

ONE
Sunteck World
NAIGAON

About Sunteck

Sunteck Realty Limited (SRL) is one of the **fastest growing Mumbai-based luxury real estate** development companies. Sunteck has an immaculate track record of having one of the **lowest net Debt/Equity ratios**, financial prudence and sustainable growth. The company focuses on a city centric development portfolio of about **52.5 million square feet spread across 20 projects**.

Sunteck Realty has differentiated its projects under six brands - **'Signature'**: Uber luxury residences, **'Signia'**: Ultra luxury residences, **'SunteckCity'**: Premium luxury residences, **'Sunteck Beach Residences'**: Marquee Luxury Destination, **'SunteckWorld'**: Aspirational luxury residences, **'Sunteck'**: Commercial & Retail developments.

The company has been a trendsetter in creating iconic destinations such as the flagship project, **Signature Island at Bandra Kurla Complex (BKC)**, **SunteckCity in Oshiwara District Centre (ODC)**, **Goregaon (W)** and **SunteckWorld at Naigaon - The Largest Township of MMR's Western Suburbs**.

Completed Residential Projects



Ongoing Residential Projects



SUNTECK BEACH RESIDENCES, SURUCHI BEACH, VASAI (W) | P99000045490 | P99000045499 | P99000045599

Artist's Impression



4TH AVENUE SUNTECKCITY, ODC GOREGAON (W)
P51800023072

Artist's Impression



SUNTECK MAXXWORLD, NAIGAON
P99000024072 | P99000024080 | P99000024111 | P99000024173 | P99000024562 | P99000027956

Artist's Impression

Commercial Projects

ONGOING PROJECTS



COMPLETED PROJECTS



Retail and Entertainment



SUNTECK PROMENADE, NAIGAON

Artist's Impression



WATERFRONT RETAIL, AIROLI

Artist's Impression



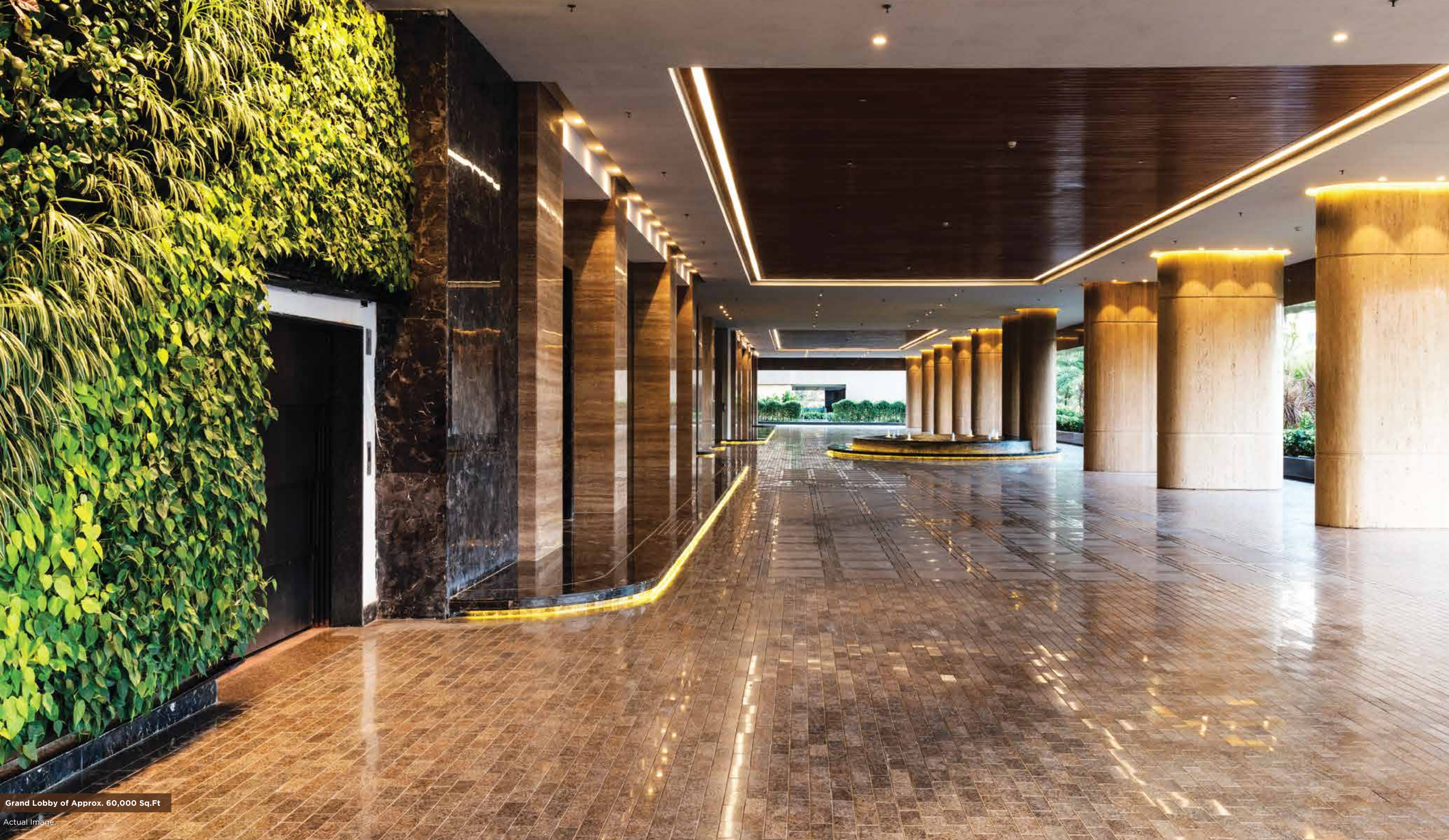
PINNACLE HYPERMARKET, ODC GOREGAON (W)

