

MaxX
Sunteck World

SUNTECK'S PRESENCE

COMMERCIAL



SUNTECK ICON
BKC
RERA NO: P51800014845



SUNTECK BKC51
BKC
RERA NO: P51800022320



SUNTECK CENTRE
VILE PARLE (E)



SUNTECK GRANDEUR
ANDHERI (W)
O.C. RECEIVED

RETAIL & ENTERTAINMENT



MULTIPLEX & ENTERTAINMENT



HIGH STREET & RETAIL



FOOD COURT & FINE DINING

RESIDENTIAL



SIGNIA ISLES
OC RECEIVED

SIGNATURE ISLAND
OC RECEIVED

SIGNIA PEARL - BKC
RERA NO: P51800007921



SIGNIA HIGH, BORIVALI (E)
RERA NO: P51800007984



SIGNIA WATERFRONT, AIROLI
RERA NO: P51700011528



4TH AVENUE SUNTECKCITY, GOREGAON (W)
RERA NO: P51800023072

ABOUT SUNTECK

- Sunteck Realty Limited (SRL) is the **fastest growing** Mumbai-based real estate development company.
- Sunteck is amongst the **top 5 listed real estate** companies on NSE and BSE.
- Sunteck holds one of the **strongest balance sheets** with almost **negligible debt** levels and visible cash flows.
- SRL focuses on a city-centric development portfolio of about **30 million square** feet spread across **25 projects** at various stages of development.
- Sunteck’s presence across the spectrum is **differentiated** by Uber Luxury, Ultra Luxury, Premium Luxury & Aspirational Luxury segments.
- SRL’s **flagship project Signature Island** in Bandra-Kurla Complex (BKC) is home to some of the most renowned head honchos of leading financial institutions, corporates, global conglomerates and renowned celebrities.

Signature ISLAND

G - BLOCK, BKC

AN ICONIC LANDMARK

As the chosen residence of the finest business minds of India, Signature Island chooses comfort over ostentation. The timeless, iconic and distinctive property finds its beauty within its purpose. Redefining the skyline of Bandra Kurla Complex, Signature Island features only Duplex Residences which offer a bespoke design.

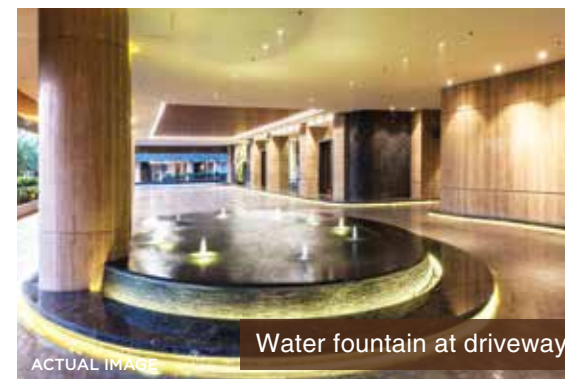
A masterpiece designed by Talati & Panthaky Associates (TPA), Signature Island is the embodiment of a design philosophy that transcends all trends. With Temperature Controlled Indoor Swimming Pool, State-Of-The-Art Gymnasium & Health Club, Business Club, Exquisite Landscaped Garden with Children's Play Area, Cutting Edge Security Systems and much more. Every space you tread into, you'll discover the luxuriously heady feeling that comes with a king-sized lifestyle.

