

CREATING  
LUXURIOUS  
LANDMARKS  
ACROSS  
BOUNDARIES.

**Sunteck**





# SEPARATING THE GENTLEMEN. FROM THE MEN.

**There are many things that money can buy. Except class.**

At Sunteck, we craft landmarks that rise up to the stature of those who will occupy it. Sophisticated, stylish and definitely uber chic.

We invite the privileged few to take a pictorial tour of our creations. We have a feeling that you will love the understated opulence and international lifestyle these creations so effortlessly exude. Just like you.

We request the gentlemen (and their ladies) to go ahead. Others can kindly queue up.

# FOR THOSE WHO HAVE ARRIVED, ENJOY THE COMPANY.

## Who are we

We at Sunteck are fuelled by the sun, and driven by the most contemporary technology. And that's why probably we rank amongst the top 7 listed companies in real estate on NSE & BSE. With an immaculate 25 Million sq. ft. across 24 ultra-luxury projects and 4 rented assets, we take pride in having 'Negligible Debt' and 'Visible Cash Flows'. We have crafted bespoke creations under 'Signature' and 'Signia' brand, and cater to an affluent gentry of the UHNW individuals and the head honchos of global conglomerates.



### **Our Partners and Stakeholders**

Kotak Realty Fund is one of the major institutional share holder in the company with a board seat. The company is developing several projects in prtnership with renowned Ajay Piramal Group. Apart from this Sunteck holds strong confidence of Private Equity Investors and FIIs.

### **Our DNA**

Simply put, we believe in creating the extraordinary. Smart, sleek and sophisticated. We are driven by excellence, innovation and class. Our endeavor is to be the preferred choice for construction and real estate development by adhering to high standard of ethical business practices.







# SUNTECK REALTY'S PRESENCE IN MUMBAI. (MMR REGION)

## Residential

SIGNATURE ISLAND  
Bandra Kurla Complex,  
Mumbai

SIGNIA ISLES  
Bandra Kurla Complex,  
Mumbai

SIGNIA PEARL  
Bandra Kurla Complex,  
Mumbai

SUNTECK CITY  
Avenue-1  
Goregaon (W), Mumbai

SIGNIA HIGH  
Kandivali (E), Mumbai

SIGNIA OCEANS  
Navi Mumbai

SIGNIA ORION  
Navi Mumbai

SIGNIA SKYS  
Nagpur

## Business Hubs

SUNTECK CENTRE  
Vile Parle (E), Mumbai

SUNTECK GRANDEUR  
Andheri (W), Mumbai

SUNTECK KANAKA  
Panaji, Goa

## Business Centres

SUNTECK CENTRAKO  
Bandra Kurla Complex,  
Mumbai

SUNTECK CERTAINTY  
Bandra Kurla Complex,  
Mumbai

\* Presence in Goa, Nagpur and Jaipur

## Up Coming

SUNTECK CITY  
Avenue-2  
Goregaon (W), Mumbai

MAHALAXMI  
Mumbai

DADAR  
Mumbai

SION  
Mumbai

MULUND  
Mumbai

ANDHERI (E)  
Mumbai

KALINA  
BKC Annex

Call: 022- 61989898 | [sales@sunteckindia.com](mailto:sales@sunteckindia.com)



SCAN TO GET TO  
OUR WEBSITE



# AWARDS & ACCOLADES

APREA (Asia Pacific Real Estate Association Limited) awarded Sunteck Realty 'The Best - country Submission - India' award



Sunteck Realty succeeds in the 2<sup>nd</sup> runner up position for 'Excellence in Design Developers Award' at the MCHI CREDAI - Property Exhibition 2013



'Sunteck achieved Luxury Project of the year 2014 - Signature Island' and 'Young Achievers Award - Mr. Kamal Khetan, (CMD, Sunteck Realty Ltd.) in Lokmats National Award for excellence in Real Estate & Infrastructure



**Sunteck Realty has to its credit 3 Merit Awards at the APREA (Asia Pacific Real Estate Association Limited)**

- Emerging Markets: Best Country Submission—India (across 9 regions of Asia-Pacific)
- Emerging Markets: Property Valuation
- Emerging Markets: Best 1<sup>st</sup> Year Entrant



