

TYPICAL FLOOR PLAN



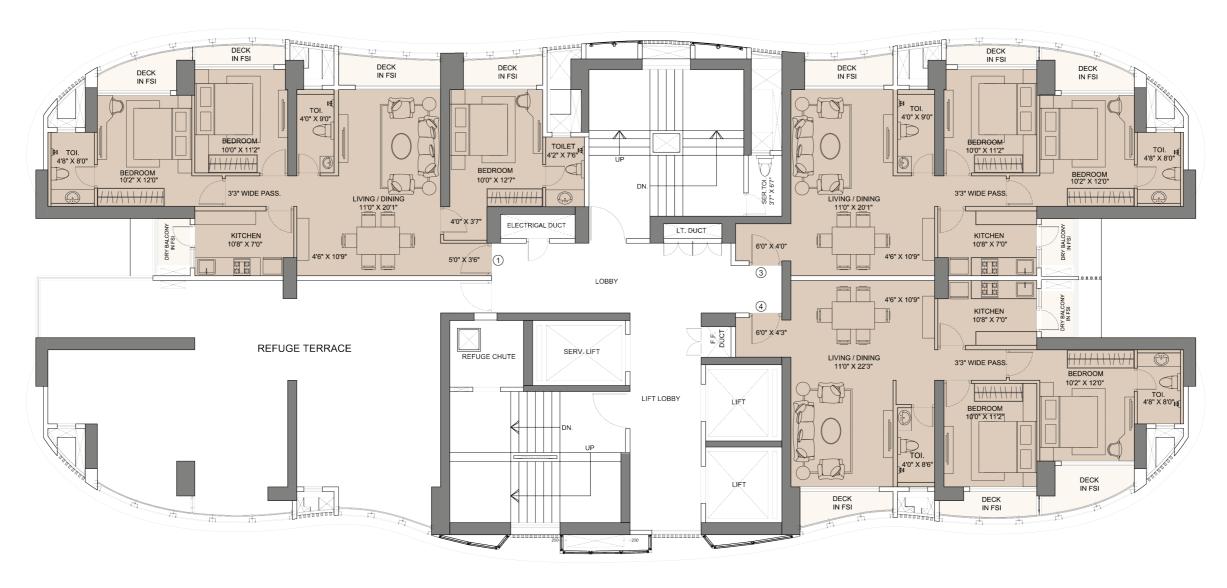
MAHARERA NO.: P51800001281. Details available at https://maharera.mahaonline.gov.in

The real estate project." Sunteck City Avenue 1" is being developed by "Skystar Buildcon Private Ltd." (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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. 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. 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. 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. 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. The common areas and amenities that when the Promoter is and amenities that when the project and will be completed and handled over after completion of all phases i.e. on the final development of the entire layout is completed and handled over after completion of all phases i.e. on the final development of the entire layout, is completed. The Project and will be completed and amenities that when the project and will be completed and amenities that when the project and will be completed and amenities that when the project and suploaded and amenitie









TYPICAL REFUGE FLOOR PLAN (Floors 7th, 14th, 21st, 28th & 35th)



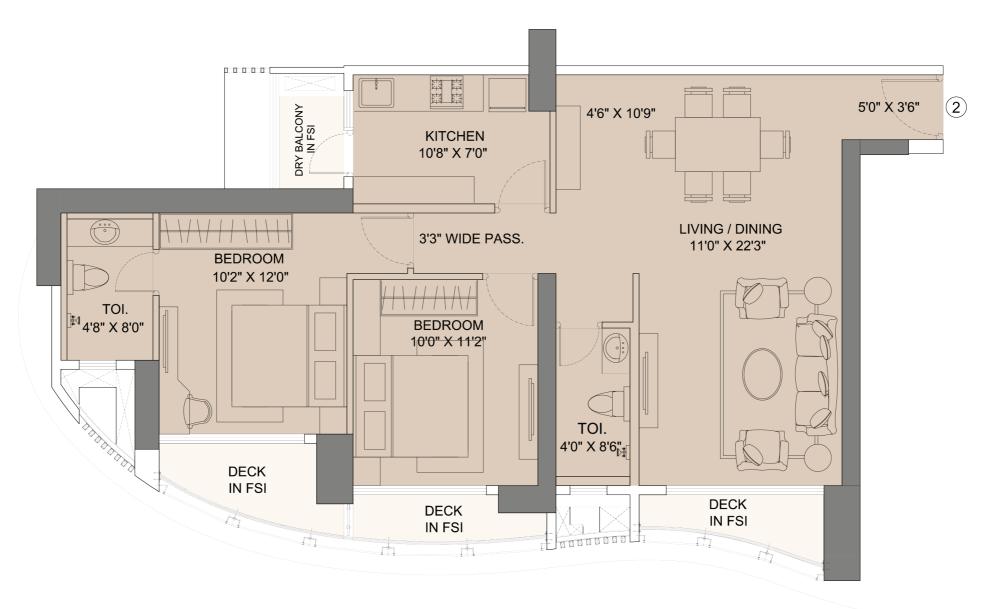
MAHARERA NO.: P51800001281. Details available at https://maharera.mahaonline.gov.in

