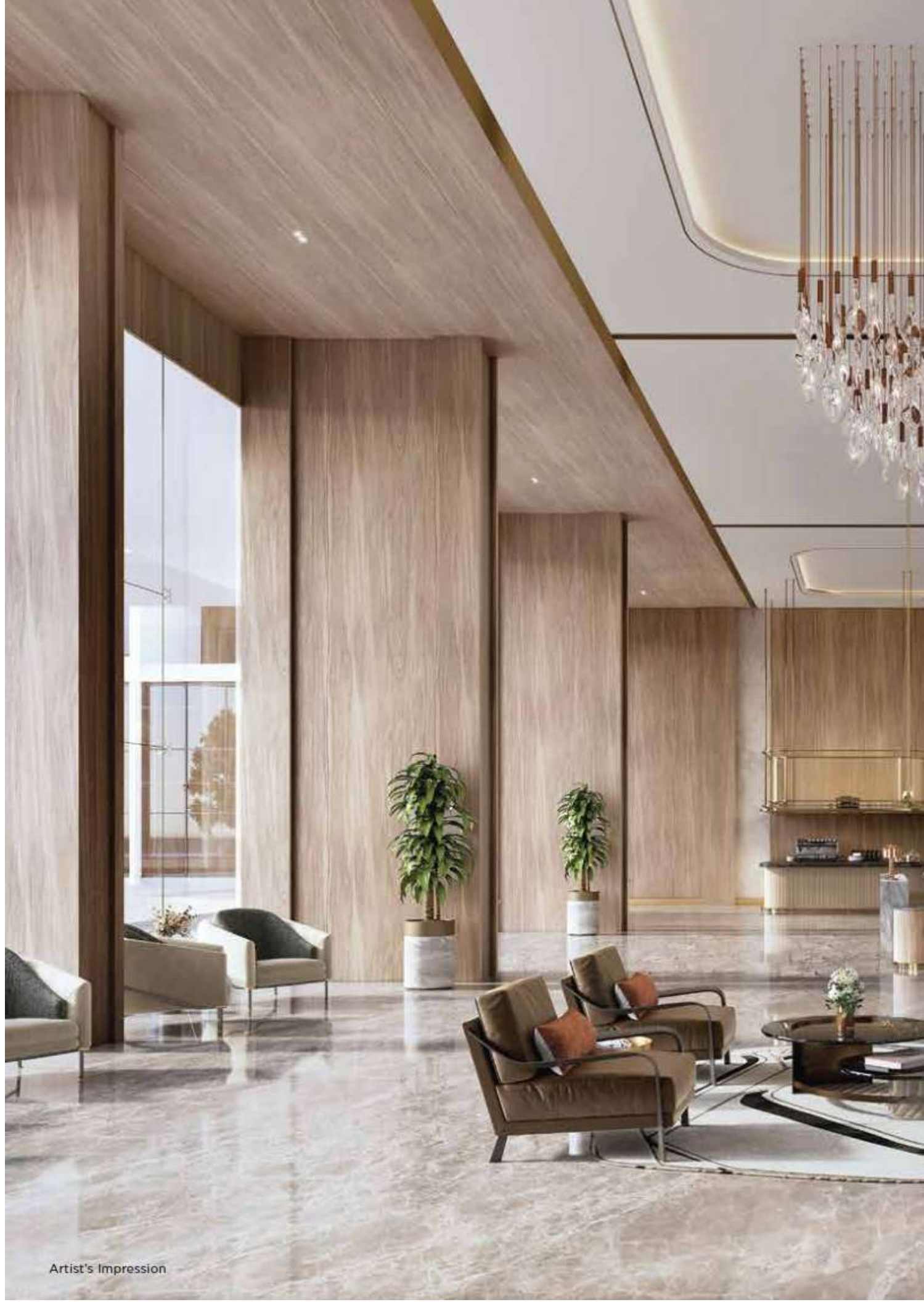





Artist's Impression

First  
Impression  
WILL LAST FOREVER





Artist's Impression



## THE LOBBY

a grand address that  
takes your breath away  
at first sight

At Sunteck, we are committed to leave an  
alluring impression with our bespoke  
craftsmanship and extraordinary luxuries.