**Sunteck City Awarded as The best marketing campaign of the year by Realty Plus - 2013**



**Signature Island voted as the Project of the Year -Mumbai, by Accommodation Times.**



**APREA (Asia Pacific Real Estate Association) awards Sunteck Realty Ltd. as the 'Best Property Development Organization' Emerging Markets**

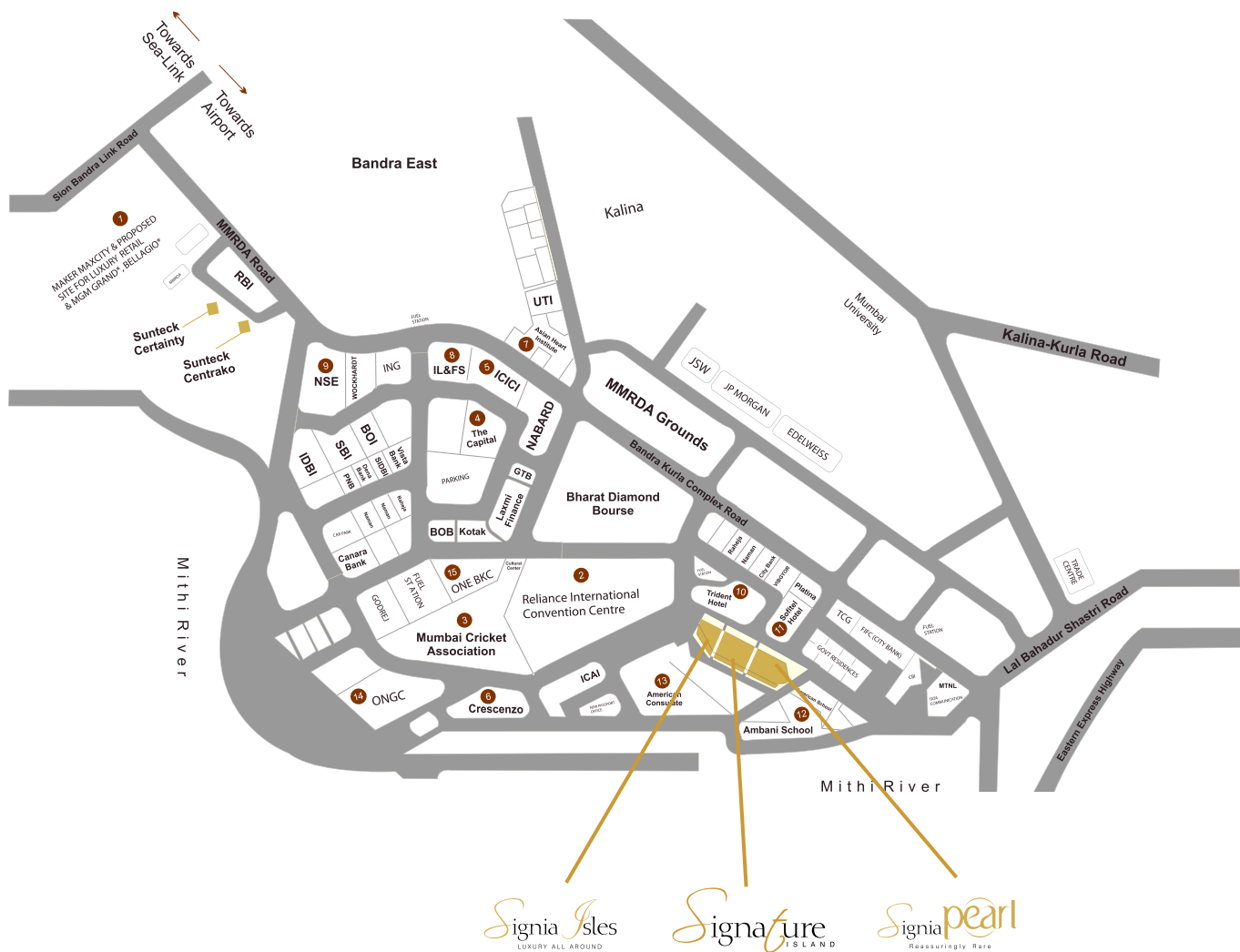
- Highly Commended
- Property Valuation
- Market Disclosure
- Best Country Submission- India





A GLIMPSE OF OUR  
LUXURIOUS RESIDENTIAL  
LANDMARKS IN MUMBAI.





