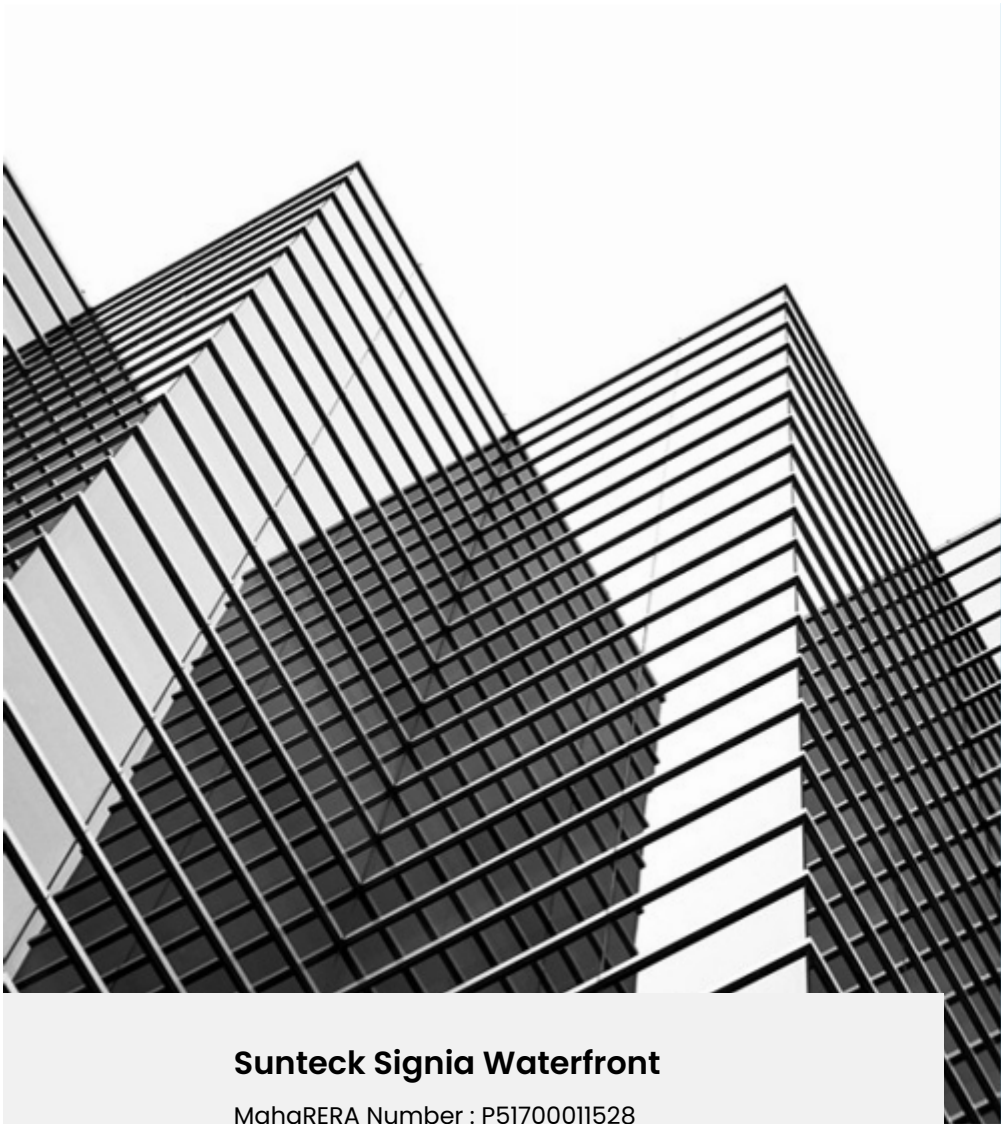


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PROP REPORT



Sunteck Signia Waterfront

MahaRERA Number : P51700011528



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

The project is in Airoli. Airoli is a residential and commercial hub of Navi Mumbai. Considered the gateway to Navi Mumbai, Airoli connects the satellite city to other cities and towns of the Mumbai Metropolitan Region through several roadways and railway lines. The Mulund Airoli Bridge connects the area to the eastern suburbs of Mumbai City and Kalwa Bridge connects to the city of Thane. The Thane-Belapur Road running through this region connects it to the Mumbai-Pune Expressway and the Eastern Express Highway. Airoli has several prominent and well-established residential complexes. The social and business infrastructure is robust with plenty of educational institutions, commercial establishments, and entertainment centres. The area is prone to waterlogging during the monsoons.

Post Office	Police Station	Municipal Ward
Airoli	NA	Airoli

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams at all hours. The air pollution levels are 32 AQI

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **29.5 Km**
- Chhatrapati Shivaji Maharaj International Airport **20.1 Km**
- Airoli Railway Station **4.3 Km**
- Navi Mumbai Municipal Corporation Health Care **0.8 Km**
- New Horizon Scholars school **0.13 Km**
- D Mart **1.3 Km**

SUNTECK SIGNIA
WATERFRONT

LAND & APPROVALS

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

SUNTECK SIGNIA
WATERFRONT

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 SIGNIA
WATERFRONT

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2021	8321.94 Sqmt	2 BHK,3 BHK

Project Amenities

Sports	Cricket Pitch,Swimming Pool,Jogging Track,Kids Pool,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone
Business & Hospitality	Banquet Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

SUNTECK SIGNIA
WATERFRONT

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Signia Waterfront	4	39	5	2 BHK,3 BHK	195
First Habitable Floor				5th	

Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** There are nalas / contaminated water outlets near the project

- **Vertical Transportation :** NA

SUNTECK SIGNIA WATERFRONT	
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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	638.9 – 658.96 sqft
3 BHK	841.95 – 846.04 sqft
Floor To Ceiling Height	NA
Views Available	NA
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Stainless Steel Sink,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	NA
White Goods	NA

SUNTECK SIGNIA
WATERFRONT

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 27391.65	INR 17955000	INR 18900000 to 19000000
3 BHK	INR 32900.34	INR 27835000	INR 29300000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 700000	INR 0

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

Transaction History

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

SUNTECK SIGNIA
WATERFRONT

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
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May 2022	639	NA	INR 20148880	INR 31531.89
April 2022	842	NA	INR 30496000	INR 36218.53
April 2022	639	NA	INR 15000000	INR 23474.18
April 2022	659	NA	INR 16000000	INR 24279.21
March 2022	639	NA	INR 17321827	INR 27107.71
March 2022	659	NA	INR 15615189	INR 23695.28
March 2022	1130	NA	INR 21400000	INR 18938.05
February 2022	639	NA	INR 17235495	INR 26972.61
December 2021	1125	NA	INR 15000000	INR 13333.33
August 2021	639	26	INR 10897960	INR 17054.71
July 2021	639	30	INR 8253000	INR 12915.49
April 2021	659	35	INR 14455357	INR 21935.29
April 2021	659	27	INR 16071429	INR 24387.6
March 2021	846	7	INR 17500000	INR 20685.58

February 2021	639	36	INR 16125000	INR 25234.74
December 2020	846	13	INR 20049800	INR 23699.53
March 2020	283	8	INR 11154750	INR 39416.08
November 2019	846	27	INR 25589050	INR 30247.1
August 2019	659	20	INR 15762200	INR 23918.36
June 2019	783	6	INR 15422340	INR 19696.48

SUNTECK SIGNIA
WATERFRONT

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
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Place	73
Connectivity	23
Infrastructure	66
Local Environment	55
Land & Approvals	42
Project	70
People	56
Amenities	48
Building	78
Layout	41
Interiors	73
Pricing	30
Total	55/100

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