



**#INFINITEEVERYTHING**

West  
**Sunteck World**

THE LARGEST TOWNSHIP OF WESTERN SUBURBS







**SUNTECK ICON**  
BKC



**GATEWAY 51**  
BKC



**SUNTECK CENTRE**  
VILE PARLE (E)



**SUNTECK GRANDEUR**  
ANDHERI (W)



**RESIDENTIAL & COMMERCIAL**



**MULTIPLEX & ENTERTAINMENT**



**HIGH STREET & RETAIL**



**FOOD COURT & FINE DINING**

**SUNTECKCITY AVENUE 3, 4, 5 & 6**  
ODC GOREGAON (W)

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Artist's Impression\*



**SIGNIA ISLES**  
OC RECEIVED

**SIGNATURE ISLAND**  
OC RECEIVED

**SIGNIA PEARL - BKC**  
RERA NO: P51800007921

## ABOUT **SUNTECK**

Sunteck Realty Limited (SRL) is a Mumbai-based real estate development company, catering to the premium ultra-luxury and luxury residential segment.

We have a portfolio of 25 projects spread across 30mn sq.ft., with 4 rented assets.

We are among the top 10 listed real estate companies on BSE and NSE.

We enjoy negligible debts and a strong balance sheet.

We have Partners & Shareholders like Kotak Realty Fund, Ajay Piramal, TIAA CREF - one of the largest US pension fund.

Our flagship projects in BKC, namely Signature Island, Signia Isles and Signia Pearl, are one of the most luxurious projects of the country, hosting elite gentry with the best minds of the business world and film stars of Bollywood.

Artist's Impression\*



**SUNTECKCITY AVENUE 1, GOREGAON (W)**  
RERA NO: P51800001281

Artist's Impression\*



**SIGNIA HIGH, BORIVALI (E)**  
RERA NO: P51800007984

Artist's Impression\*



**SIGNIA WATERFRONT, AIROLI**  
RERA NO: P51700011528

## Signature ISLAND

G - BLOCK, BKC

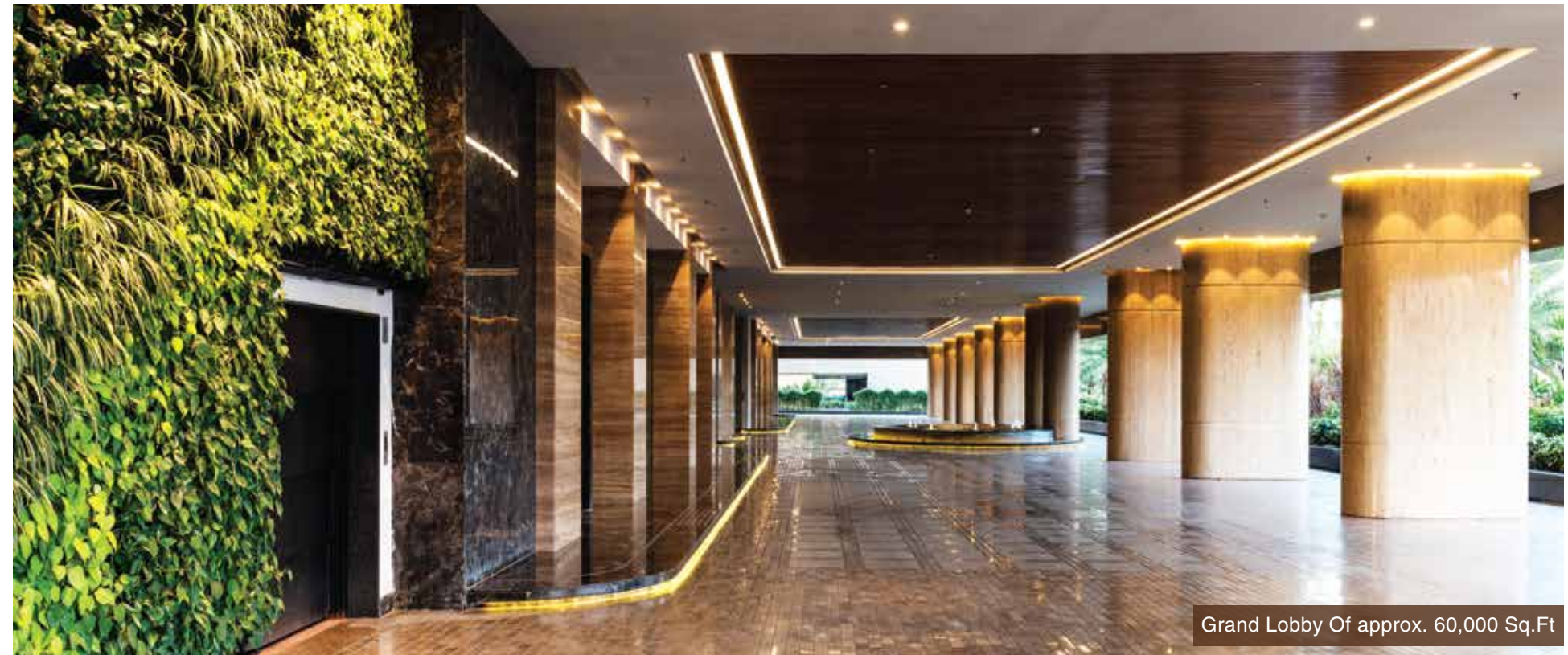
### AN ICONIC LANDMARK

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.