1 MN. SQ. FT. DELIVERED AND HABITABLE.



ACTUAL IMAGE

Grand Lobby of approx. 60,000 Sq.Ft



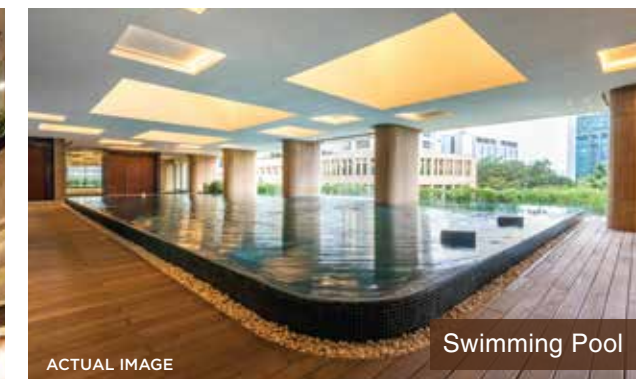
ACTUAL IMAGE

Water fountain at driveway



ACTUAL IMAGE

Entrance Lobby



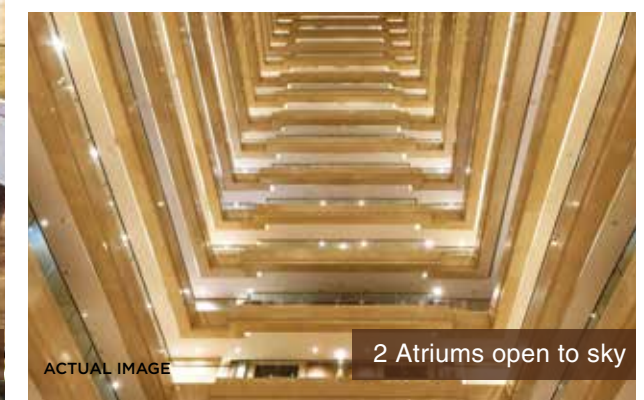
ACTUAL IMAGE

Swimming Pool



ACTUAL IMAGE

Podium



ACTUAL IMAGE

2 Atriums open to sky

SUNTECK IN THE NEWS

Sunteck & SBI Join Hands In A Unique Scheme To Make Your Home Dream Come True



Aishwarya Rai Buys BKC Flat for ₹21 cr

Actor purchases 5,500 sq ft apartment in Signia Isles property

Kailash.Babar@timesgroup.com

Mumbai: Bollywood actress Aishwarya Rai Bachchan has bought a luxury apartment spread over 5,500 sq ft at a high-end residential complex in Bandra-Kurla Complex for ₹21 crore, said two persons familiar with the development.

"The deal was concluded and reg-

istered last week. It's a five-bedroom apartment," said one of the persons mentioned above. The actress has bought the sprawling apartment in Signia Isles property, which is part of three-tower complex of Sunteck Realty, in the commercial district. The deal values the place around ₹80,000 per sq ft. The complex has three towers: Signature Island, Signia Isles and Signia Pearl.

Recently, actress Sonam Kapoor bought a 7,000 sq ft duplex apartment in Signature Island in the same complex for over ₹55 crore. This is the same apartment where billionaire and banker Uday Kotak had bought an apartment a few months ago.



Sonam Kapoor splashes on a ₹35 crore home

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Sandra Kuria Complex is already one of Mumbai's high-profile figures. The latest addition to the neighbourhood is about to be Sonam Kapoor, who has bought an apartment in the area for over ₹35 crore.

"The apartment is a 7,000 sq ft duplex flat in Signature Island Property in BKC," said a person directly involved in the deal. "The registration has recently taken place. The deal values the place around ₹50,000 per sq ft."

Signature Island Property is where billionaire and banker Uday Kotak had bought a 11,000 sq ft apartment a few months ago.

In 2013, former Citi Group head Vikram Puri and Ganesh Chandra, Director Bank of India, Asia Pacific, had reportedly bought apartments in the same complex. "The properties are in two variants of 11,000 sq ft and 7,000 sq ft each," said the source. However, in an e-mail response, Signature Island Property only says, "We are unable to comment on the transaction due to client confidentiality terms."



Kapoor, who has bought an apartment in the area for over ₹35 crore. "The apartment is a 7,000 sq ft duplex flat in Signature Island Property in BKC," said a person directly involved in the deal. "The registration has recently taken place. The deal values the place around ₹50,000 per sq ft."



Nallasopara & Naigaon see the biggest spike

COMMUTER GROWTH OUTSIDE BMC LIMITS



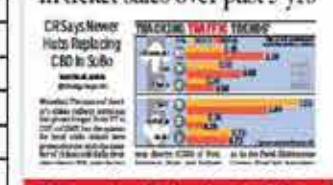
NUMBER OF DAILY COMMUTERS AT ORIGINATING STATIONS, IN LAKHS

Stations	2013-14	2017-18	Increase	Increase%
Kandivli	1.69	1.88	0.18	11.20
Naigaon	0.40	0.49	0.09	23.77
Vasai Road	1.29	1.36	0.07	5.49
Nallasopara	1.92	2.42	0.50	26.07
Virar	1.79	2.17	0.37	21.01
Stations	2013-14	2017-18	Decrease	Decrease%
Churchgate	1.31	0.96	0.35	26.75
Marine Lines	0.46	0.39	0.06	14.32
Charni Road	0.68	0.52	0.16	24.52
Grant Road	0.85	0.78	0.07	8.92
Dadar	1.67	1.43	0.24	14.62
Bandra	1.50	1.42	0.08	5.49
Vile Parle	0.92	0.82	0.10	11.15
Andheri	2.55	2.50	0.04	1.59
Jogeshwari	1.07	1.04	0.03	3.09
Borivli	3.02	2.92	0.10	3.37