Artist's Impression



SUNTECK BEACH RESIDENCES RETAIL, VASAI

Artist's Impression



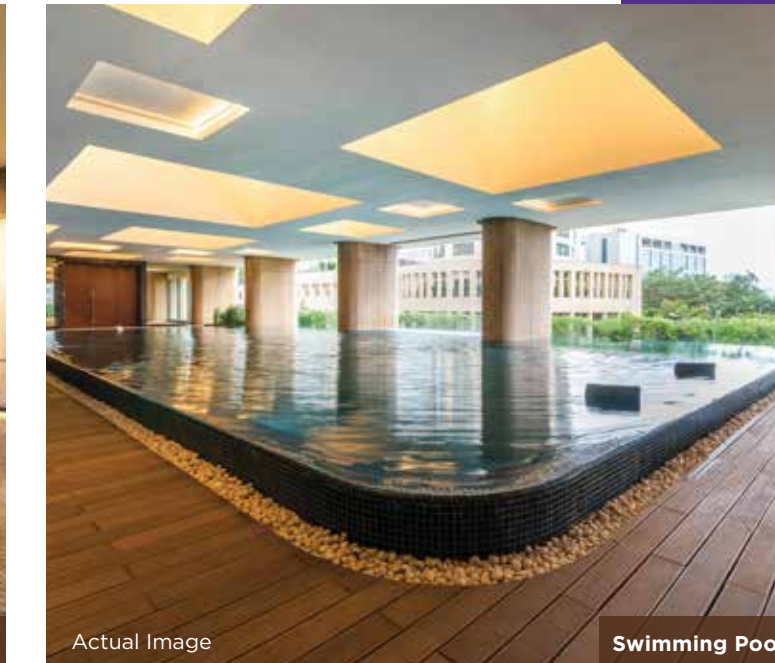
Grand Lobby of Approx. 60,000 Sq.Ft

Actual Image



Water Fountain at Driveway

Actual Image



Swimming Pool

Actual Image



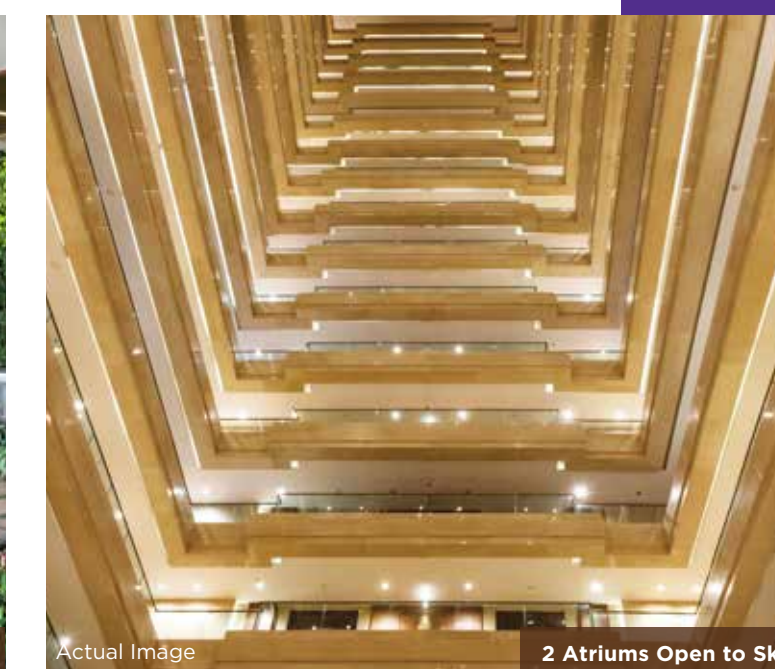
Entrance Lobby

Actual Image



Podium

Actual Image



2 Atriums Open to Sky

Actual Image

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 offers 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.

Sunteck's Luxury Brand Portfolio

Signature

Uber Luxury Residences

Signia

Ultra Luxury Residences

SunteckCity

Premium Luxury Residences
(Mixed-use Township)

SunteckWorld

Aspirational Luxury Residences
(Mixed-use Township)

SBR

Sunteck Beach Residences

Marquee Luxury Destination

Sunteck

Commercial & Retail



INTEGRATED TOWNSHIP
 PROJECT OF THE YEAR
 MaxX
SunteckWorld
 NAIGAON



MIXED-USE
 PROJECT OF THE YEAR
SunteckCity



MOST ENVIRONMENT-FRIENDLY
 RESIDENTIAL SPACE
 4 AVENUE
 FINEST RESIDENCES
SunteckCity
 PSB002507



ICONIC
 PROJECT OF THE YEAR
 SBR
 Suntek Beach Residences
 Beach Residences @ Villas



Amongst top wealth
 creators in the next
 500 companies - 2019
 Sunteck Realty

FORTUNE INDIA
 AWARDS - 2019



Iconic Project
 of the year
 Signia Waterfront

ZEE BUSINESS - NATIONAL REAL ESTATE
 LEADERSHIP CONGRESS AND AWARDS - 2019



Most trusted brand
 of the year
 Sunteck Realty Ltd.