Introducing

**First  
Impression**  
WILL LAST FOREVER

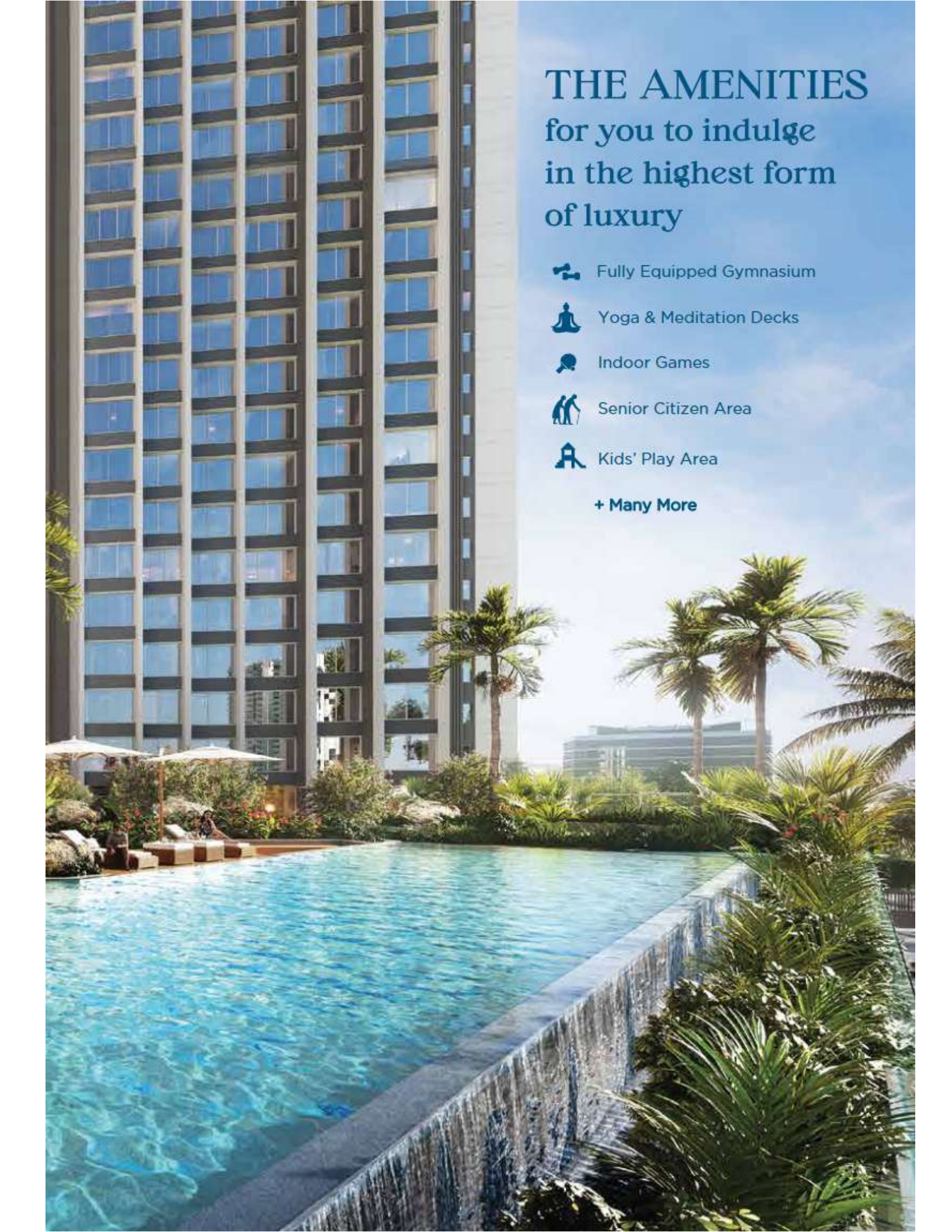




Infinity Pool


Artist's Impression





# THE AMENITIES

for you to indulge  
in the highest form  
of luxury

 Fully Equipped Gymnasium

 Yoga & Meditation Decks

 Indoor Games

 Senior Citizen Area

 Kids' Play Area

**+ Many More**



# SunteckCity

Approx 23 acres of mixed use township in **Oshiwara District Centre (ODC)**, Goregaon (W) envisaged by **MMRDA** as the next **Bandra Kurla Complex (BKC)** of Mumbai.