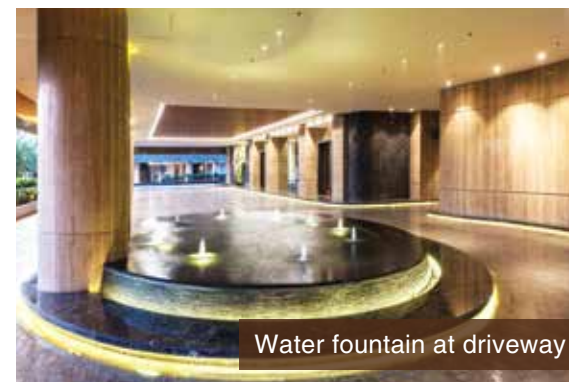
A masterpiece designed by Talati & Panthaky Associated (TPA), Signature Island is the embodiment of a design philosophy that transcends all trends. With temperature-controlled indoor swimming pool, state-of-the-art gymnasium & health club, business club, exquisite landscaped garden with children's play 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.**



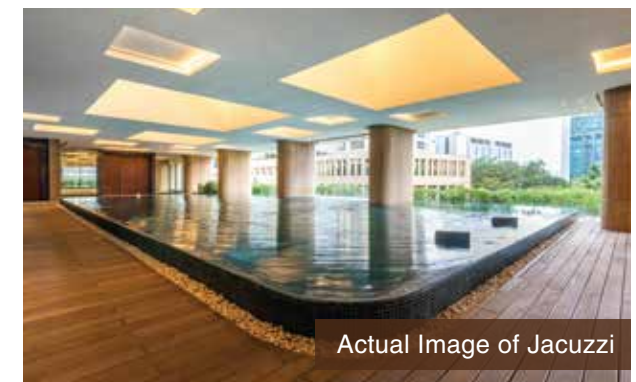
Grand Lobby Of approx. 60,000 Sq.Ft



Water fountain at driveway



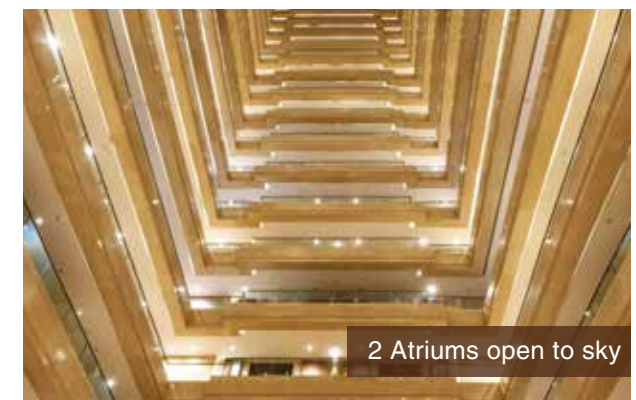
Entrance Lobby



Actual Image of Jacuzzi



Podium



2 Atriums open to sky

# SUNTECK IN THE NEWS

## Sunteck to buy ₹2,500 cr stressed realty projects

The firm will acquire assets in Mumbai region using its own cash flows

Ateeq Shaikh & Meenal Arora  
ateeq.shaikh@timesgroup.com

Mumbai: As Real Estate (Regulation and Development) Act pushes the sector into consolidation, Sunteck Realty has earmarked Rs 2,500 crore to lap up projects across affordable, mid-range and luxury segments.

The developer, which had earlier announced Rs 1,000 crore for acquisitions in affordable housing, will also be targeting projects in middle and luxury segments, with a



The shares of Sunteck Realty, which is a part of S&P BSE 500 firms, closed at 431.10 on Tuesday, a gain of 87.31% since the new real estate law came into force on May 1 last year, making it one of the best-performing realty stocks, which has delivered better returns than most of its peers.

In the same period, S&P BSE Realty Index has surged 16.18%, 30-shareSensex 18.79% and S&P BSE 500 by 14.91%. The company is not the only player eyeing buyouts

## 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 registered 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 ₹38,000 per sq ft. The complex has three towers Signia Island, Signia Isles and Signia Pearl.

Recently, actress Sonam Kapoor bought a 7,000 sq ft duplex apartment in Signia Pearl in the same complex for over ₹50 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

naulik.vyas@timesgroup.com  
kailash.babar@timesgroup.com

Bandra Kurla Complex is already some to some 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 Signia Pearl 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 Pandit and Gunit Chadha, Deutsche Bank co-CEO, 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 email response, Signature Island Property only says, “We are unable to comment on the transaction due to client confidentiality terms.”