1. MAKER MAXCITY, MGM GRAND 2. RIL CONVENTION CENTRE 3. MUMBAI CRICKET ASSOCIATION 4. THE CAPITAL 5. ICICI 6. CRESCENZO 7. ASIAN HEART INSTITUTE 8. IL&FS 9. NSE 10. TRIDENT HOTEL 11. SOFTEL HOTEL 12. AMBANI SCHOOL 13. US COUNSULATE 14. ONGC 15. ONE BKC

# 3 ICONIC RESIDENTIAL LANDMARKS AT BANDRA KURLA COMPLEX, G BLOCK.

Sunteck is the pioneer of ultra luxury homes in the heart of the globally renowned CBD (Central Business District) – the 'G Block' of Bandra Kurla Complex – the convergence point for world renowned financial institutions and multinationals.

The 'G Block' is encircled by India's finest hotels, recreation concepts, wellness center and the best that life has to offer. This includes Trident and Sofitel five-star hotels, the MCA (Mumbai Cricket Association), the US Consulate and the Dhirubhai Ambani International School among others.

The favourable location, the ease of convergence and the presence of business houses in the vicinity adds premium to the already empowered address.





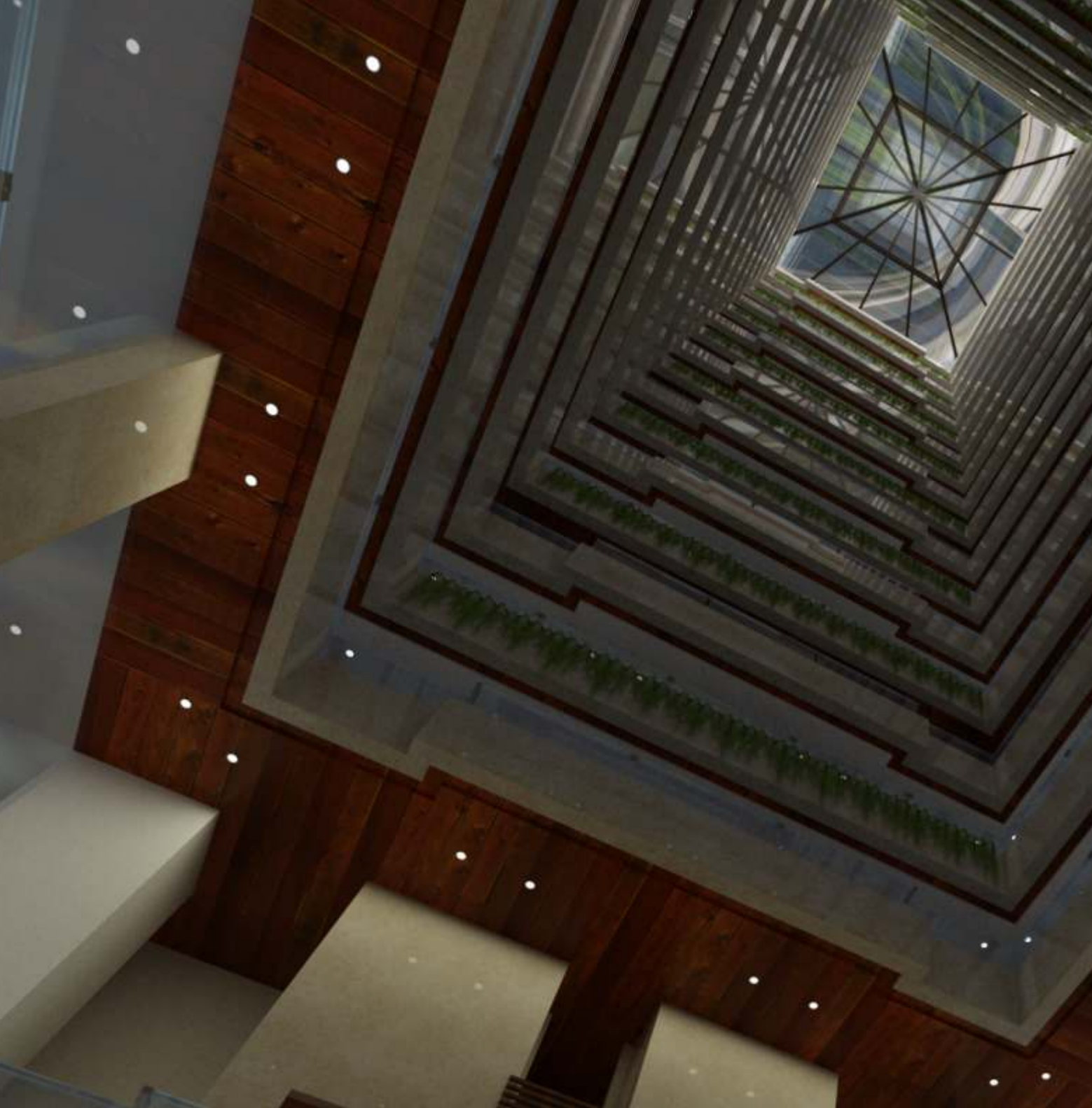




## ITS RECOGNITION TRANSCENDS BOUNDARIES. MUCH LIKE YOURS.

Let nothing come between you and your accomplishments. A simple thought that inspired us at Signature Island to build living spaces unconfined by walls. And we empowered the experience by Signature Concierge, a bespoke service with Vertu phone that makes your extraordinary demands possible at the touch of a lifestyle concierge key.

Locally or globally, whichever corner of the world you are in, this key can get you anything on earth, we mean anything. Now that's what we call living unrestrained.



# Signature ISLAND



## PROJECT IDENTITY

- Signature Island

## LOCATION

- Nestled in Bandra Kurla Complex, Mumbai

## UNIQUE FEATURES

- Amidst the financial hub and Mumbai's best CBD
- Architects: Talati and Panthaky Associated
- RCC Structure: Shapoorji Pallonji Construction