WHY SOBO TRAFFIC IS DOWN

- Trains running with saturated capacity
- Offices have shifted suburbs, allowing people to seek jobs closer home
- This allows them to take road transport as that means end-to-end connectivity
- Many opt for ride-hailing services for end-to-end link instead of risking lives by taking the locals
- Population growth in Vasai, Virar, Nallasopara and Naigaon due to affordable homes has led to surge in ticket sales

CSMT sees nearly 30% fall in ticket sales over past 5 yrs



TOI report on Wednesday, April 25

ALL ROADS LEAD TO NAIGAON

Strategically located between Mira-Bhayandar and Vasai-Virar, Naigaon offers the next big investment opportunity for aspirational home-buyers

Most urbanised areas of the country face developmental challenges with regards to evolving trends in consumer tastes and lifestyle. Beyond basic necessities, one looks for a good location, lifestyle amenities and the comfort of connectivity. With migratory trends and rising consumer expectations, homes have thus gone from offering basic necessities to becoming a lifestyle statement.

It is estimated that the population in Mumbai's urban areas will rise to 590 million by 2030 from 340 million in 2008. This will have a direct impact on the demand from these buyers, which will increase from 19 million homes in 2012 to 38 million units in 2030. There are a few places in MMR, which fit the bill perfectly for this aspirational buyer and one of them is Naigaon.

EXCELLENT CONNECTIVITY

Naigaon is strategically located between Mira Road-Bhayandar and Vasai-Virar. Connectivity, infrastructure and easy accessibility are the prime factors for the tremendous growth of this location. Many of the recently launched infrastructure projects can be easily accessed from

Naigaon. The government plans to de-clutter Mumbai's urban sprawl and decentralise growth areas. This has set off a rising demand for places like Naigaon. Considering the importance of connectivity and long travel hours, people will save almost 50 per cent of commute time.

AN ASPIRATIONAL INVESTMENT

As the next big investment opportunity, Naigaon offers good capital appreciation for investors who are either seeking to buy their first home or are looking at investing in a property with good returns. Naigaon certainly offers

The existing social fabric in places like Vasai-Virar and

Naigaon is the biggest attraction as these places have seen settlements just as Mumbai developed over the decades. The commuting hassle from this region would also get better with all the new infrastructure projects that are coming up

Pankaj Kapoor, managing director, Liasis Foras

rising expectations from Naigaon. Many real estate experts even attribute the locational advantages of Naigaon to the expectations that this region will witness phenomenal growth in the coming years. In the recent past, several well-established real estate developers have started new projects in Naigaon. Known for its ultra-luxury projects in Mumbai, Sunteck Realty has forayed into the aspirational luxury housing segment with its project of over 100 acres in Naigaon. Located just 5 mins away from the Naigaon railway station and 500 metres away from Juchandra railway station, the project is easily accessible via 30-40 metre wide roads. It is an integrated township with world-class infrastructure and amenities such as shopping, entertainment, supermarket, healthcare and state-of-the-art clubhouse for discerning buyers who are looking at a lifestyle and not just a home.



Naigaon offers the best of both the worlds. Its excellent connectivity and open spaces make it an ideal destination for home-buyers