## Nallasopara & Naigaon see the biggest spike

### COMMUTER GROWTH OUTSIDE BMC LIMITS



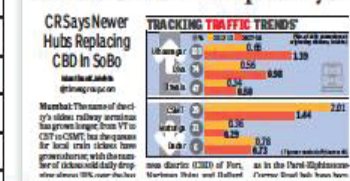
#### NUMBER OF DAILY COMMUTERS AT ORIGINATING STATIONS, IN LAKHS

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

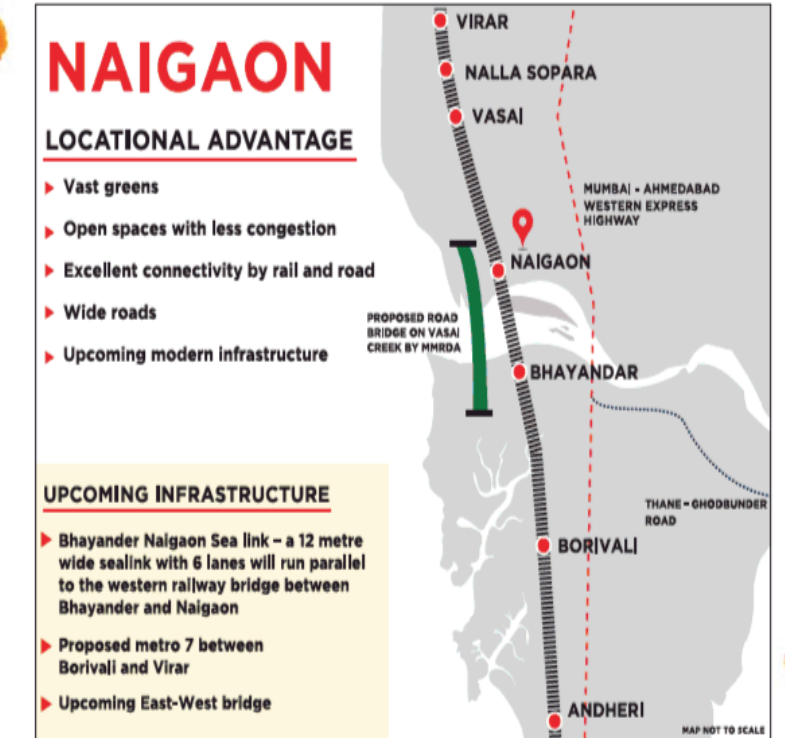
As the next big investment opportunity, Naigaon offers good capital appreciation for investors who are either seeking to buy their first home or are looking at investing in a property with good returns. Naigaon certainly offers

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, Liases Foras.

a perfect combination of serenity with growth. Availability of abundant land for projects at low rates at Naigaon coupled with the easy access to Thane, Navi Mumbai, Ahmedabad and other business centres in the region and the rapid pace of infrastructure development have contributed to the



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 Julchandra 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 Khetan, chairman and managing director, Sunteck Realty