## AMENITIES AT A GLANCE

- Bespoke duplex residences with deck in each apartment for a breathtaking view
- Double height grand entrance lobby
- Signature Concierge service
- Indoor temperature controlled swimming pool
- Health club and state-of-the-art gym
- Mini theatre and multipurpose hall
- Landscaped garden with children's play area
- Basement car parking and automated car wash
- Digital security and surveillance systems
- Maintenance by international property consultants







# Signia Isles



## PROJECT IDENTITY

- Signia Isles

## LOCATION

- Bandra Kurla Complex

## UNIQUE FEATURES

- An exclusive tower of uber luxurious residences
- 4 & 5 BHK residential spaces
- Architecturally planned by the highly acclaimed 'Talati & Panthaky Associated'
- Executed by a renowned and trusted team of contractors
- Location convenience by being in the heart of Bandra-Kurla Complex
- Project maintained by a team of international property consultants

## AMENITIES AT A GLANCE

- Grand entrance lobby with multiple new wave amenities
- State-of-the-art & gymnasium
- Digital security and surveillance measures
- Lifestyle concierge service
- Landscaped garden with children's play area







# Signia pearl

Reassuringly Rare



## PROJECT IDENTITY

- Signia Pearl

## LOCATION

- Bandra Kurla Complex

## UNIQUE FEATURES

- An exclusive tower of opulence
- Introducing 'Venetian Suite' inspired living
- Exclusive 4 BHK residential spaces
- Architecturally planned by the highly acclaimed 'Talati & Panthaky Associated'
- Executed by a renowned and trusted team of contractors
- Project maintained by a team of international property consultants
- Location convenience by being in the heart of Bandra Kurla Complex

## AMENITIES AT A GLANCE

- Landscaped garden with children's play area
- Grand entrance lobby with multiple new wave amenities
- State-of-the-art Gymnasium
- Digital security and surveillance measures
- Lifestyle concierge services