ET NOW - REAL ESTATE
 AWARDS - 2019



Luxury Project
 of the Year
 Signia High

ET NOW - REAL ESTATE
 AWARDS - 2019



**BEST DEVELOPER
 (MUMBAI)**
 PROJECT OF THE YEAR
Sunteck



**BEST LANDSCAPE
 ARCHITECTURAL
 DESIGN**
 PROJECT OF THE YEAR
SunteckWorld
 NAIGAON



**SUNTECK ONE WORLD, NAIGAON HAS RECEIVED
 GREEN BUILDING PRE-CERTIFICATION BY EDGE
 FROM IFC**

Sunteck in News

Luxury, value and comfort at Naigaon

Sunteck World Naigaon has changed the landscape of Naigaon, a suburb between Borivali and Virar

Globally, there are very few real estate developers who are altering both the geography and linearity of a destination. Way back in 2018, when the luxury real estate player Sunteck Realty Ltd set foot on Naigaon, it was the destiny of this suburb to turn into a vibrant, lively township that boasts of top-notch amenities and excellent connectivity. And as residential buyers became increasingly value and space-conscious over the last few years, Sunteck World at Naigaon has soared to the top of the charts, ticking all the right boxes of property buying in the Mumbai Metropolitan Region (MMR).

Why Naigaon? Why now?

With upcoming infrastructure projects in and around Naigaon, commuting across MMR is easy and comfortable. Some of the major projects include the metro project (extending the rail network to Virar through Metro 9), which connects commercial hubs like Goregaon and BKC, and the proposed 29.2 km Coastal Freeway, which connects Marine Lines to Western and Central suburbs as well as Navi

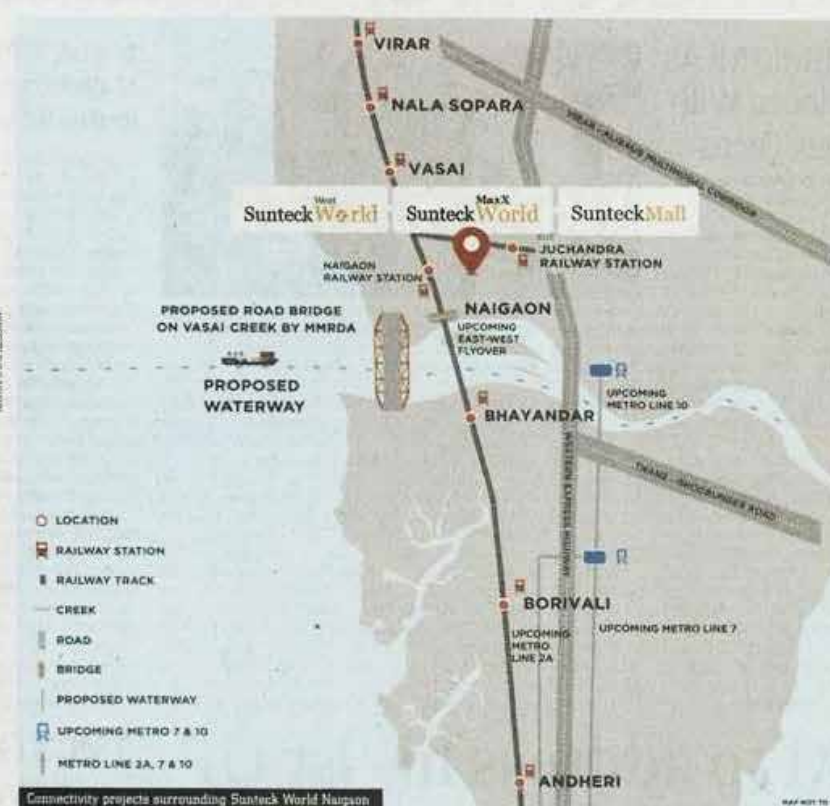


Sunteck WestWorld

Mumbai. The upcoming Virar-Alibaug Multimodal Corridor (connecting as far as Raigad), the proposed Navi Mumbai International Airport, JNPT, Mumbai Trans Harbour Link, the five-km-long Bhayandar-Naigaon Sea Link Project - the second after Bandra-Worli Sea Link - that will run parallel to the Western railway bridge and the Naigaon rail-over bridge are all expected to considerably improve travel within and outside Naigaon.



Jogging Track at Sunteck MaxWorld



Key highlights of Naigaon

- The east-west bridge connecting Naigaon to Vasai is 80 per cent completed.
- Naigaon is the third cleanest station among suburban stations.
- Naigaon is merely three stops away from Borivali station on the Western railway line.

First taste of top realty

Following its launch in 2018, Sunteck WestWorld (Phase 1) saw an overwhelming interest from buyers, clocking a booking of around 2,000 homes for its heavy-amenity layout. But more than anything, it was the entry of a top-class developer that excited buyers who knew that this project would reshape the landscape and future potential of Naigaon forever.

Subsequently, the Phase 2 of Sunteck MaxWorld received a greater reception of 1,800 bookings in just 18 days during its launch in January

2020. So far, the project has created

tremendous buzz for its fastest completion track record as well as the excellent appreciation it has received. Kamal Khetan, chairman and managing director, Sunteck Realty, says, "We wanted to give customers the best-in-class as we have a strong reputation for our luxury properties across MMR. So, when we began developing Sunteck World, expectations were sky-high."

Amenities galore

Naturally, the project has met almost all expectations. Designed to be self-sufficient with a host of outdoor amenities including a clubhouse, landscaped gardens, a large swimming pool, kids' play area, a community hall, badminton courts, and a jogging track among other amenities, this project also hosts the convenience of indoor activities such as skating rink and a squash court.

For its vision, design and execution, the Sunteck MaxWorld has won the prestigious Real Estate Leadership Award in 2021 under the 'Integrated Township Project of the Year' category.