The real estate project "Sunteck City Avenue 1" is being developed by "Skystar Buildcon Private Ltd." (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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. 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. 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. 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. 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 not specific for any particular building or phase of the Project and not specific for any particular building or phase of the Project and not specific for any particular building or phase of the Project and not specific for any particular building or phase of the Project and not specific for any particular building or phase of the Project and not specific for any particular building or phase of the Project and not specific for any particular building or phase of the Project. The common areas facilities and amenities information, pictures, images a specific and not flat layout, particular building or phase of the Project. The common areas facilities and amenities information, pictures, images a specifications, particular building or phase of











2 BHK - TYPE 1



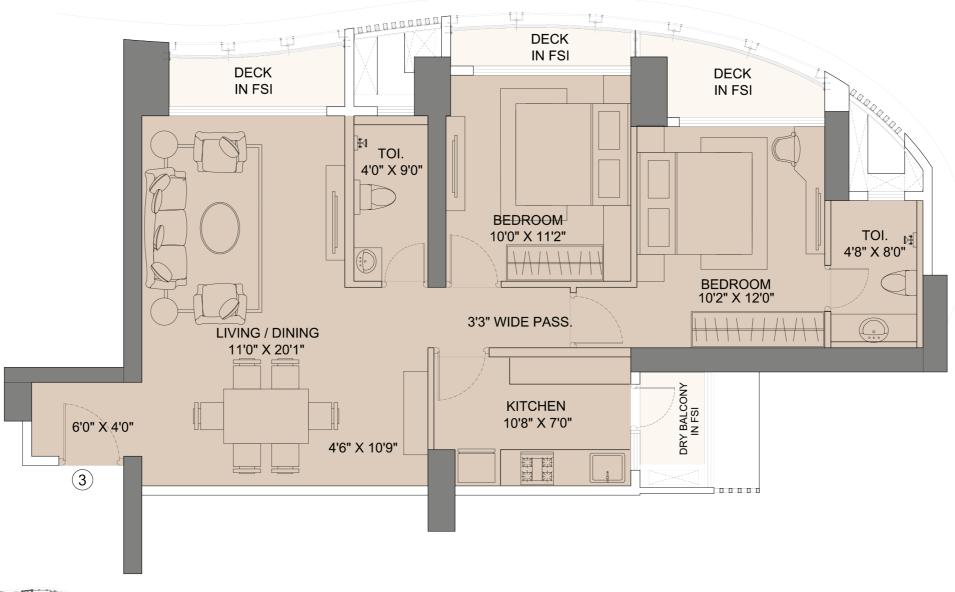
MAHARERA NO.: P51800001281. Details available at https://maharera.mahaonline.gov.in

The real estate project "Sunteck City Avenue 1" is being developed by "Skystar Buildcon Private Ltd." (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulations and Development) and proposed development and the relevant applicable disclosures under and the relevant applicable disclosures under and the relevant applicable disclosures under and any appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approval details thereof are available not the Agreement to propose details thereof are available on the Agreement for Sale and a set out in the Agreement for Sale and a set out in the Agreement for Sale and set of the Project. No booking or allotment shall be deemed to have been made on the basis of this electron











2 BHK - TYPE 2



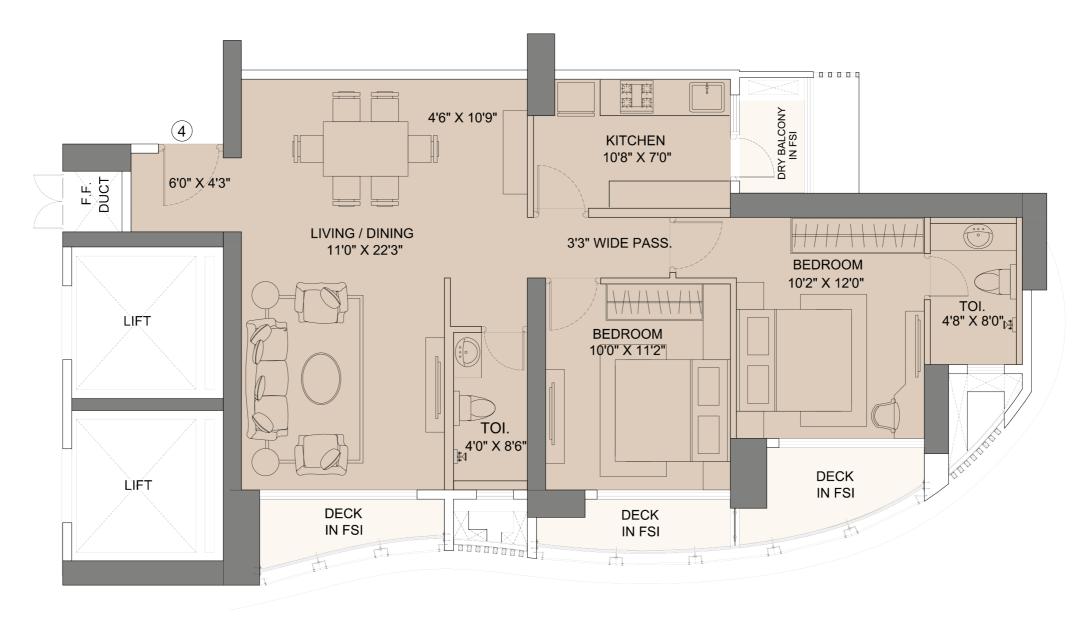
MAHARERA NO.: P51800001281. Details available at https://maharera.mahaonline.gov.in