Kamal Khatan, chairman and managing director, Sunteck Realty

NAIGAON

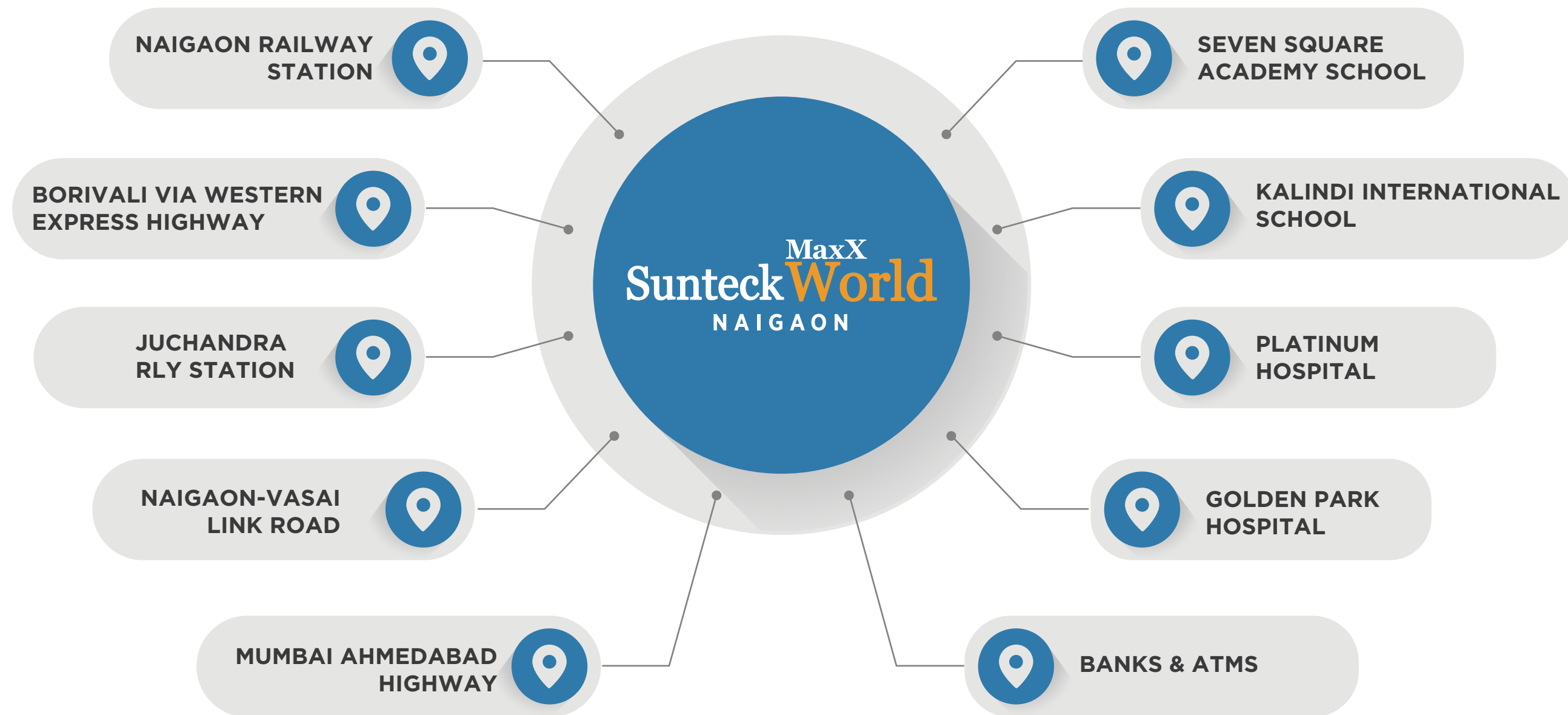
LOCAL ADVANTAGE

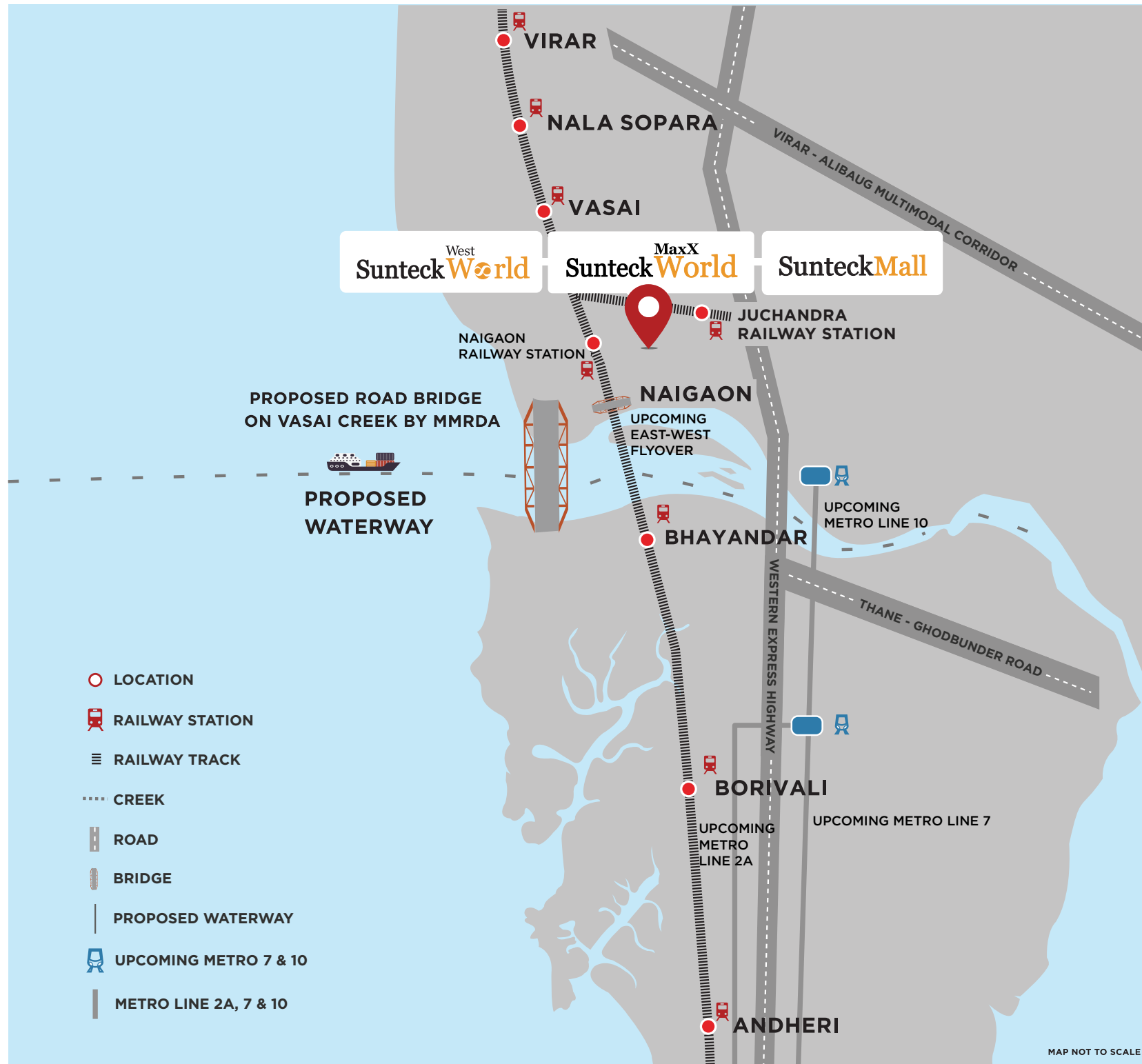
- Vast greens
- Open spaces with less congestion
- Excellent connectivity by rail and road
- Wide roads
- Upcoming modern infrastructure

