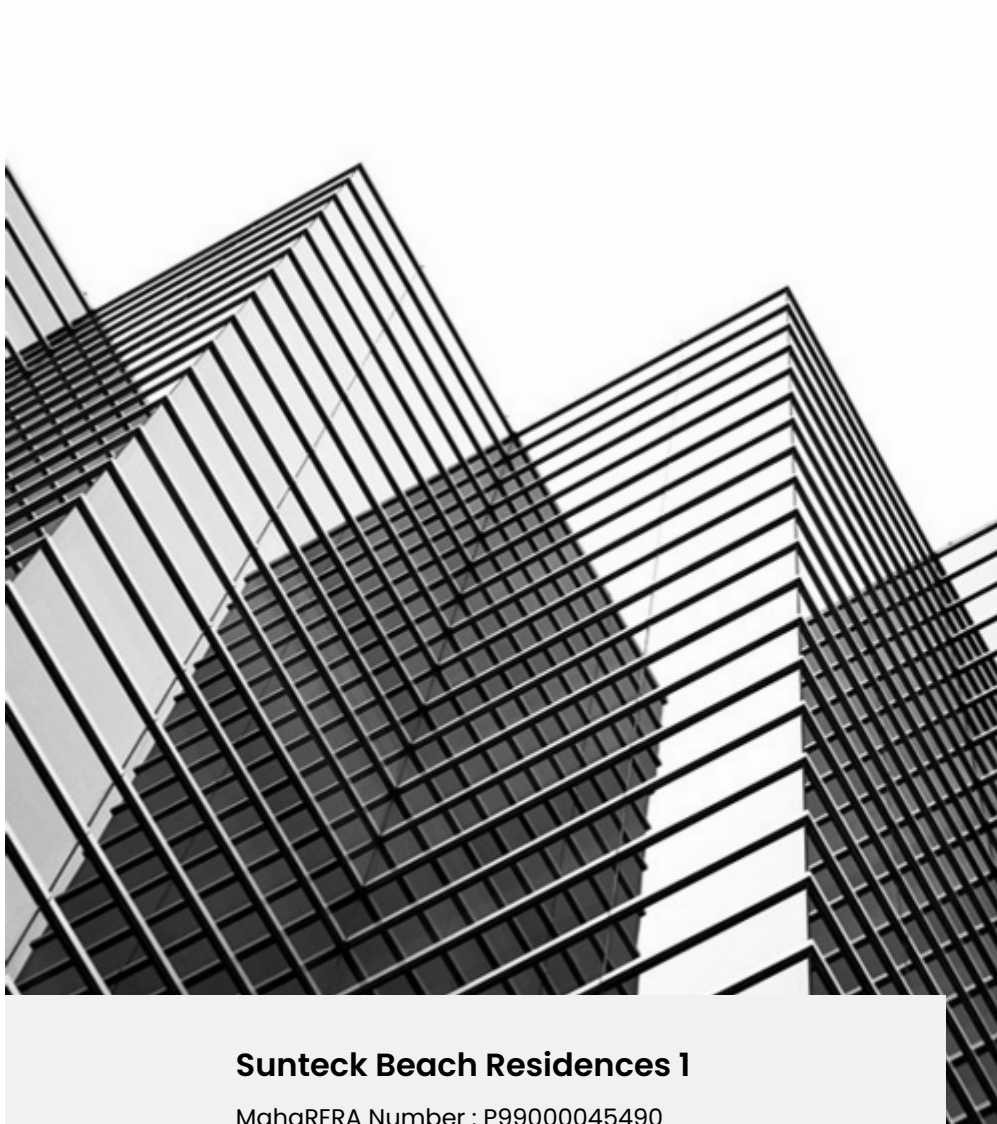


propscience.com

PROP REPORT



Sunteck Beach Residences 1

MahaRERA Number : P99000045490



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.

SUNTECK BEACH

RESIDENCES 1

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**

SUNTECK BEACH

RESIDENCES 1

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

SUNTECK BEACH
RESIDENCES 1

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 BEACH
RESIDENCES 1

PROJECT & AMENITIES

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

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,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 1

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
SBR Building 01	3	30	6	2 BHK	180
First Habitable Floor				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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

SUNTECK BEACH
RESIDENCES 1

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

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

SUNTECK BEACH
RESIDENCES 1

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.

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

Transaction History

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

SUNTECK BEACH
RESIDENCES 1

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.

SUNTECK BEACH
RESIDENCES 1

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	62

Building	65
Layout	53
Interiors	73
Pricing	63
Total	64/100

SUNTECK BEACH
RESIDENCES 1

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.