The real estate project "Sunteck City Avenue 1" is being developed by "Skystar Buildcon Private Ltd." (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. The common areas and amenities shall be made available for the entire project and will be completed and halded over after completion of all phases i.e. on the final development of the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities in fecessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under real Estation and Development and are not be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approvaled on the MahaRERA wide registered with MahaRERA vide registered in the layout, shall be deemed to have been made on the basis of this electronic, office and/or contract of any nature between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic printed material. The fut











2 BHK - TYPE 3



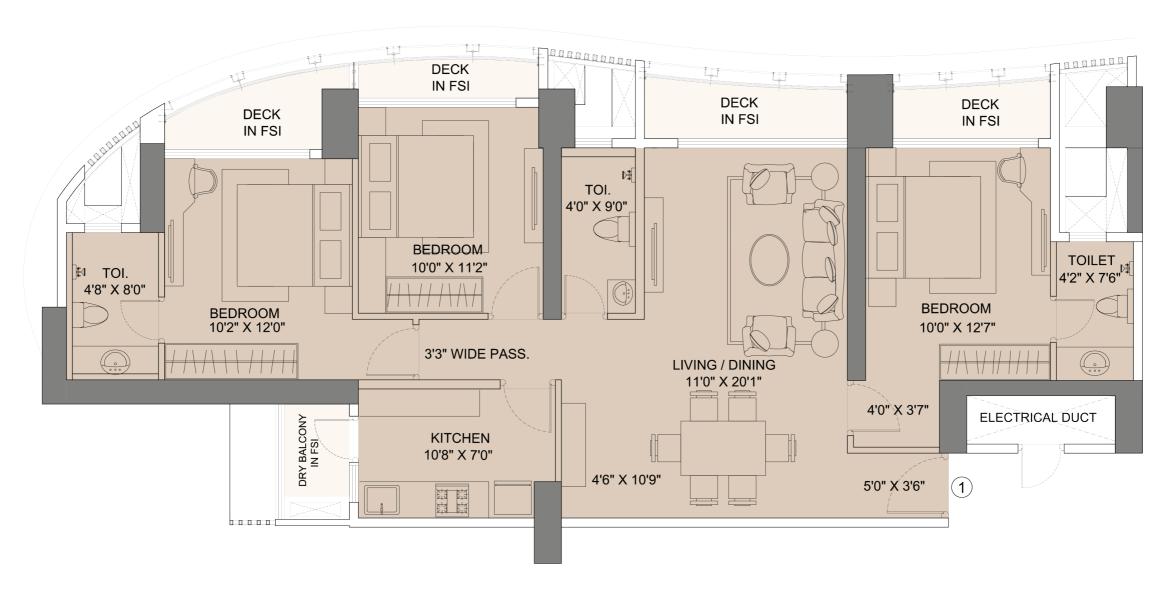
MAHARERA NO.: P51800001281. Details available at https://maharera.mahaonline.gov.in

The real estate project "Sunteck City Avenue 1" is being developed by "Skystar Buildcon Private Ltd." (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulations and Development) and proposed development and the relevant applicable disclosures under and the relevant applicable disclosures under and the relevant applicable disclosures under and any appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approval details thereof are available not the Agreement to propose details thereof are available on the Agreement for Sale and a set out in the Agreement for Sale and a set out in the Agreement for Sale and set of the Project. No booking or allotment shall be deemed to have been made on the basis of this electron











3 BHK



MAHARERA NO.: P51800001281. Details available at https://maharera.mahaonline.gov.in

The real estate project "Sunteck City Avenue 1" is being developed by "Skystar Buildcon Private Ltd." (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities in fecessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, take common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be constructed in any manner as disclosures under Real Estate (Regulation and Development) and an Architect's representation of proposed development and are not proposed development and are appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities that would be provided in the layout, shall be as per the approved plans as set out in the Agreement for Sale and as uploaded on the Maharera. Ma