4<sup>th</sup> Avenue is in the heart of 5<sup>th</sup> Avenue.



## INFRASTRUCTURE AT OSHIWARA DISTRICT CENTRE (ODC)



There are 60 ft. wide roads connecting ODC



2 Flyovers (Balasaheb Thackeray and Mrinal Tai Gore flyover) allows seamless connectivity to ODC from Western Express Highway



Located centrally between Andheri - Lokhandwala & Goregaon

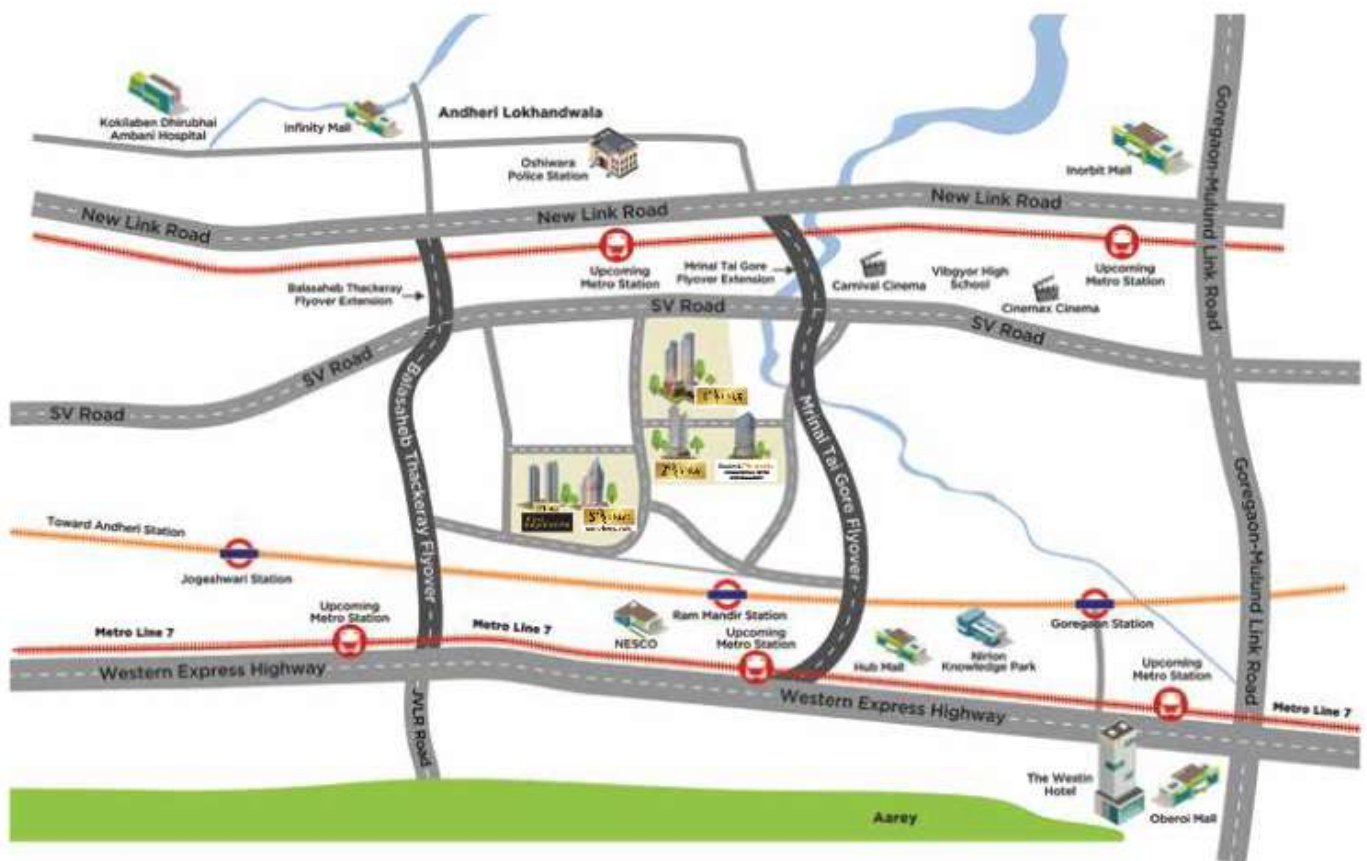


Best in class social infrastructure with schools, colleges, hospitals & other conveniences within 2-3 kms radius



It is a planned development with residential, commercial, retail and entertainment zone designed by MMRDA

Disclaimer: The proposed 5<sup>th</sup> Avenue is not meant for Sale. The advertisement does not constitute an offer for sale. The plans, specifications, amenities, and facilities are not yet finalised and subject to modification as per approvals, of the concerned/relevant authorities in force from time to time 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 ("RERA Rules").



Map not to scale, for representation purpose only.

## LOCATIONAL ADVANTAGE

Ram Mandir Station (5 min. Walk)	Mrinal Tai Gore Flyover (5 min. Drive)	JVLR (10 min. Drive)	Chhatrapati Shivaji Maharaj International & Domestic Airport (25 min. Drive)	Upcoming Metro Station	Upcoming Goregaon Mulund Link Road (GMLR)

## SOCIAL INFRASTRUCTURE AROUND ODC

<b>Corporate Hubs</b> Nirlon   Nesco Mind Space	<b>Malls</b> Infinity Mall - Malad Infinity Mall - Andheri Inorbit Mall Oberoi Mall	<b>Schools</b> Vibgyor High School Ryan International School Oberoi International School	<b>Medical Facility</b> Kokilaben Dhirubhai Ambani Hospital	<b>Hotels</b> The Westin Hotel

Disclaimer: 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.





## 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**.

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.