# SunteckCity-Avenue-1

The epitome of luxury



## PROJECT IDENTITY

- Sunteck City, Avenue - 1

## LOCATION

- Ram Mandir Road, Goregaon (W)

## UNIQUE FEATURES

- Project spread over an expanse of more than 23 acres
- Avenue -1 of Sunteck City comprises of 3 premium towers
- Strategically located amongst the World class educational, medical and recreational facilities with close proximity to the upcoming Oshiwara Station with quick access to Western Express Highway via new East-West Flyover

## AMENITIES AT A GLANCE

- Sunteck City brings the magic of Disney to India, for the first time ever
- Children's rooms inspired by Disney characters - Mickey & Friends, Princesses, Spiderman & Cars
- Mickey shaped swimming pool, library & Winnie The Pooh's play area







# SunteckCity - Avenue-2

The epitome of luxury



## PROJECT IDENTITY

- Sunteck City, Avenue - 2

## LOCATION

- Ram Mandir Road, Goregaon (W)

## UNIQUE FEATURES

- Project spread over an expanse of more than 23 acres
- Avenue -2 of Sunteck City comprises of 2 premium towers
- Strategically located amongst the World class educational, medical and recreational facilities with close proximity to the upcoming Oshiwara Station with quick access to Western Express Highway via new East-West Flyover

## AMENITIES AT A GLANCE

- Sunteck City brings the magic of Disney to India, for the first time ever
- Children's rooms inspired by Disney characters - Mickey & Friends, Princesses, Spiderman & Cars
- Mickey shaped swimming pool, library & Winnie The Pooh's play area







# Signia II

GET HIGH. ON LIFE.



## PROJECT IDENTITY

- Signia High

## LOCATION

- Off Western Express Highway, Kandivali (E)

## UNIQUE FEATURES

- Exquisite apartments and sky villas along with aesthetically landscaped terraces

## AMENITIES AT A GLANCE

- Sky lounge with world class observatory and viewing deck with business center and library lounge for residents
- Double height air-conditioned lobby
- Palation 3 & 4 BHK residences
- Large decks in each apartment
- 3 apartments per floor
- Concierge service
- High speed elevators
- Lifestyle gym like Techno Gym / Life Fitness
- Specialty coffee shop, launderette
- Automated car wash system
- Maintenance by international property consultants





# Signia Oceans



## PROJECT IDENTITY

- Signia Oceans

## LOCATION

- Airoli, Navi Mumbai

## UNIQUE FEATURES

- 28-storey blue-chip landmark
- Unique 2/3 & 4 BHK waterfront residences

## AMENITIES AT A GLANCE

- Swimming pool and Gymnasium
- Beautifully landscaped garden
- Jogging track and children's play area
- Mini amphi - theater
- Podium parking
- High-speed elevators and service lift
- Power back-up for common areas







