrastructure Private Limited.

## Encumbrances

The land upon which the project has been constructed is mortgaged to Axis Bank.

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

SUNTECK MAXXWORLD 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 MAXXWORLD 5

# PROJECT & AMENITIES

|                                  |              |            |
|----------------------------------|--------------|------------|
| Time Line                        | Size         | Typography |
| Completed on 31st December, 2025 | 2146.31 Sqmt | 3 BHK      |

## Project Amenities

|                        |                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Sports                 | Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium |
| Leisure                | Amphitheatre,Yoga Room / Zone,Senior Citizen Zone,Pet Friendly,Sit-out Area                                                  |
| Business & Hospitality | ATM / Bank Attached,Sky Lounge / Bar,Restaurant / Cafe,Clubhouse,Community Hall                                              |
| Eco Friendly Features  | Herb Garden,Green Zone,Rain Water Harvesting,Water Storage                                                                   |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Building No 2         | 3               | 23           | 8               | 3 BHK          | 184            |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

### Services & Safety

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

## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

|       |          |
|-------|----------|
| 3 BHK | 751 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 |
| Finishing                    | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames                                                                                      |
| HVAC Service                 | Split / Box A/C Provision                                                                                                                       |
| Technology                   | Optic Fiber Cable                                                                                                                               |
| White Goods                  | Modular Kitchen                                                                                                                                 |

SUNTECK MAXXWORLD 5

COMMERCIALS

|               |               |                 |           |
|---------------|---------------|-----------------|-----------|
| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-----------|

|       |    |    |             |
|-------|----|----|-------------|
| 3 BHK | -- | -- | INR 5975000 |
|-------|----|----|-------------|

**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         |

|                     |                                                               |
|---------------------|---------------------------------------------------------------|
| 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                                |

**Transaction History**

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



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             | 73    |
| Connectivity      | 65    |
| Infrastructure    | 72    |
| Local Environment | 100   |
| Land & Approvals  | 56    |
| Project           | 76    |
| People            | 56    |
| Amenities         | 68    |
| Building          | 65    |
| Layout            | 60    |

|                  |               |
|------------------|---------------|
| <b>Interiors</b> | 63            |
| <b>Pricing</b>   | 63            |
| <b>Total</b>     | <b>68/100</b> |

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SUNTECK MAXXWORLD 5

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