ADVANTAGE  
**NAIGAON**

**5 MINS**

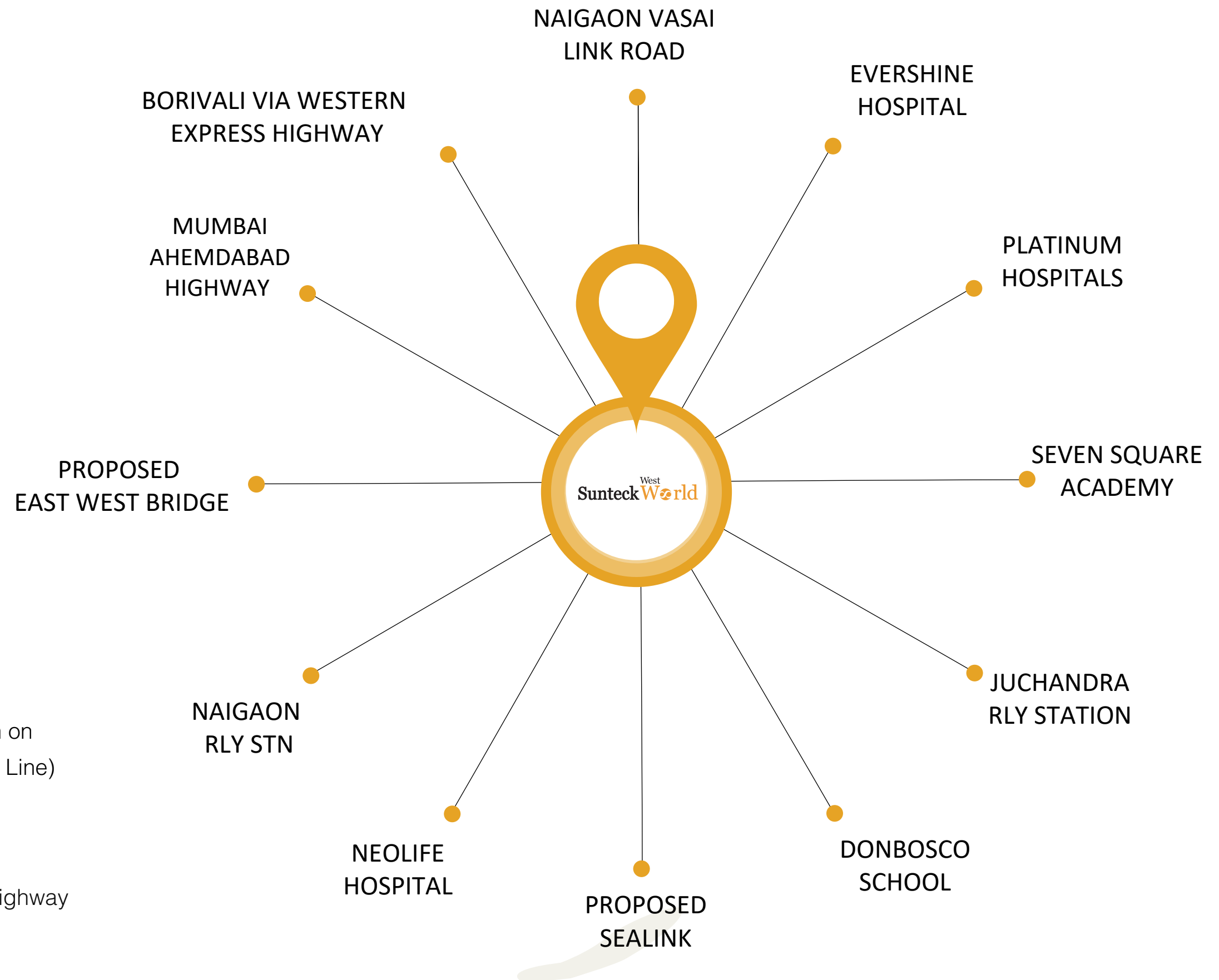
from Naigaon Railway Station (East)

**5 MINS**

by walk from Juchandra Railway Station on Vasai Road-Diva-Panvel Route (Central Line)

**20 MIN**

from Borivali via the Western Express Highway





# UPCOMING INFRASTRUCTURE

## NAIGAON

### UPCOMING METRO

Proposed Metro 7 will provide excellent connectivity to the city.