# Signia Orion



## PROJECT IDENTITY

- Signia Orion

## LOCATION

- Airoli, Navi Mumbai

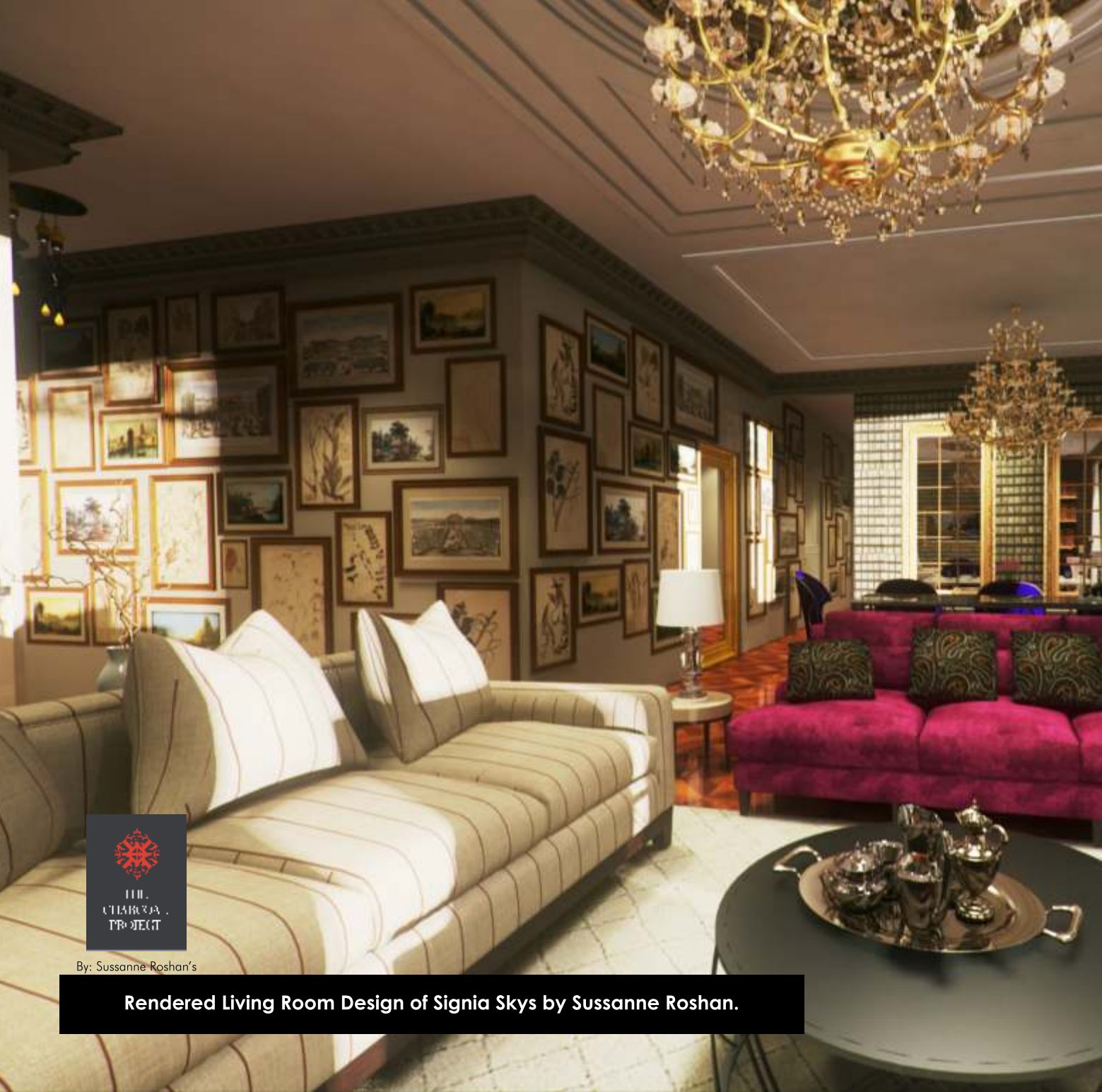
## UNIQUE FEATURES

- Waterfront living

## AMENITIES AT A GLANCE

- 2-3 BHK luxury apartments
- Large Sundecks with splendid views
- Swimming pool and Clubhouse
- State of the art Gymnasium with world class equipments
- Aesthetically designed entrance lobby
- Intelligent security systems
- Podium parking
- Vehicle-free zones for jogging tracks and children park area
- Premium designer bath fittings





By: Sussanne Roshan's

**Rendered Living Room Design of Signia Skys by Sussanne Roshan.**



# Signia Skys

Rise To Pride



## PROJECT IDENTITY

- Signia Skys

## LOCATION

- Chaoni, Nagpur

## UNIQUE FEATURES

- One of the city's tallest building
- Bespoke 4 BHK residences led by Sussane Roshan - TCP as an interior design partner

## AMENITIES AT A GLANCE

- Modern health club, Spa, Live kitchen in banquet hall, Landscaped area and health care center
- Digital security systems, and basement parking for residents.
- Double height air-conditioned lobby with reception
- High speed elevators (Mitsubishi/ Otis or similar)
- State of the art gymnasium with world-class equipment
- Eco friendly features
- Fire detectors and sprinklers at designated areas







A GLIMPSE  
OF OUR LUXURIOUS  
COMMERCIAL LANDMARKS.