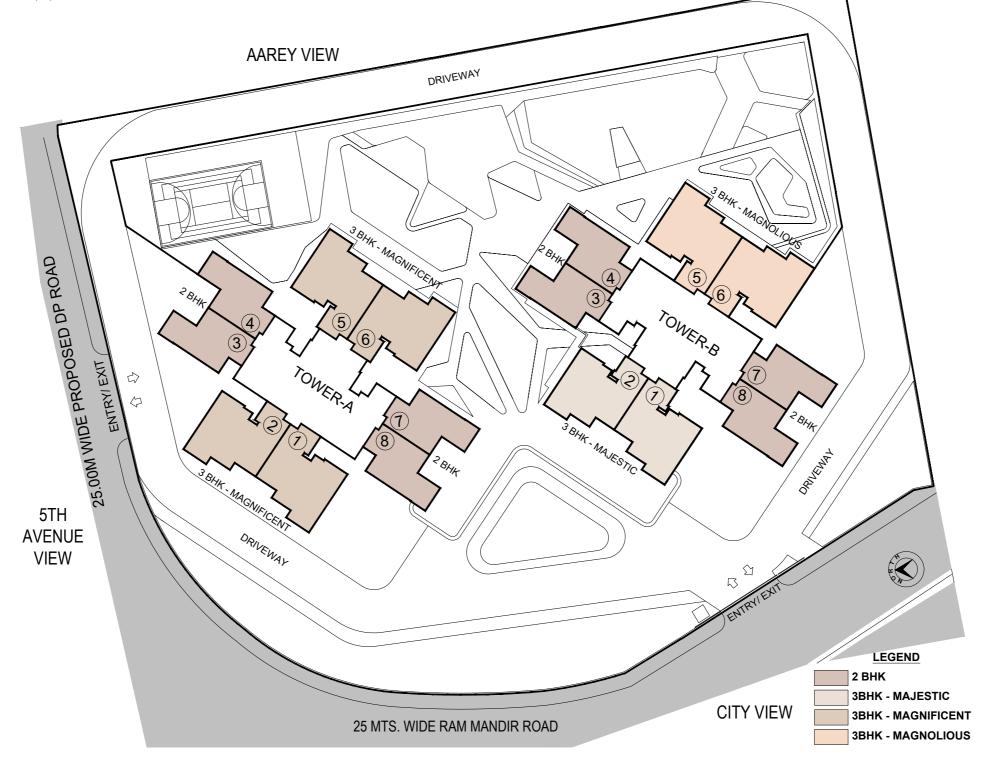


SunteckCity OSHIWARA DISTRICT CENTRE (ODC) GOREGAON (W)









TYPICAL FLOOR PLAN

MAHARERA REGN. NO.: P51800023072. Details available at https://maharera.mahaonline.gov.in

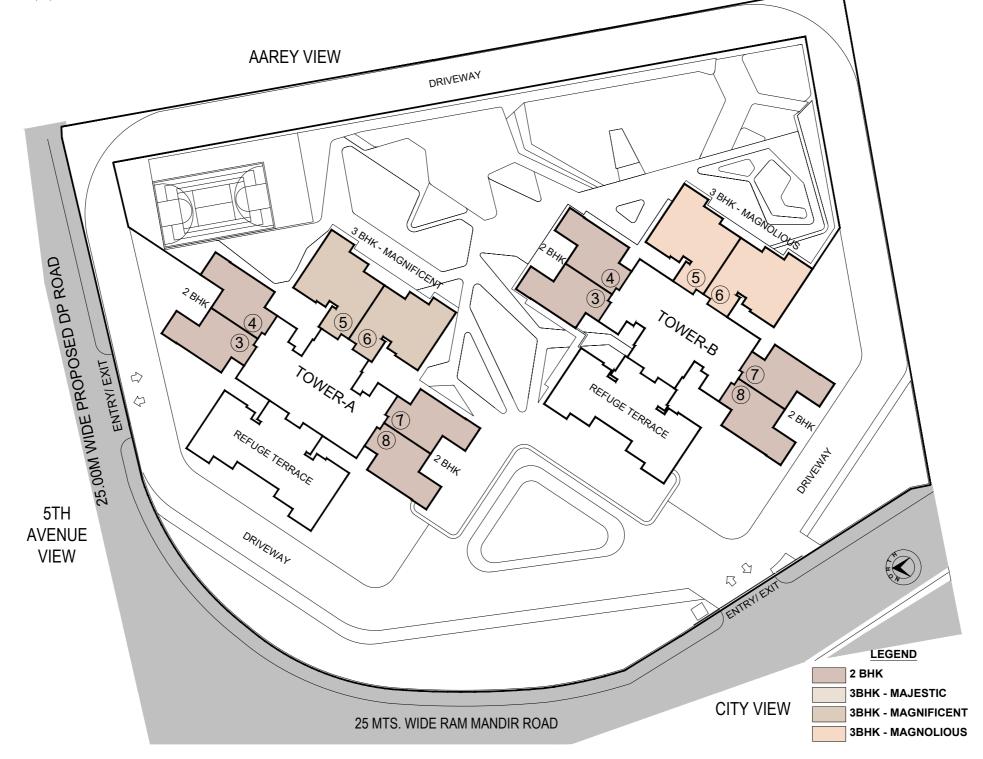
The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development for Sale and Intervention and the relevant and prospective buyer. The extent of common areas and amenities shall be made available for the entire project and will be completed and handel over after completed and an analysis of the secondary of the salid project is representation of proposed and are subject to modification and change as per the approval of constitute an offer and/or contract of any nature between the Promoter and her recipients. If any portion of the said property or any part of plots which may be acquired later, are affected by any re