## RECOGNITION THAT INSPIRES US TO BUILD BETTER



**SUNTECK 4<sup>TH</sup> AVENUE, ODC HAS RECEIVED GREEN BUILDING PRE-CERTIFICATION BY EDGE FROM IFC**



**SunteckCity**  
OSHIWARA DISTRICT CENTRE (ODC)  
GOREGAON (W)

[www.sunteckcity.com](http://www.sunteckcity.com)

### SITE ADDRESS:

4<sup>th</sup> Avenue, SunteckCity, Near  
Ram Mandir Road, Off. S.V.  
Road, Oshiwara District  
Centre (ODC), Goregaon (W),  
Mumbai 400062.

### CORPORATE OFFICE:

Sunteck Centre, 5<sup>th</sup> Floor,  
37-40 Subhash Road,  
Vile Parle (E),  
Mumbai 400 057.

**022 5064 7592**

MAHARERA NO: P51800023072 | Details Available At <https://maharera.mahaonline.gov.in>

Disclaimer: The project namely "4<sup>th</sup> Avenue SunteckCity" ("Project") is being developed by Satguru Corporate Services Private Limited ("Promoter"). The pictures, images, visuals, furniture, fixtures, specifications, and other details herein are merely the Artistic impression of the Project and for informational purposes only. The layout plan, designs, elevation, and dimensions are as per current sanctioned plans and approvals. The common areas, specifications, amenities, and facilities will be as set out in the agreement for sale as uploaded on the MahaRERA website. 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 including following the due procedure as prescribed under the Real Estate (Regulation and Development) Act, 2016, ("RERA") read with the provisions of the Maharashtra Rules and Regulations. The Parties are advised to apprise themselves of all necessary and relevant information prior to the making of a purchase. Please do not rely on any information provided on any third party website, the official website of the Promoter is [www.sunteckindia.com](http://www.sunteckindia.com). The Promoter has mortgaged the development rights in respect of the Project with HDFC Limited. Unit/s offered under "First Impression" are part of the 4<sup>th</sup> Avenue SunteckCity.