UPCOMING INFRASTRUCTURE

- Bhayandar Naigaon Sea link - a 12 metre wide sea link with 6 lanes will run parallel to the western railway bridge between Bhayandar and Naigaon
- Proposed metro 7 between Borivli and Virar
- Upcoming East-West bridge

EXCELLENT CONNECTIVITY & INFRASTRUCTURE





EASY CONNECTIVITY

- 5 MINS**
 by road from Naigaon Railway Station
- 5 MINS**
 by walk from Juchandra Railway Station (Central Line)
- 20 MINS**
 from Borivali via Western Express Highway
- THE EAST-WEST BRIDGE**
 Connecting Naigaon East to Naigaon West
- UPCOMING METRO**
 Proposed Metro 2A, 7 & 10 will provide excellent connectivity
- BHAYANDAR-NAIGAON SEA LINK**
 Stretching over 5 kms with six-lanes, it will connect with the Mumbai-Ahmedabad National Highway No. 48
- VIRAR - ALIBAUG MULTIMODAL CORRIDOR**
 With an aim to provide connectivity between MMR and Alibaug, the MMRDA has proposed phase-I construction from Navghar (in north MMR near Vasai-Virar) to Balavali (near NH17).



ENJOY THE MaxX COMFORTS



COMING SOON



HYPERMARKET



HEALTHCARE



HIGH STREET



CRÈCHE



ENTERTAINMENT & MULTIPLEX ZONE



SCHOOL

LIVE THE **MaxX** LIFE

150 acres
approx. land parcel

15 acres
approx. development

10.2 acres
approx. green landscape area

23
Storeys

1, 2 & 3
Premium Bed Residences



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



Fitness Zone



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Skating Rink



Senior Citizen Area



Multipurpose Hall

50+ AMENITIES



Kids Play Area



Swimming Pool

REFERENCE IMAGES

- Central Park with Cricket Pitch
- Fitness Zone
- Nest Pavilion
- Maze
- Amphitheatre
- Waterside Yoga Garden

- Bridge Walk
- Viewing Pavilion
- Grand Clubhouse
- Barbeque Pavilion
- Swimming Pool
- Tennis Court

- Party Lawn
- Table Tennis Court
- Mini Forest
- Badminton Court
- Botanical Garden
- Informal Seating

- Birds Pavilion
- Senior Citizens' Shaded Sit-out
- Kids Play Area
- Sand Pit
- Floral Garden
- **+ Many More**