Central Park at Sunteck MaxWorld

ry, enhancing the prestige and potential of the project. Besides the delivery record, property buyers are also highly conscious of the project execution skills, financial management and pre-project promises of developers that bear significance on their buying decisions. With Sunteck's entry into Naigaon, buyers also anticipated growth in pe-

ripheral infrastructure development, and the entry of big retail brands and other essential players that make a city self-contained in every way. One of the largest retailers in India, Reliance Retail - with brands like Reliance Smart and Reliance Trends - has opened a mega store within the township, meeting the lifestyle of residents and reducing the need to travel to MMR's fashion hotspots.

Raising the bar

Naigaon is one of the focus markets for Sunteck, which is looking to expand its aspirational luxury brand in the MMR. With many launches and projects in-store, the company is consolidating its brand equity as a top realty developer in Mumbai with a wide repertoire of projects. For Sunteck, the success of Sunteck World at Naigaon is not just a feather on its cap - the aspiration of value-conscious property buyers in the MMR to create a deserving lifestyle at an affordable cost is key.

This project continues to create a buzz as it has given good returns to investors. When it was launched in 2018, 1-BHK rates were to the tune of approx. Rs. 25 lakh; in subsequent phases, this went up to Rs 39 lakh. For the 2-BHK, the initial booking was done at approx. Rs 34 lakh, which now has reached Rs 55 lakh.

Once again, Sunteck has raised the bar for suburban development across the country.

Sunteck WestWorld
Maha RERA Reg No.
P99000017605
P99000017627

Sunteck MaxWorld
P99000024072
P99000024080

Project details available at
maharera.mahatnline.gov.in

Sunteck Realty to launch 7 projects with ₹22k - crore revenue potential in next 5-8 yrs

Mumbai, Jan 16 Sunteck Realty is on a Rs 22,000-crore potential revenue path by launching seven projects in and around the Mumbai metropolitan region over the next five to eight years. These projects are expected to make it one of the largest realtors in terms of the topline.

The realty firm has built the first uber apartment tower Signature in the heart of the tony central business district of BKC last decade and is now home to some of the biggest names in India Inc, such as Gautam Adani and Uday Kotak.

These projects have a revenue potential of Rs 2,000 crore over the next four-five years, said the first-generation entrepreneur Khetan.

He added that these projects can generate Rs 1,250 crore in topline in FY23 alone, while total revenue potential from the first phase of these projects will be Rs 3,400 crore.

Sunteck will be launching the first phase of these projects next fiscal, with the Vasai

West and Shahad in Kalyan projects fetching Rs 1,150 crore each, Borivali West netting around Rs 900 crore and Vasind project selling for around Rs 200 crore, he said, adding the second phase of Sunteck City at Goregaon West has a revenue potential of Rs 750 crore and the new phase of the Sunteck World at Naigaon can generate Rs 500 crore in sales. So, all in all, we are looking at launching inventory worth Rs 4,650 crore by the end of FY23, Khetan said, setting an incremental 30 per cent sales target for FY22 and FY23 and a pre-sales target of Rs 2,000 crore by end-FY23.

Khetan does not believe that the third wave of the coronavirus pandemic will scupper the realty sector following a strong pent-up demand now, as buyers who have been waiting for almost two years are active, nudged by lower interest rates and stamp duty cuts, and the record property registration being reported now from across the country.



Central Park at Sunteck MaxWorld

ALL ROADS LEAD TO NAIGAON

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

Naigaon, the government plans to develop Naigaon's urban spread and develop growth areas. This has set off a string of projects in the region, including the proposed 29.2 km Coastal Freeway, which connects Marine Lines to Western and Central suburbs as well as Navi Mumbai. The upcoming Virar-Alibaug Multimodal Corridor (connecting as far as Raigad), the proposed Navi Mumbai International Airport, JNPT, Mumbai Trans Harbour Link, the five-km-long Bhayandar-Naigaon Sea Link Project - the second after Bandra-Worli Sea Link - that will run parallel to the Western railway bridge and the Naigaon rail-over bridge are all expected to considerably improve travel within and outside Naigaon.

As the leading investment opportunity, Naigaon offers great investment opportunities for investors who are either seeking to buy their first home or are looking at investing in a property with good returns. Naigaon offers a perfect combination of security with growth, liquidity of investment and a host of amenities. Naigaon is a well-served area with the city's best schools, hospitals, and other facilities. The region and the region's infrastructure development have contributed to the

Naigaon is the biggest attraction as these places have seen settlements just as Mumbai developed over the decades. The Naigaon is strategically located between Mira-Bhayandar and Vasai-Virar. Connectivity with the city and the region is excellent. The region is a prime location for the investment growth of the region. Many of the world-class infrastructure projects are coming up.

EXCELLENT CONNECTIVITY
Naigaon is strategically located between Mira-Bhayandar and Vasai-Virar. Connectivity with the city and the region is excellent. The region is a prime location for the investment growth of the region. Many of the world-class infrastructure projects are coming up.



