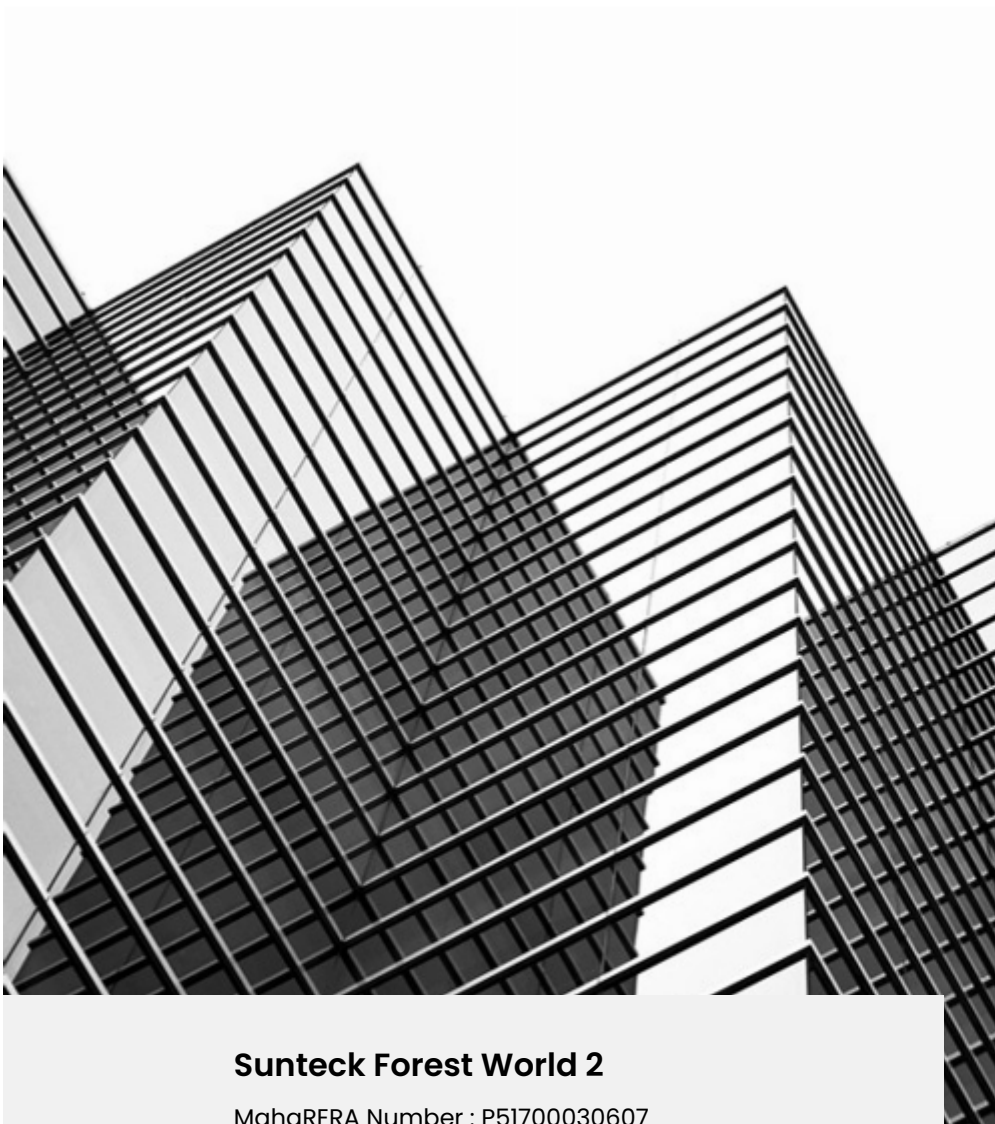


propscience.com

PROP REPORT



Sunteck Forest World 2

MahaRERA Number : P51700030607



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
NA	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **62.8 Km**
- Vasind, Malbari Nager **2.9 Km**
- Vasind Railway Station **1.6 Km**
- Agra Highway **1.0 Km**
- Sant Gadge Maharaj Hospital **2.4 Km**
- Zilla Parishad School Walshet **11.1 Km**
- Foodmax **450 Mtrs**
- Shree Ganesh Kirana Store **350 Mtrs**

LAND & APPROVALS

Legal Title Summary

The land upon which the project has been constructed appears to be Free Hold Land. Messrs Swastik Swaraj (a partnership firm) is the owner of the said land. Sunteck Realty Holdings Private Limited is responsible for the development of the said land. The Firm mortgaged all its share, right, title and interest in the said Property in favour Starteck Finance Limited for the repayment of the Loan Facility granted by Starteck Finance Limited. The land is non agricultural land.

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

SUNTECK FOREST WORLD 2	
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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 FOREST WORLD

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th June, 2026	3555.0 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Basketball Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area,Bird Bath
Business & Hospitality	Visitor's Room,Day Care,Party Lawn,Restaurant / Cafe,Clubhouse
Eco Friendly Features	Waste Segregation,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage,STP Plant

SUNTECK FOREST WORLD
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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building A-B	2	18	6	1 BHK,2 BHK	108
First Habitable Floor				1st	

Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Boom Barriers,Security Staff,Earthquake Resistant Design
- **Fire Safety** : Sprinkler System,Fire rated doors / walls,Fire cylinders,Fireman's Lift
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

SUNTECK FOREST WORLD	
2	

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	379 sqft
2 BHK	505 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,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	Home Automation,Optic Fiber Cable
White Goods	NA

SUNTECK FOREST WORLD

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 2463500
2 BHK	--	--	INR 3282500

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

GST	Stamp Duty	Registration
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5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 0	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,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

SUNTECK FOREST WORLD

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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	38
Connectivity	83
Infrastructure	72
Local Environment	100
Land & Approvals	58
Project	74
People	56
Amenities	92
Building	71
Layout	53
Interiors	73
Pricing	40
Total	67/100

Disclaimer

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