CENTRAL PARK

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ENTRANCE DRIVEWAY

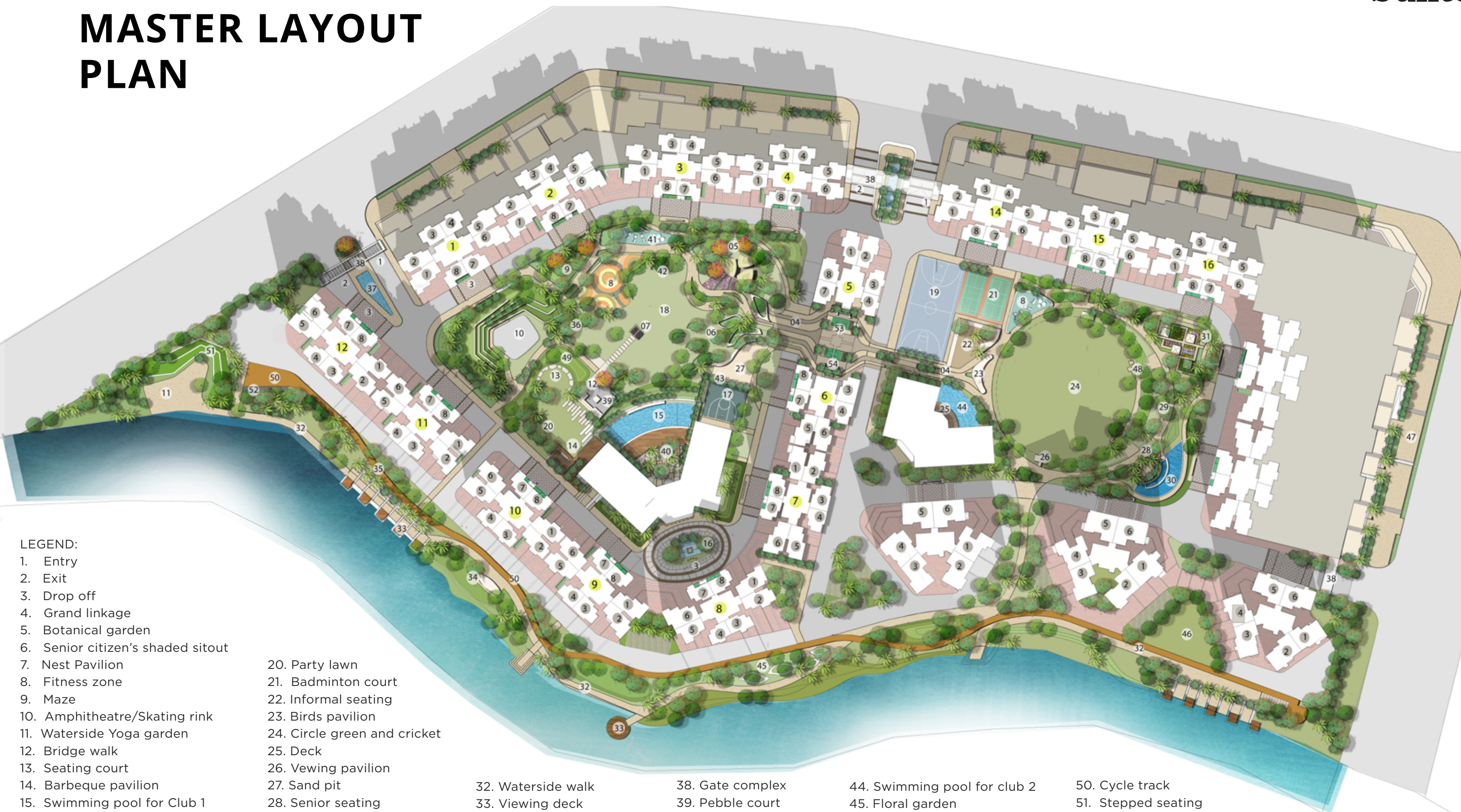
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GRAND CLUB HOUSE

ARTIST'S IMPRESSION

MASTER LAYOUT PLAN



LEGEND:

- 1. Entry
- 2. Exit
- 3. Drop off
- 4. Grand linkage
- 5. Botanical garden
- 6. Senior citizen's shaded sitout
- 7. Nest Pavilion
- 8. Fitness zone
- 9. Maze
- 10. Amphitheatre/Skating rink
- 11. Waterside Yoga garden
- 12. Bridge walk
- 13. Seating court
- 14. Barbeque pavilion
- 15. Swimming pool for Club 1
- 16. Water feature in club dropoff
- 17. Practice half tennis
- 18. Lawn
- 19. Basketball court

- 20. Party lawn
- 21. Badminton court
- 22. Informal seating
- 23. Birds pavilion
- 24. Circle green and cricket
- 25. Deck
- 26. Viewing pavilion
- 27. Sand pit
- 28. Senior seating
- 29. Forest seating
- 30. Water body
- 31. Seating pavilion in flower garden

- 32. Waterside walk
- 33. Viewing deck
- 34. Viewing pavilion
- 35. Sculptural seating
- 36. Mini forest
- 37. Welcome waterbody