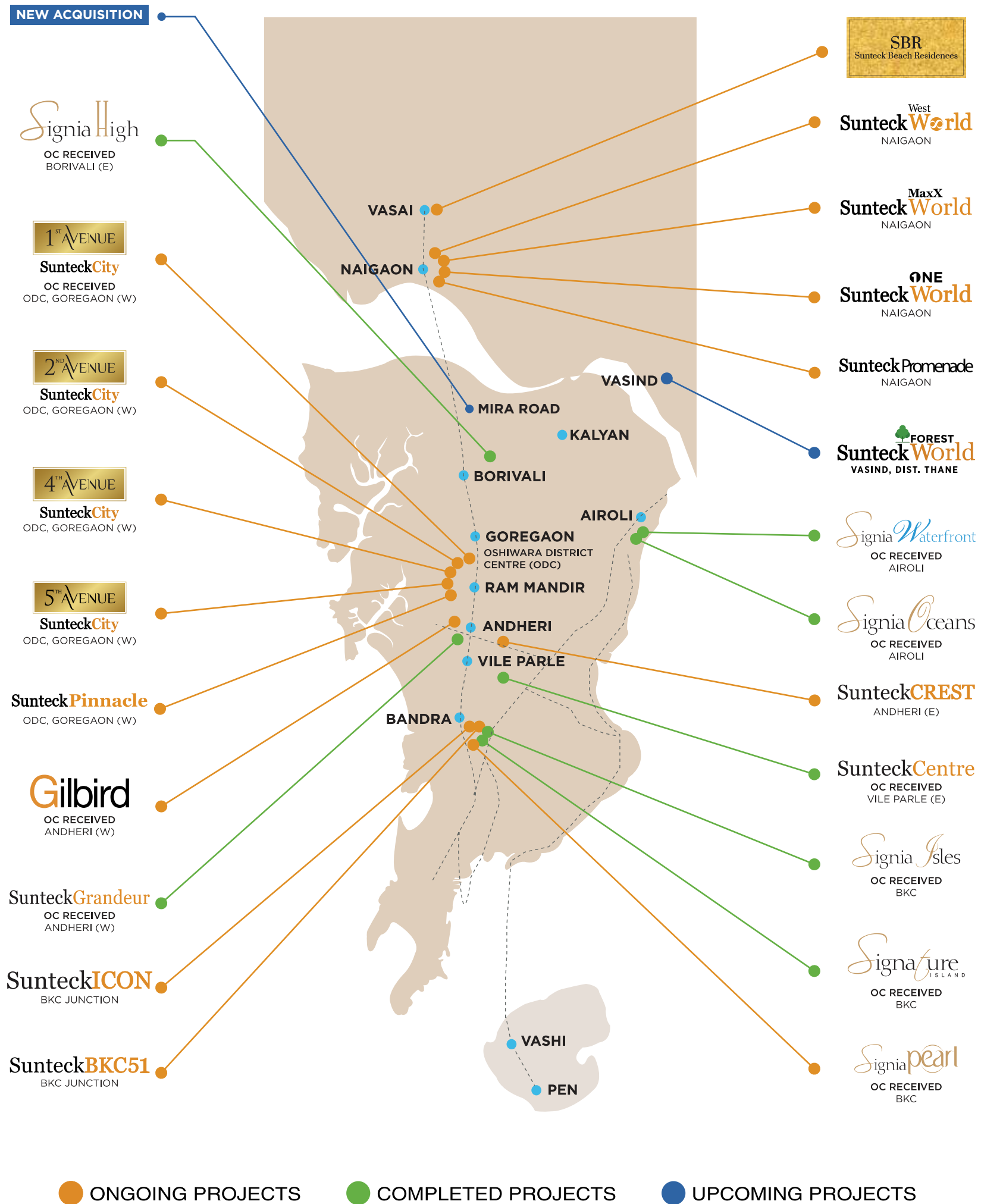
Nallasopara & Naigaon see the biggest spike

COMMUTER GROWTH OUTSIDE BMC LIMITS



Central Park at Sunteck MaxWorld

Crafting Luxurious Spaces



ONE
World
ONE
Price

AT

ONE
Sunteck World
NAIGAON



**Experience
Unmatched
Lifestyle**

The Largest Township of Western Suburbs

150 acres
approx. total land parcel

23
Storeys

60%
approx. green landscape area
in Phase 3

1 & 2
Premium Bed Residences



Easy Connectivity



5 MINS

by road from Naigaon Railway Station



5 MINS

by walk from Juchandra Railway Station (Central Line)