TYPICAL FLOOR PLAN - REFUGE (FLOORS 7, 14, 21, 28, 35 & 42)

MAHARERA REGN. NO.: P51800023072. Details available at https://maharera.mahaonline.gov.in

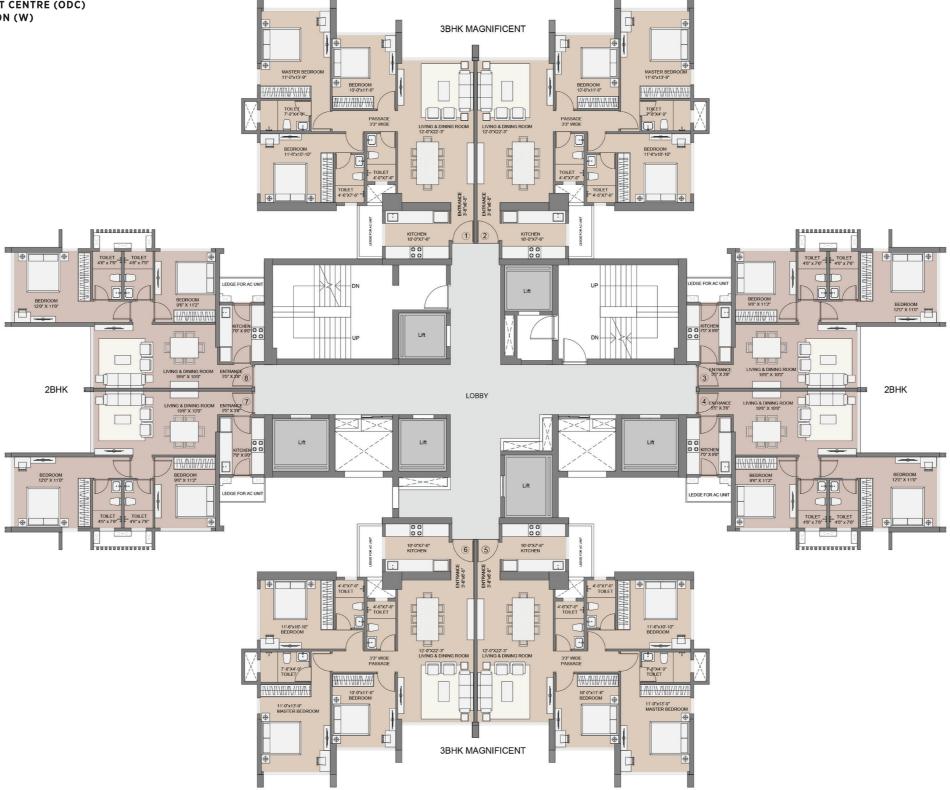
The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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. The common areas and amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development) Act, 2016, read with the Rules and the Regulations made thereunder and the relevant applicable disclosures shall be made at an appropriate time and in the Agreement to be executed between the project in the Agreement for Sale and as uptioned in the layout, shall be as set the approval place and as uptioned in the layout, shall be as set the approval of constitute an offer and/or retail) as shown in the layout are proposed and are subject to modification and change as per the approval of competent authorities. If any portion of the said property or any part of plots as per applicable Development (Approach as per Agreement) and of policy (Approach as per applicable Development (Approach as per applicable Development (Approach as per ap



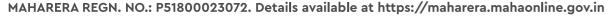








TYPICAL FLOOR PLAN - TOWER (A)



The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. The common areas and amenities that have been shown is/are for the entire Project. 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 the entire project. The common areas and amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawnt applicable disposed, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development to be executed between the Promoter and prospective buyer. The extent of common amenities should not be provided in the layout, as per the approved plans as set out in the Agreement to be available https://maharera.mahaonline.gov.in. (website). This material does not constitute an offer and/or contract of any nature between the Promoter and the recipients, of this electronic, printed make and are subject to modification and change as per the approval of competent authorities. If any portion of the said property or any part of plots which may be acquired later, are affected by any reservation policy (AR Policy) as per applicable Development Control Regulations.