- 38. Gate complex
- 39. Pebble court
- 40. Pool deck garden
- 41. Fitness strip
- 42. Yoga garden
- 43. Climbing wall

- 44. Swimming pool for club 2
- 45. Floral garden
- 46. Pocket parks
- 47. Retail walk
- 48. Grand dunes
- 49. Mound

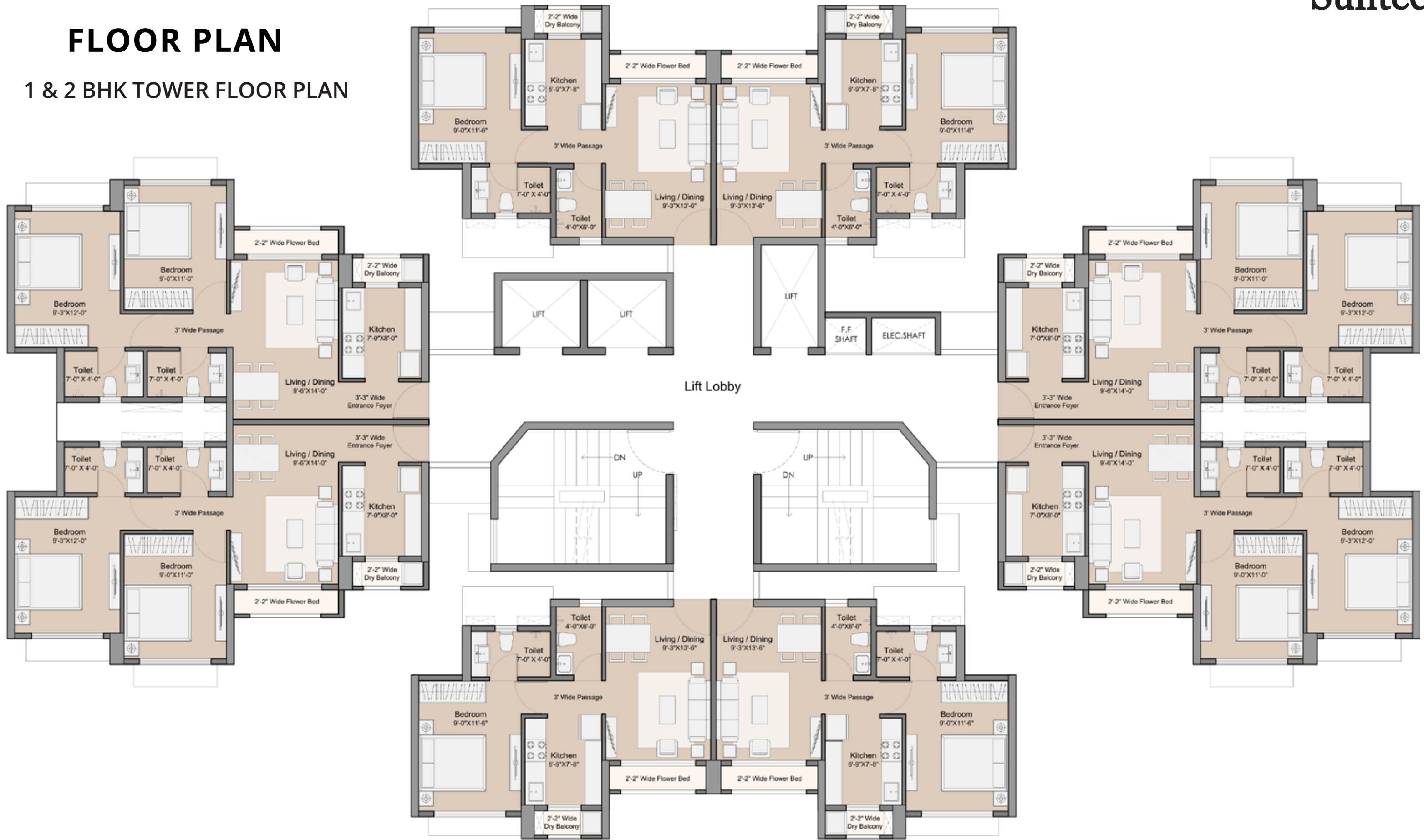
- 50. Cycle track
- 51. Stepped seating in yoga garden
- 52. Cycle stand
- 53. Table tennis court
- 54. Shaded seating

Disclaimer: Specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the RERA website (<https://maharera.mahaonline.gov.in>) under Registration No. P99000024072 | P99000024080 | P99000024111 | P99000024173. The plans may be subject to modification/change/ revision/alteration in terms of approvals, orders, directions and/or regulations of the concerned/relevant authorities, and/or for compliance with laws/regulations in force from time to time. The modification/alteration will be by following due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016. ("RERA") read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 and the Rules and Regulations framed under RERA for Maharashtra ("RERA Rules").