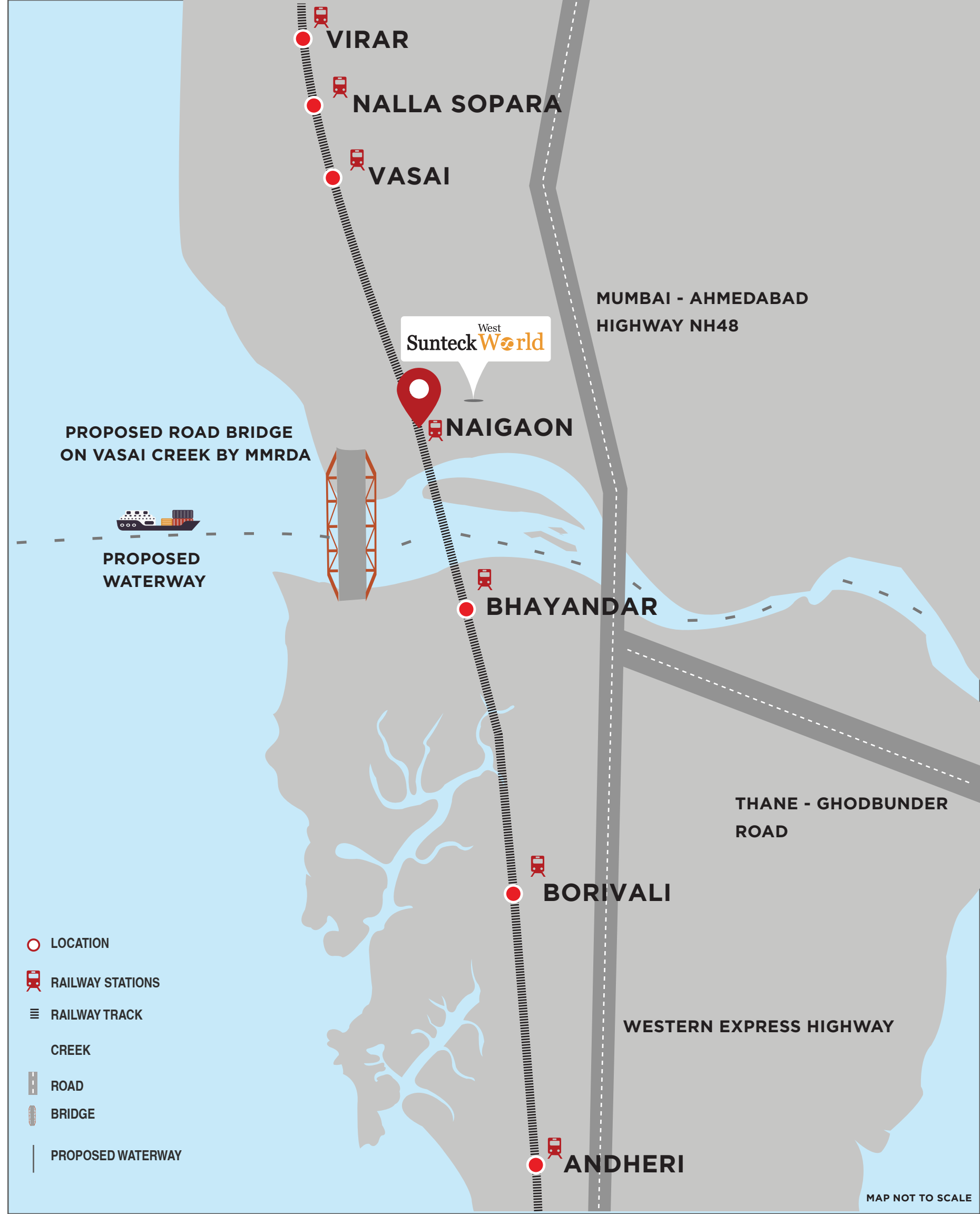
### THE EAST-WEST BRIDGE

connecting Naigaon East to Naigaon West guarantees easy access to Vasai

### BHAYANDAR-NAIGAON SEA LINK

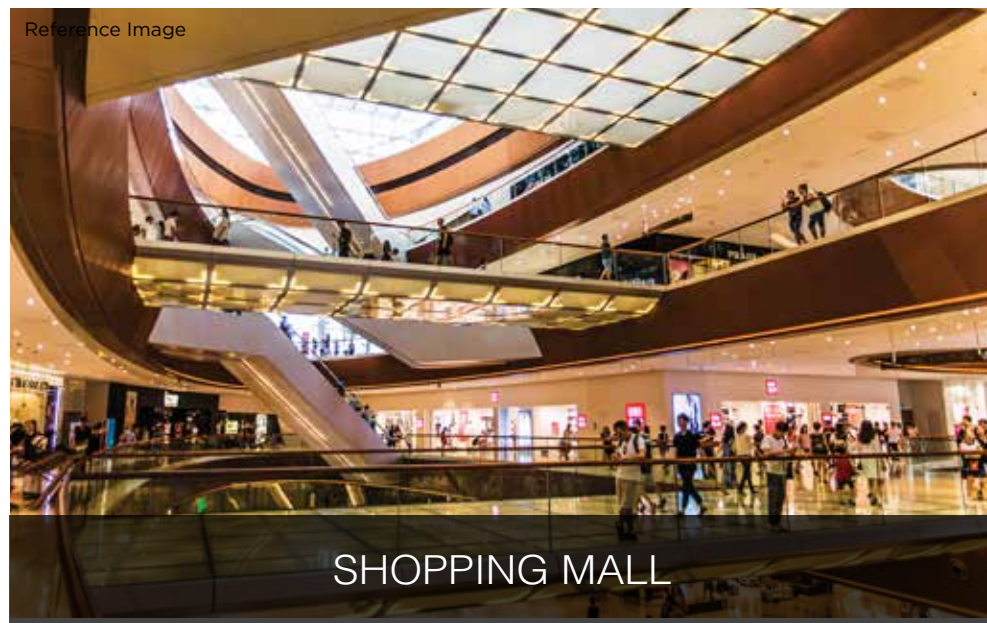
expected to commence by the end of 2018, stretching over 5 kms with six-lanes. It will eventually connect with the Mumbai-Ahemdabad National Highway No. 48

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## PROPOSED DEVELOPMENTS

Naigaon enjoys good connectivity to developed areas as well as a number of restaurants, schools, entertainment zone and hospitals via an excellent network of railways and roadways.



The images displayed are for representational purpose only. The common areas and amenities that have been shown is/are for the entire Project and not specific for any particular building or phase of the Project and are subject to approval of the Competent authority. The common areas and amenities shall be made available for the entire project and will be completed and handed over after completion of all phases i.e. on the final development of entire layout is complete. The plans, designs, and dimensions are as per current sanctioned plans and approvals. 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. P99000017606 | P99000017627. The same 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 and/or in line with our customer policies. We may modify/alter the above 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").