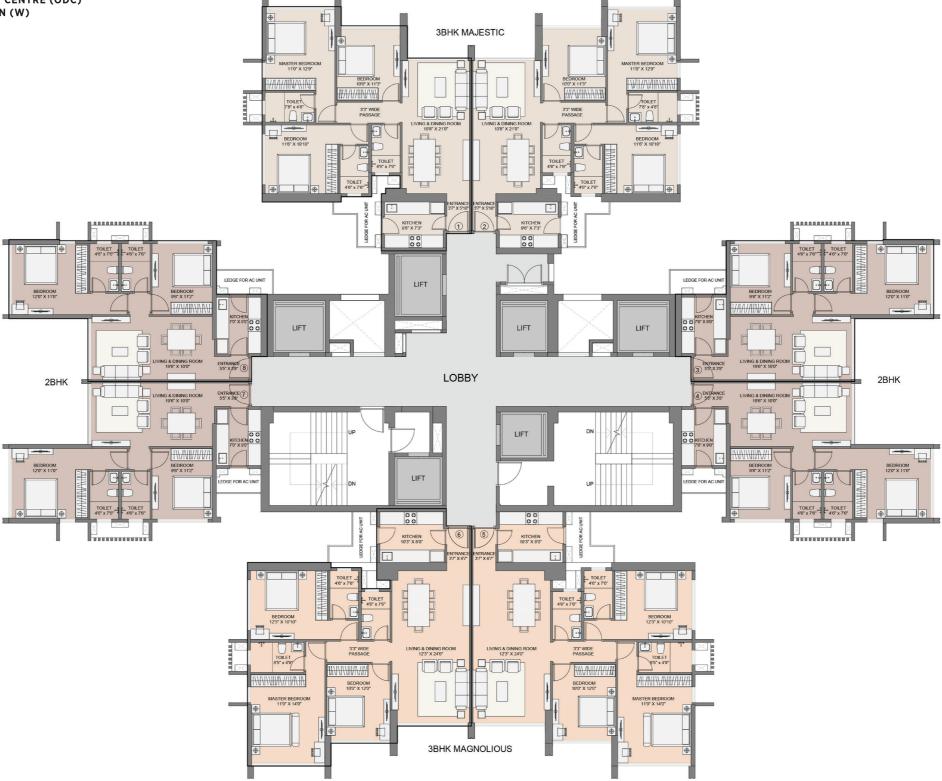




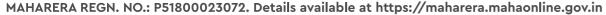








TYPICAL FLOOR PLAN - TOWER (B)



The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and are new and in the Regulations made thereunder and the relevant a proposed and are subject. The reserved plans as set out in the Agreement to be executed between the Promoter and prospective buyer. The extent of numbers and prospective buyer. The subject of any nature between the Promoter and for contract of any nature between the Promoter and for contract of any nature between the Promoter and for contract of any nature between the Promoter and for retail) as shown in the layout are proposed and are subject to modification and change as per the approval of competent authorities. If any portion of the said property or any part of plots which may

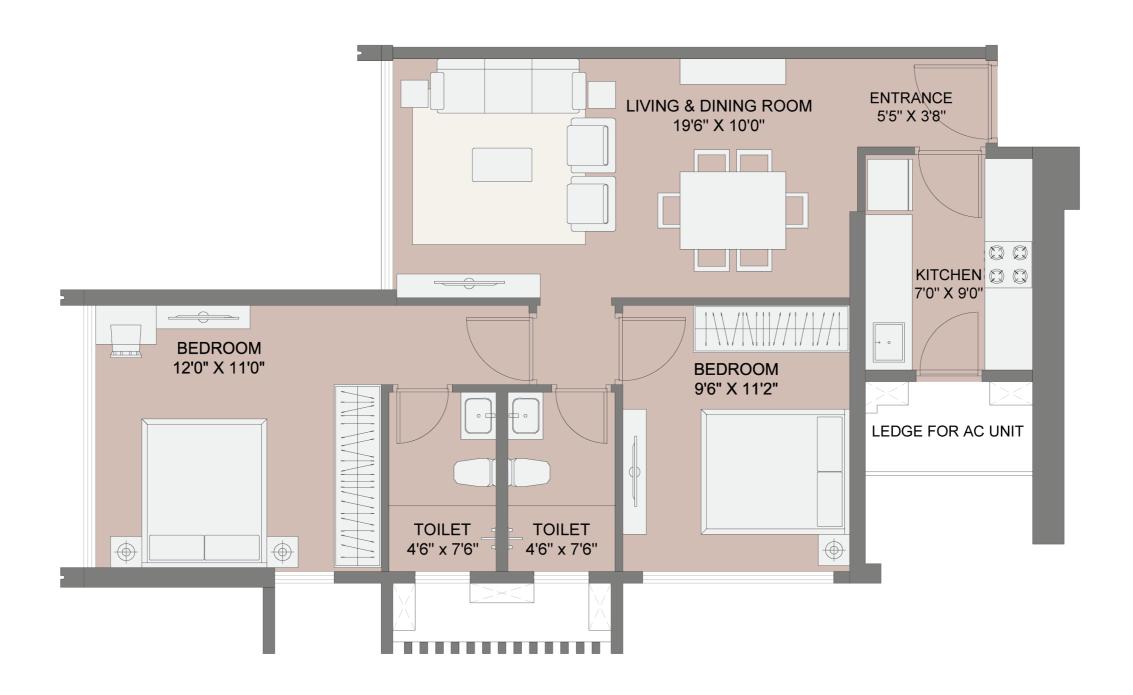












2 BHK UNIT - 644 SQ .FT

MAHARERA REGN. NO.: P51800023072. Details available at https://maharera.mahaonline.gov.in