*Will be provided on completion of entire project.

FLOOR PLAN

1 & 2 BHK TOWER FLOOR PLAN



UNIT PLAN

1 BHK UNIT



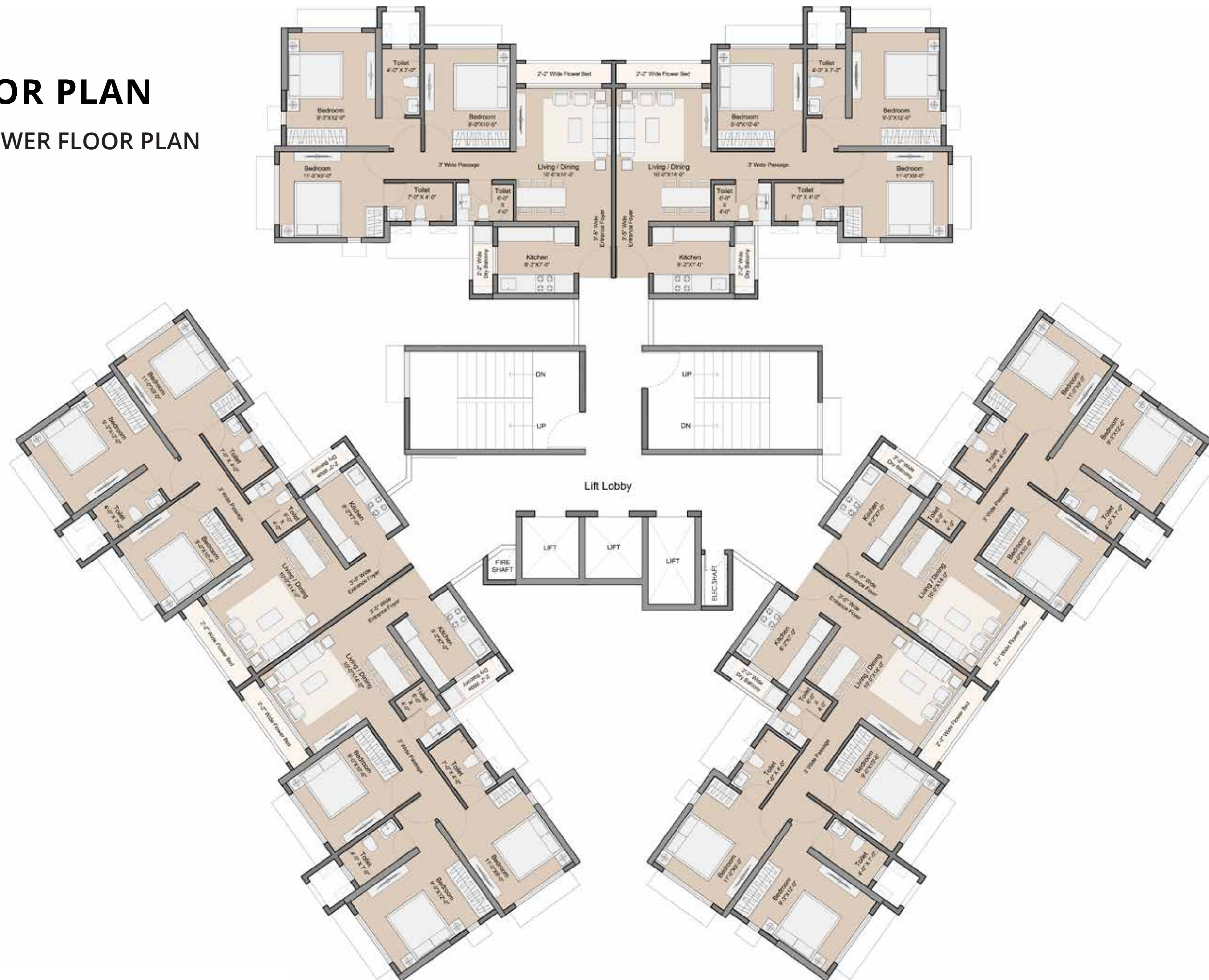
UNIT PLAN

2 BHK UNIT



FLOOR PLAN

3 BHK TOWER FLOOR PLAN



UNIT PLAN

3 BHK UNIT



Sunteck

 **022 5064 7626 | www.sunteckmaxxworld.com**

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MAHARERA REGN. NO.: P99000024072 | P99000024080 | P99000024111 | P99000024173. DETAILS AVAILABLE AT <https://maharera.mahaonline.gov.in>

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