## MASTER LAYOUT PLAN



### LEGENDS

-  ENTRANCE
-  WELCOME WATERSCAPE
-  PERFORMANCE ARENA & SKATING RINK
-  LOOKOUT PAVILION
-  BOOMERANG SEATING
-  SWIMMING POOL & DECK
-  YOGA / TAI CHI GARDEN
-  RETAIL PLAZA
-  KID'S PLAY ZONE
-  ROLLING GLADES
-  FLORAL SWIPE
-  PARTY LAWN
-  SHADED PARKING
-  SPORTS ARENA WITH CRICKET PITCH & MULTI-PLAY COURT
-  DROP OFF COURTS
-  SENIORS CORNER
-  SOCIAL POCKET
-  CLUB





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# West Sunteck World

## A STORY WITH NEVER-ENDING POSSIBILITIES

Sunteck West World is redefining the landscape by creating infinite opportunities in the western suburb of Naigaon.

**150 acres**  
approx. land parcel

**7/22**  
towers storey's

**10 acres**  
approx. in Phase 1

**3/6**  
wings to a core

**5.5 acres**  
approx. green  
landscape area in Phase 1

**1 & 2**  
BHK residences

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Artist's Impressions

TOP VIEW OF GARDEN AREA



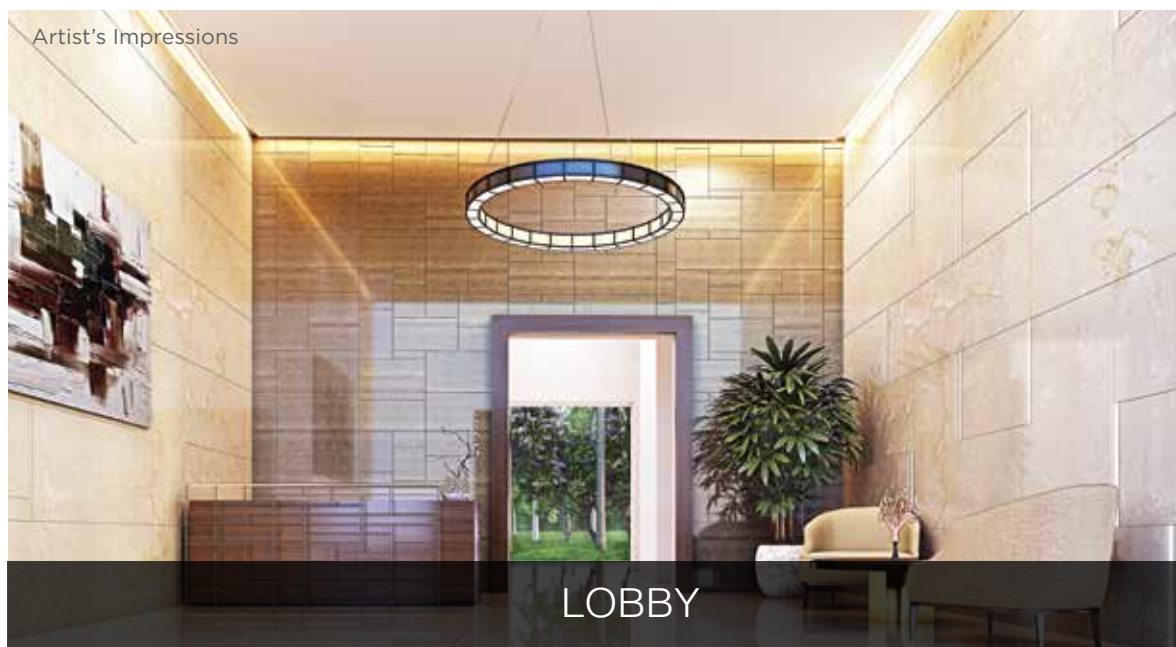
Artist's Impressions

AERIAL VIEW CLUB HOUSE



Artist's Impressions

GRAND ENTRY GATE



Artist's Impressions

LOBBY



Artist's Impressions

ENTRANCE WATERFALL

## INFINITE AMENITIES

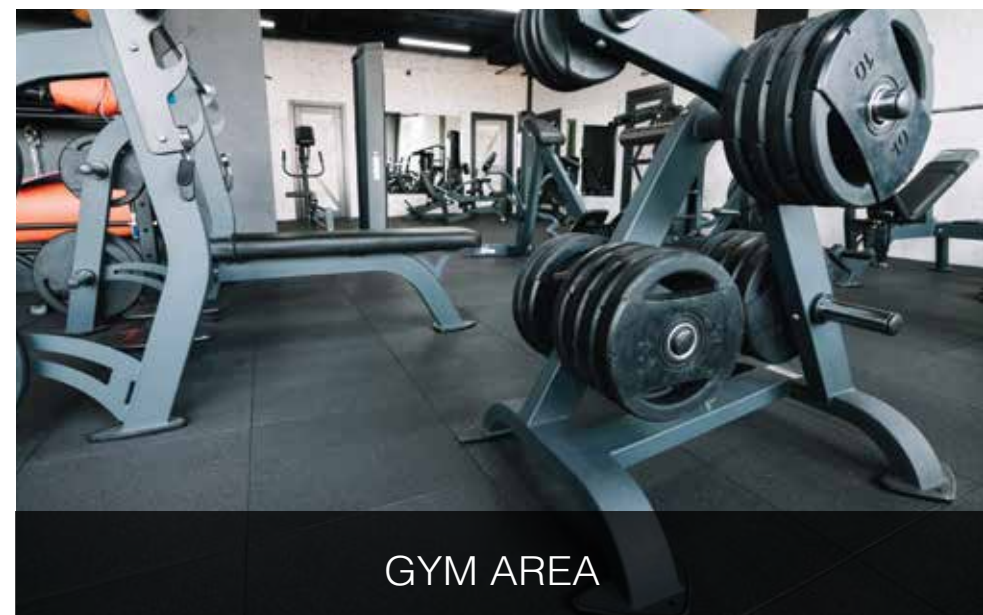
- Central Clubhouse
- Multipurpose Hall
- Gymnasium with changing rooms
- Patisserie
- Indoor Games Zone for Table Tennis, Carrom, Chess, Snooker
- Swimming Pool with Kids' Pool
- Badminton and Squash Court
- Retail Plaza
- Skating Rink
- Jogging Track
- Senior Citizens' Corner
- Kids Play Zone
- Lushgreen landscaped Area of approx. 5.5 acres at Ground Level
- Yoga
- Creche
- Hyper Market / Super market
- Cricket Pitch & multi play court
- Zumba / Aerobics zone
- AV room
- Performance Arena