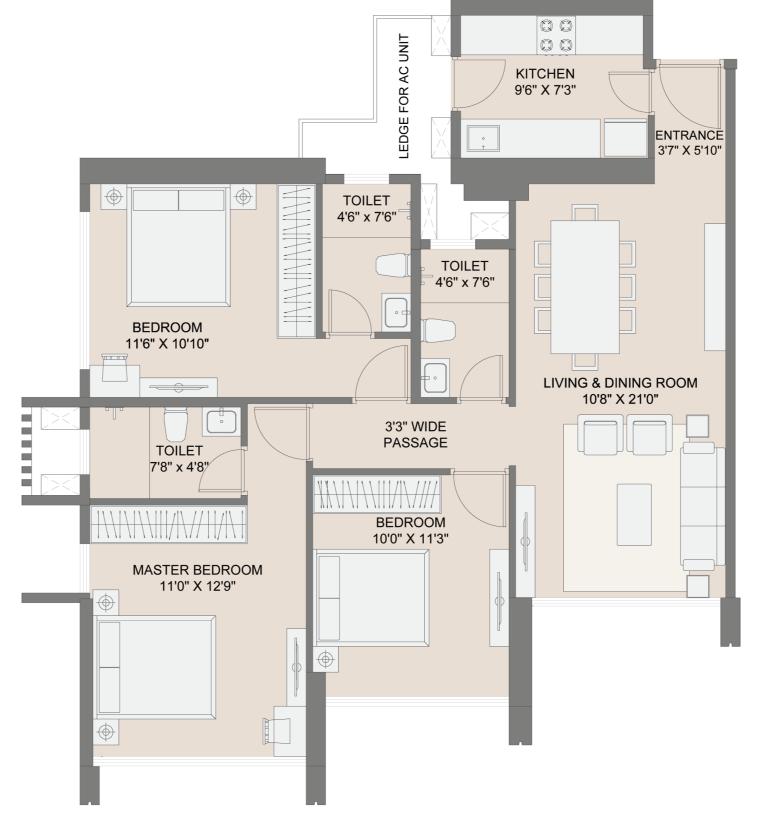
The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development and Development and Development and Development of the Regulation should be reported and an appropriate time and in the Agreement to be executed between the Promoter and prospective buyer. The extent of common amenities and amenities shall be developed and an appropriate time and in the Agreement for Sale and suploaded on the layout, as set out in the Agreement for Sale and suploaded on the Agreemen











3 BHK MAJESTIC - 902 SQ.FT

MAHARERA REGN. NO.: P51800023072. Details available at https://maharera.mahaonline.gov.in

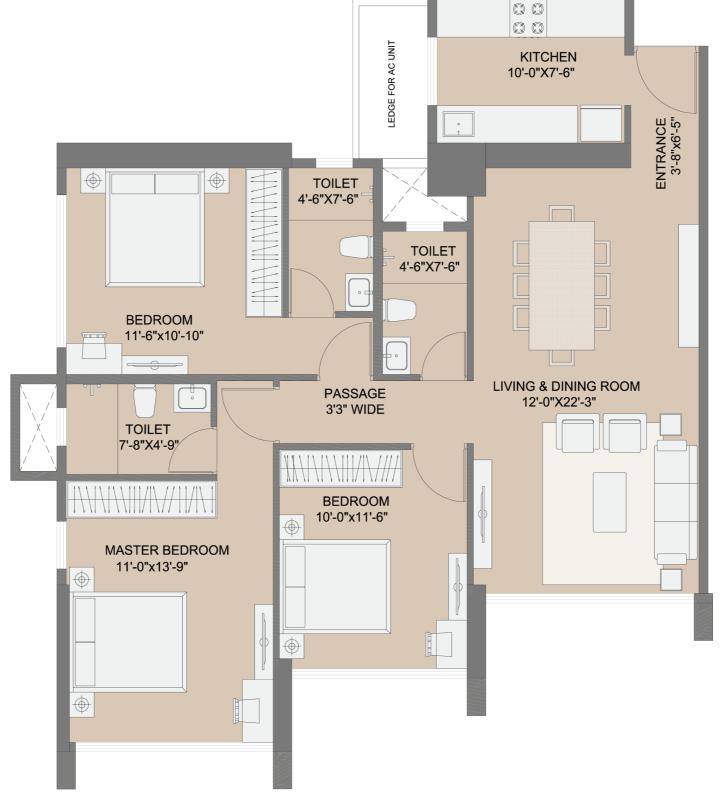
The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. The common areas and amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings or flat layout, unit have proposed amenities, information and an Architects' representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures when the Regulations made thereunder and have project and amenities and amenities and amenities and amenities and amenities and amenities that have been shown is/are for the entire Project and amenities that have been shown is/are for the entire Project and amenities that have been shown is/are for the entire Project and amenities if necessitated by design, steel logistics and plans approved by the authority. The layout jan, the number of buildings of the entire project and will be completed and handed over after completion of all phases i.e. on the final development of all phases i.e. on the fin