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



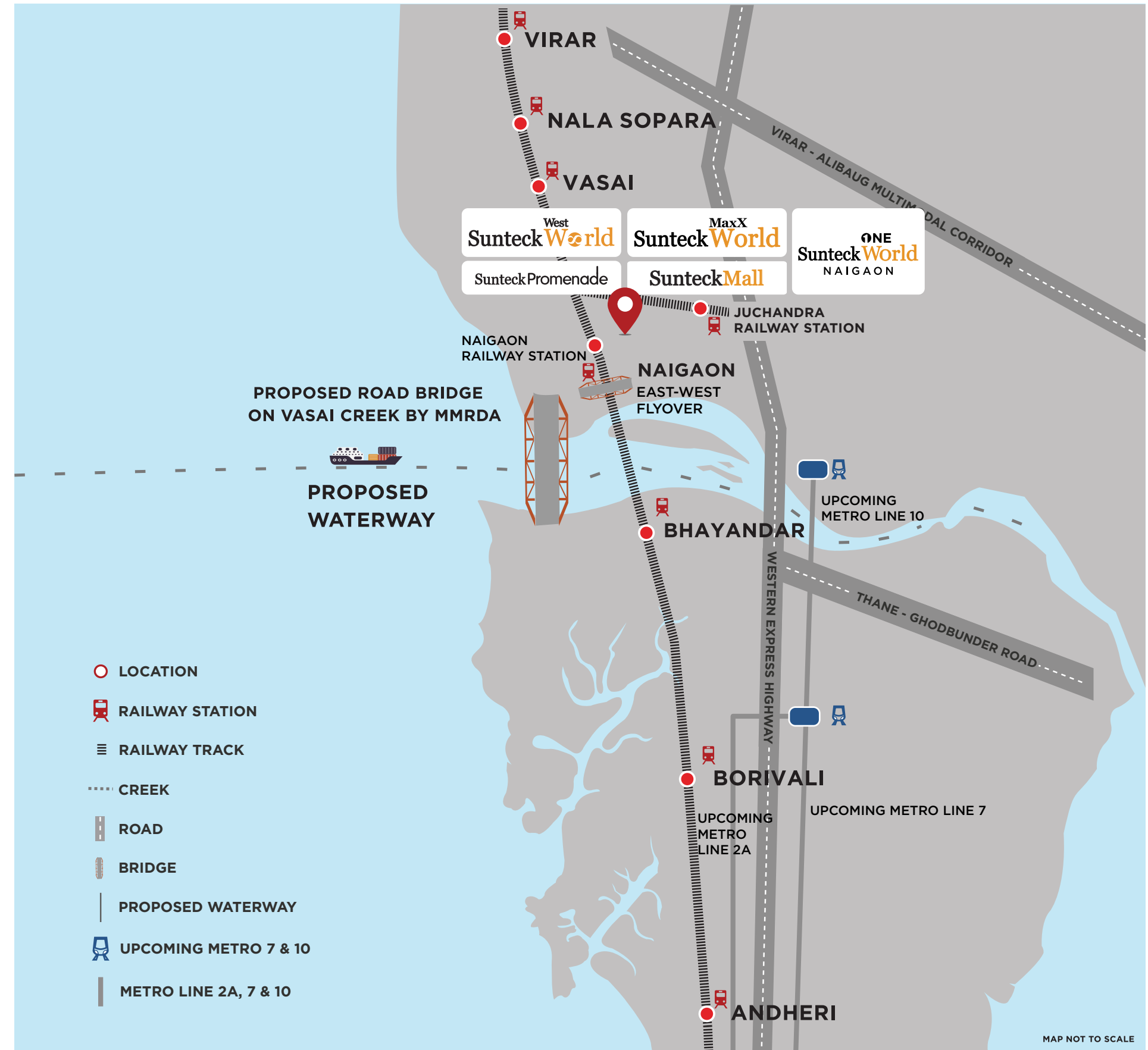
VIRAR - ALIBAUG MULTIMODAL CORRIDOR

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).



UPCOMING RAIL OVER BRIDGE

Near Juchandra & Tivri crossing



The Map/s are not to the scale. Maps and distances taken to reach the project site are approximate and are taken from google maps and for information purposes only. The actual time will depend on traffic /congestion.