YOGA



BADMINTON COURT



GYM AREA



SWIMMING POOL

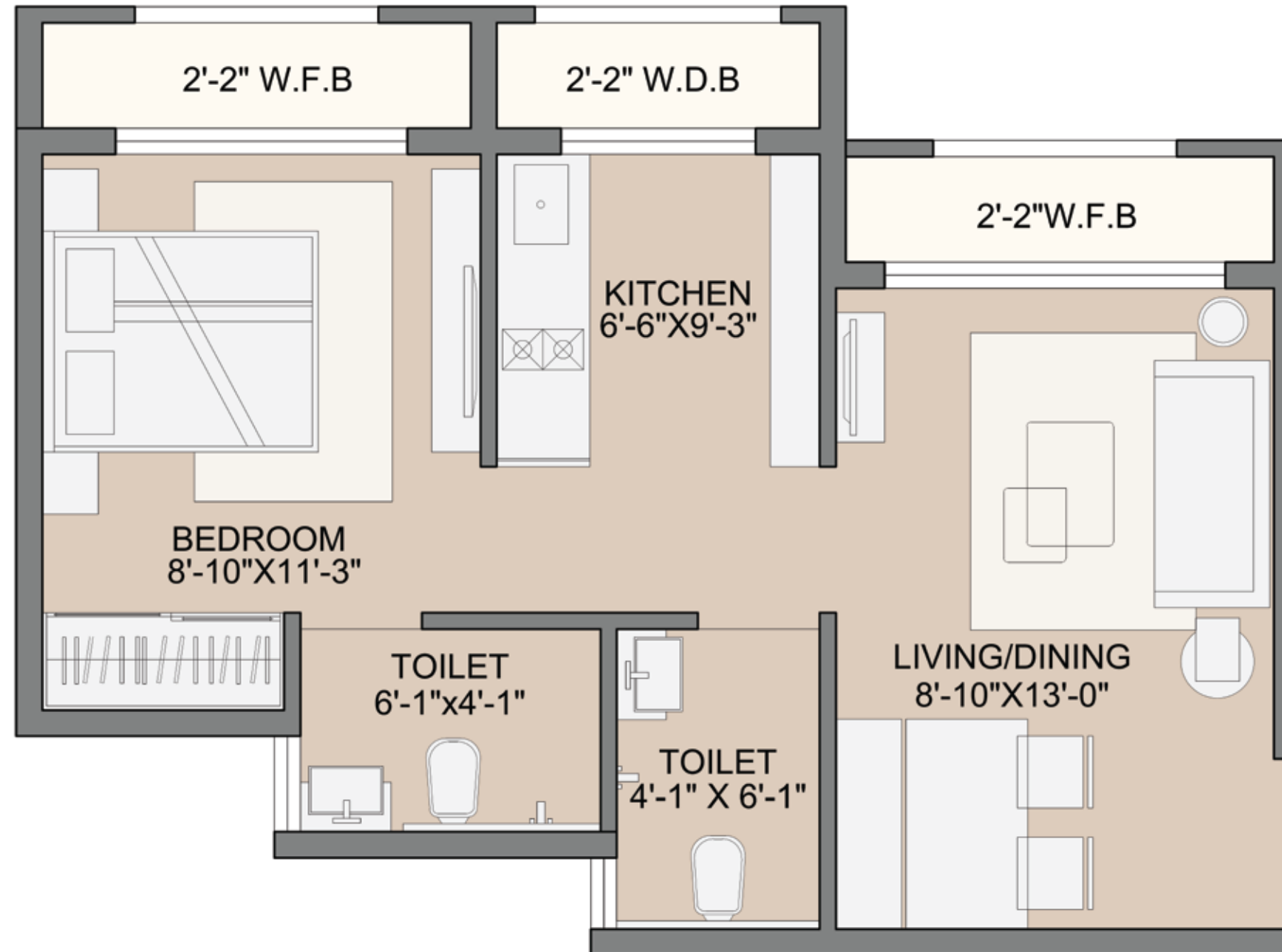


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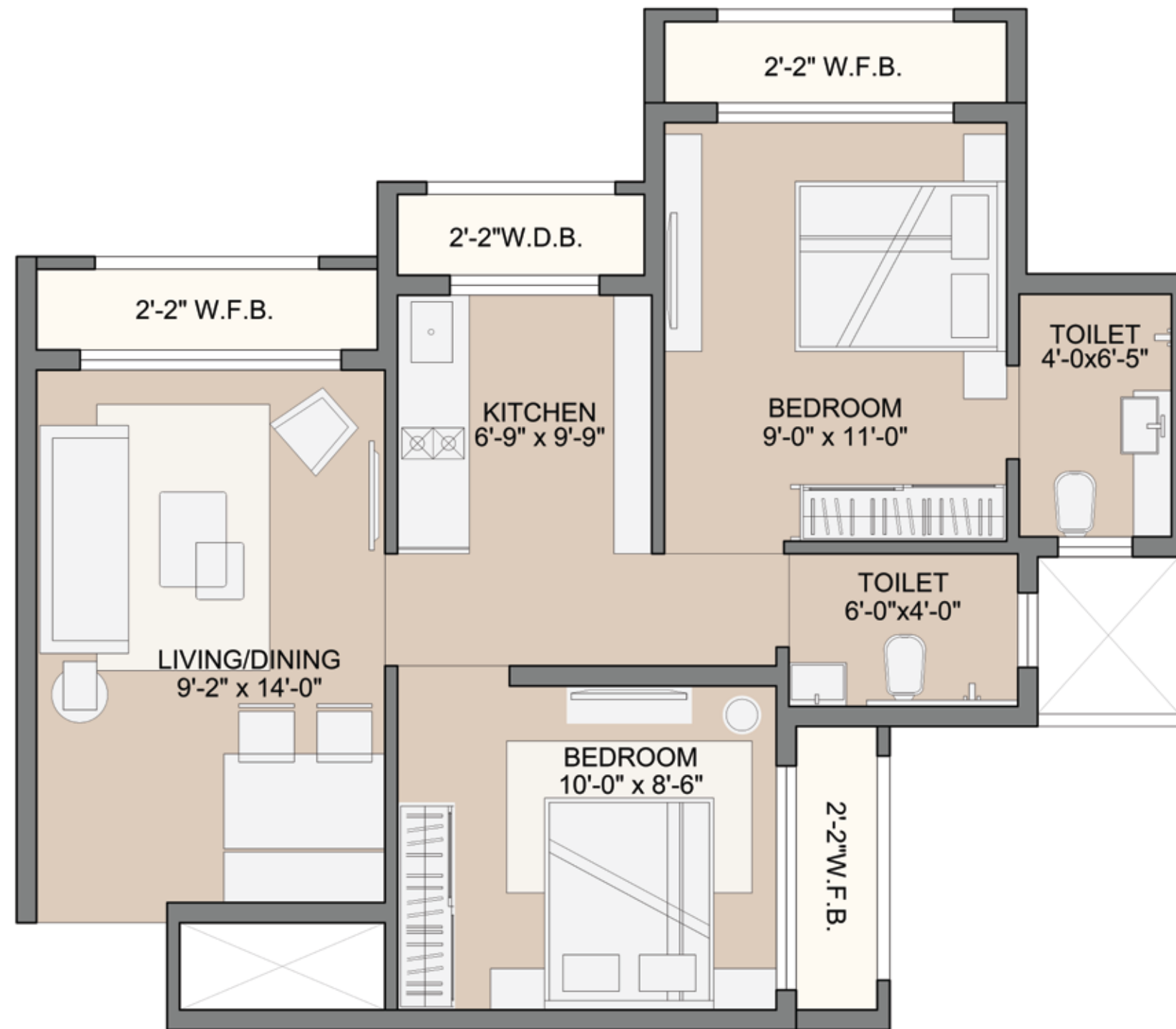


# **FLOOR PLANS**

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**TYPICAL - 1 BHK UNIT**



TYPICAL - 2 BHK UNIT







# Sunteck

**UNICORN**  
**GLOBAL**  
expertise redefined

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☎ 022 - 3395 6276 | [sunteckindia.com](https://sunteckindia.com)

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

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RERA No Phase 1 - P99000017606 | RERA No Phase 2 - P99000017627

[maharera.mahaonline.gov.in](https://maharera.mahaonline.gov.in)

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