3 BHK MAGNIFICENT - 968 SQ.FT

MAHARERA REGN. NO.: P51800023072. Details available at https://maharera.mahaonline.gov.in

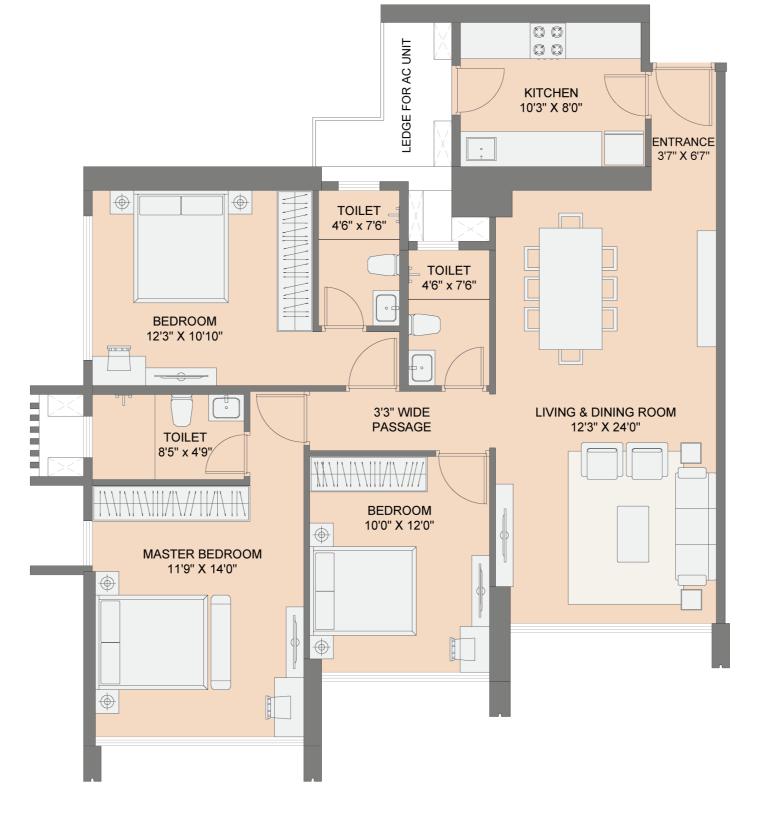
The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development for Sale and Intervention and Development and the relevant as disclosures should not be executed between the Promoter and the relevant and prospective buyer. The extent of common areas and amenities shall be made available for the entire project and will be construed in a phase in a proposed and are subject to modification and change as per the approval of competent authorities. If any portion of the said property or any part of plots which may be acquired later, are affected by any reservation policy (AR Policy) as per applicable Development Control Regulations.











3 BHK MAGNOLIOUS - 1036 SQ.FT

MAHARERA REGN. NO.: P51800023072. Details available at https://maharera.mahaonline.gov.in

The real estate project "4th Avenue SunteckCity" is being developed by "Satguru Corporate Services Private Limited" (promoter) in phase-wise manner. Proposed buildings, layout and amenities are subject to requisite approvals from Mumbai Metropolitan Region Development Authority (MMRDA) and all other concerned competent authorities and are indicative of development envisaged by the Promoter. 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. 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 the entire layout is complete. The Promoter reserves its rights to propose/ amend locations of amenities if necessitated by design, site logistics and plans approved by the authority. The layout plan, the number of buildings / towers / wings / structures, building and or flat layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and are only indicative in respect of the Project. These should not be construed in any manner as disclosures under Real Estate (Regulation and Development for Sale and Intervention and the relevant and prospective buyer. The extent of common areas and amenities shall be made available for the entire project and will be construed by design, site logistics and plans approved by the authority. The layout, unit areas, the common areas, facilities and amenities, information, pictures, images, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's representation of proposed development and information and information and an Architect's representation of proposed and are subject by except and a security of the security of the security of





(1) 022 5064 74 27 | www.sunteckcity.com

Location: SunteckCity, Oshiwara District Centre (ODC), Goregaon (West), Mumbai – 400104, India