Excellent Connectivity & Infrastructure





55+ World-Class Amenities

Infinite moments of happiness



Open Green Spaces

Actual Shot



Kids Play Area

Actual Shot



Sunteck Club

Sunteck Clubhouse

Actual Shot



**Hi-Street & Retail
at your doorstep**

Actual Shot



Picturesque View for Life

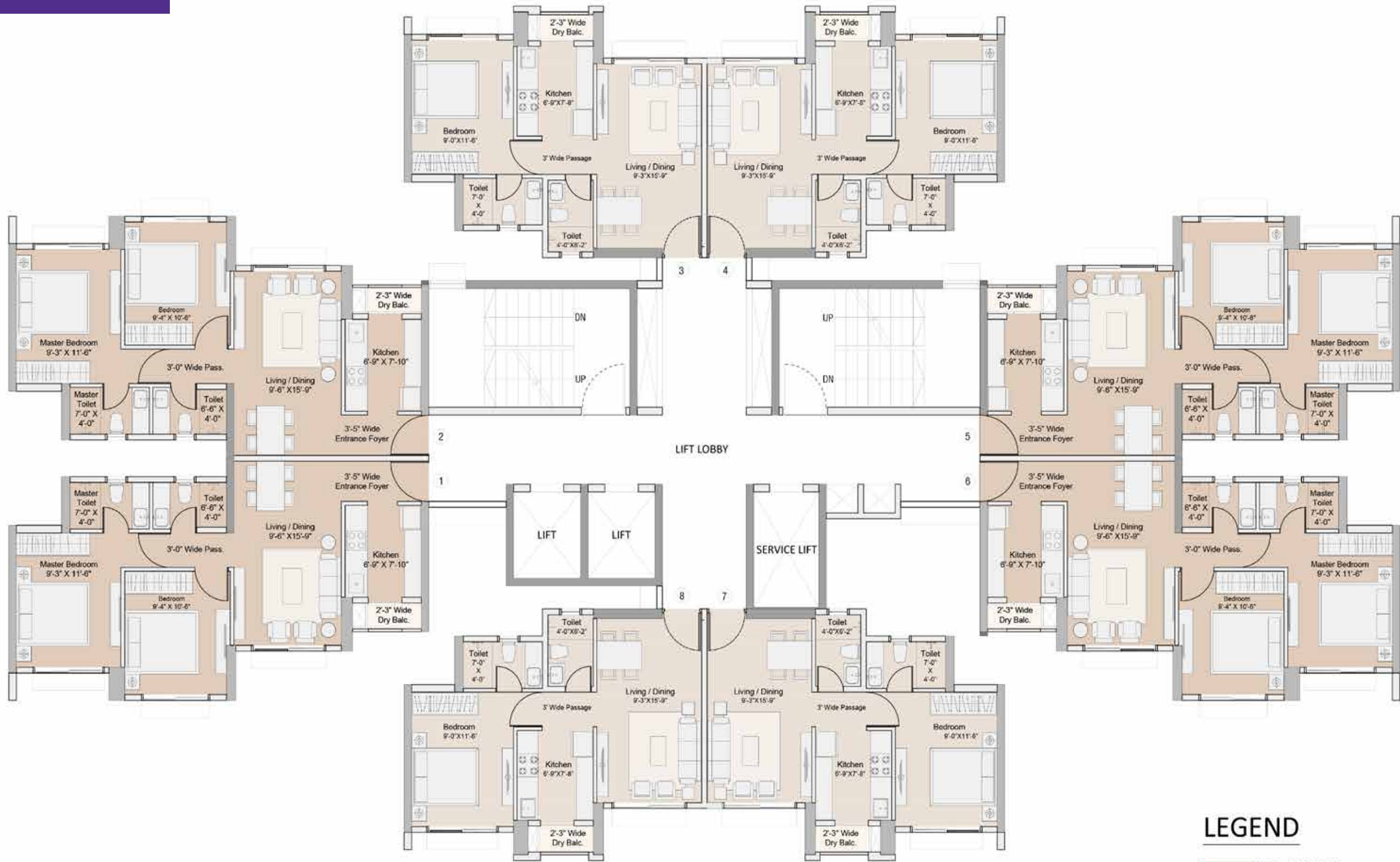


Legend

- 1. Entry/ Exit
- 2. Dropoff with canopy
- 3. Seating court
- 4. Senior citizen's seating
- 5. Club house
- 6. Swimming pool
- 7. Half basketball court
- 8. Half tennis court
- 9. Practice cricket pitch
- 10. Sand pit with climbing wall
- 11. Fitness zone
- 12. Kids play area
- 13. Open fitness area
- 14. Yoga and meditation area
- 15. Amphitheatre/skating rink
- 16. Maze
- 17. Barbeque area
- 18. Mounds
- 19. Viewing deck
- 20. Viewing pavillion
- 21. Party lawn
- 22. Entry water feature
- 23. Retail plaza 1
- 24. Retail plaza 2
- 25. Retail plaza 3
- 26. Retail plaza 4
- 27. Retail plaza 5
- 28. Water body
- 29. Club and banquet dropoff
- 30. Banquet hall
- 31. Gate 1 with canopy
- 32. Gate 2 with canopy
- 33. Gate with canopy
- 34. Security cabin
- 35. Round about with water feature
- 36. 6 meter wide driveway
- 37. Pedestrian path
- 38. Park walkway
- 39. Jogging track
- 40. Ceremonial mound 1
- 41. Stepped seating
- 42. Tree grove
- 43. Kids lawn with mound
- 44. Senior citizen garden
- 45. Open lawn
- 46. Water-edge sitout
- 47. Leisure sitout
- 48. Pocket park
- 49. Cove seating
- 50. Shrub bed
- 51. Flower bed
- 52. Breakout lawn
- 53. Open sitout area
- 54. Ceremonial mound 2
- 55. Boomerang seating

Master Layout Plans

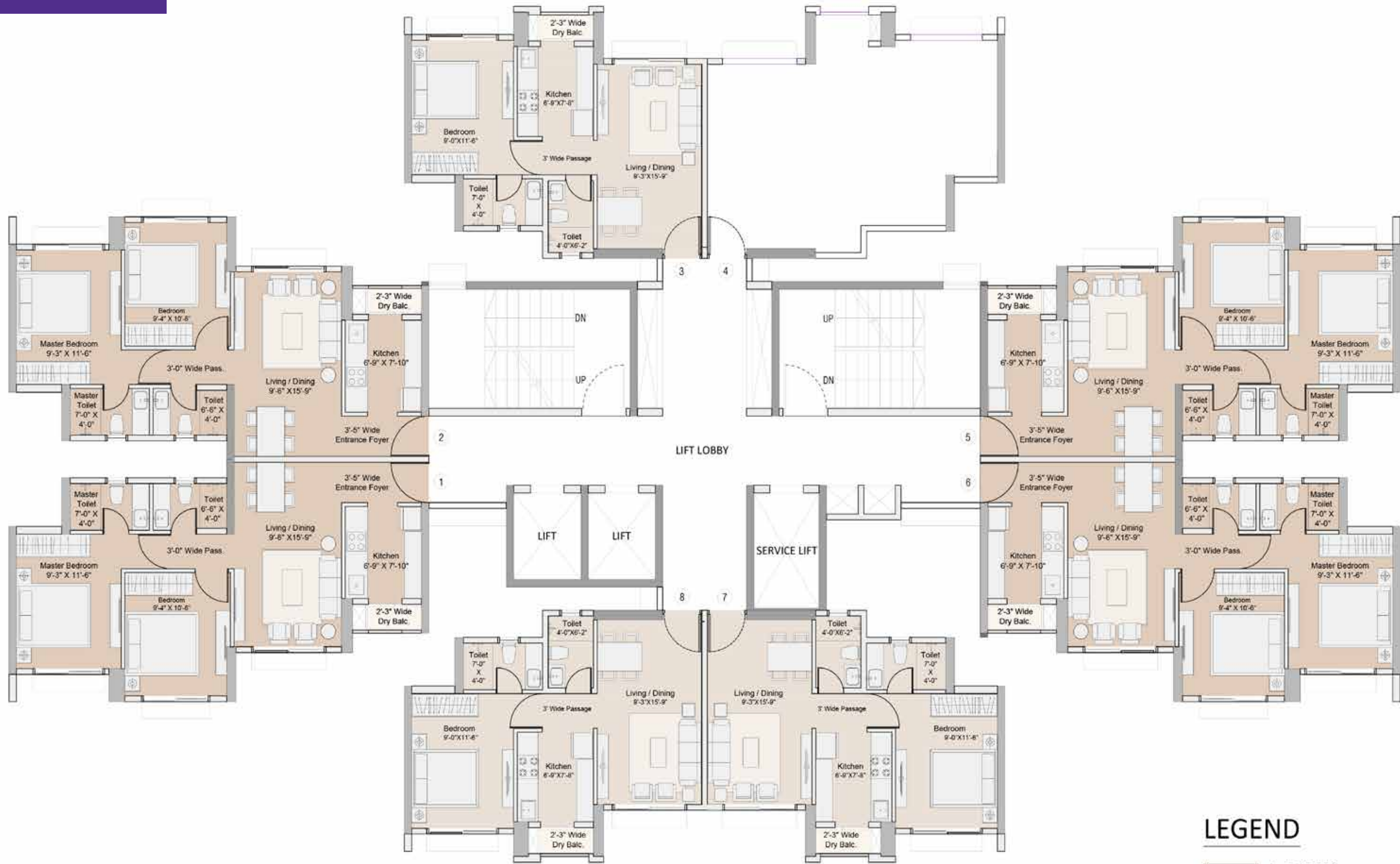
TYPICAL PLAN



LEGEND

- 1 BHK
- 2 BHK

REFUGE PLAN



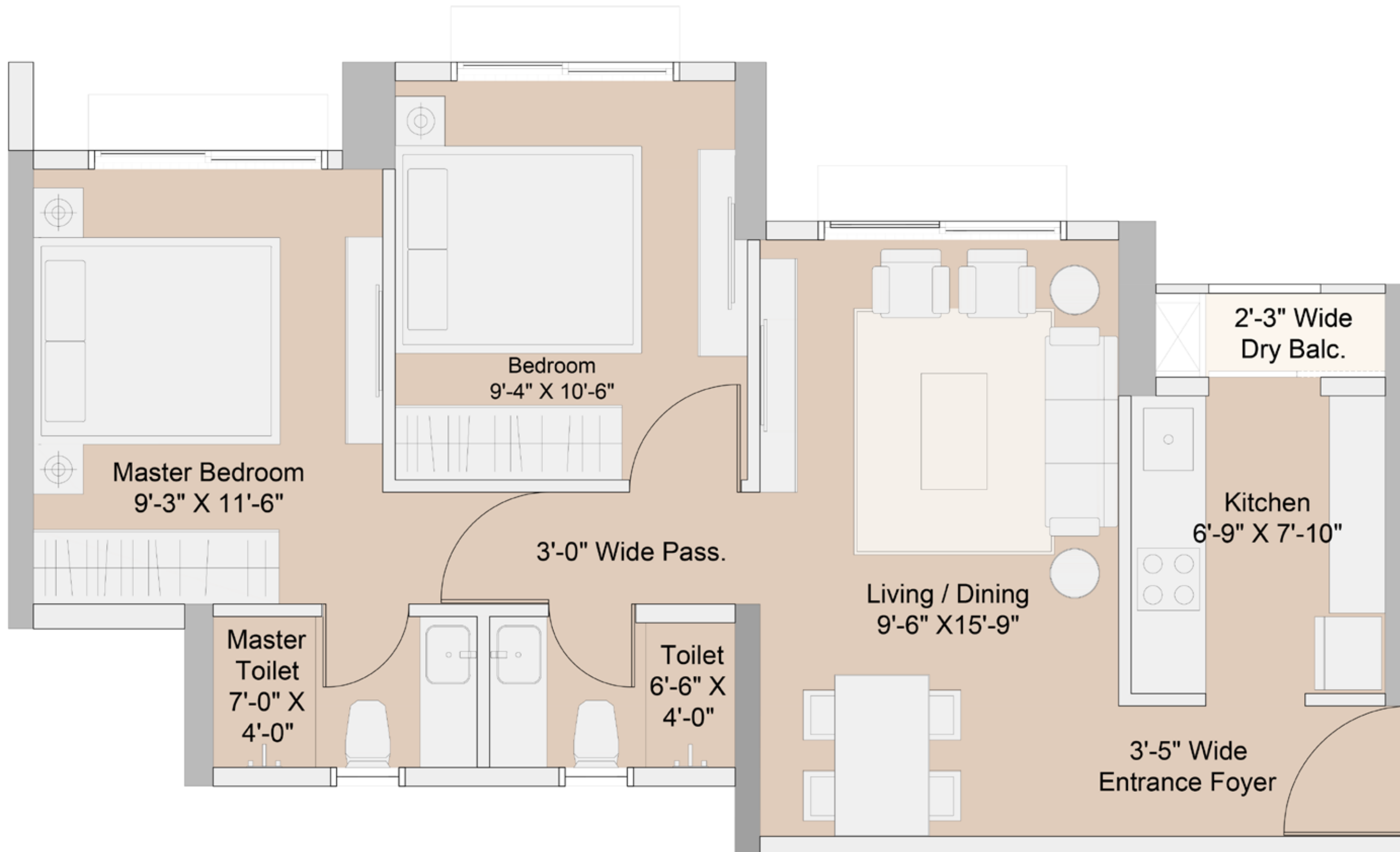
LEGEND

- 1 BHK
- 2 BHK

UNIT PLAN - 1 BHK



UNIT PLAN - 2 BHK



Sunteck

☎ 022 5064 7419 | www.sunteckworld.com

Site Address: Sunteck OneWorld, Tivri, Naigaon East - 401208, India.

Corporate Office: Sunteck Centre, 5th Floor, 37 - 40 Subhash Road, Vile Parle (E), Mumbai - 400 057, India.

MAHARERA NO: P99000032855 | P99000032834 | P99000033099 | P99000033218 | P99000033157. Details available at <https://maharera.mahaonline.gov.in>

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GLOBAL**
expertise redefined

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