# Sunteck Centre



## PROJECT IDENTITY

- Sunteck Centre

## LOCATION

- Vile Parle (E) - Mumbai

## UNIQUE FEATURES

- A contemporary retail and commercial address
- Just 1 km from the domestic airport and 4 kms from the international airport

## AMENITIES AT A GLANCE

- Gr+5 storeys with floor plates ranging from 5,000 to 20,000 sq. ft. and large, column-free space
- 2 kms from Vile Parle (E) and Andheri (E) stations
- Well connected to Western and Eastern Express highways as well as commercial destinations like Seepz, MIDC and Bandra Kurla Complex
- Contemporary elevation with glass façade
- Magnificent lobby with Italian marble
- 4 Kone high speed elevators, 2 car lifts and driveway
- Security and maintenance by International property consultants

# Sunteck GRANDEUR



## PROJECT IDENTITY

- Sunteck Grandeur

## LOCATION

- Andheri (W), Mumbai

## UNIQUE FEATURES

- Strategically located retail and commercial destination near Andheri railway station and S.V. Road near the subway
- Suave and sophisticated address

## AMENITIES AT A GLANCE

- Gr+10 floors with floor plate of approx. 9,000 sq. ft.
- Andheri and Jogeshwari Station: 10 minutes walk
- Commercial destinations (Seepz, MIDC, Laxmi Industrial estate, Mindspace, Sakinaka, Powai, Bandra Kurla Complex, etc.): 15-30 minutes drive
- Western Express Highway: 5 minutes
- International and domestic airport: 15 minutes drive
- En-route to the Metro Rail (Versova–Ghatkopar)
- High visibility with frontage of approx. 60 feet
- Large, column-free space
- Ground and 1<sup>st</sup> Level dedicated for exclusive retail zones
- Contemporary and sleek elevation with glass façade that gives your business card a sharp look
- Customized office space and retail space
- Ample car parking (basement + two upper floors)
- Magnificent lobby area



# Sunteck Kanakanaka

corporate park



## PROJECT IDENTITY

- Sunteck Kanaka, Patto Plaza

## LOCATION

- Panjim Goa

## UNIQUE FEATURES

- Retail and commercial premise in the commercial heart of North Goa (25 kms from Dabolim Airport)
- Close to major corporate and government offices

## AMENITIES AT A GLANCE

- Basement, ground level and seven upper floors
- Contemporary elevation with glass facade
- R.C.C. framed and earthquake-resistant structure
- Ample parking space with free driveway
- Ultra-modern elevators with well done interiors
- Multi level grand atrium with lobby and lounge
- Power backup for common areas
- Hi-tech fire-fighting and security systems
- Wi-fi connectivity
- Fiber-optic connectivity

# Sunteck & Sunteck

CENTRAKO CERTAINTY



## PROJECT IDENTITY

- Sunteck CentraKO & Sunteck Certainty

## LOCATION

- Bandra Kurla Complex

## UNIQUE FEATURES

- For the new corporate breed, Sunteck has set-up an international standard Corporate Business Centre at Bandra Kurla Complex (BKC)
- Contemporary elevation with clear floor plate

## AMENITIES AT A GLANCE

- 35,000 sq. ft of office space with floor plates ranging from 1,000 - 5,500 sq. ft.
- Customized spaces on offer
- Interior Fit-outs as per clients specs at no extra charges
- Value for Money Pricing
- Fully equipped business centre
- Conference Facility
- Cafeteria catering to varied tastes (as per given requirements)
- Hi-tech network for clear and faster transmission of voice & data
- Ample car parking spaces

# BOARD OF DIRECTORS.

## **Mr Kamal Khetan.**

Chairman and Managing Director

As a 'first generation entrepreneur' and founder of the 'Sunteck' group in the year 2000, Mr. Khetan has over two decades of experience in the real-estate and construction sector. Steering the growth trajectory of the organization, he is involved in the formulation of corporate strategy, planning, overall execution, management along with the diversification plans of the Company. Under his guidance, Sunteck today manages a wide portfolio spanning across High-end Residential spaces to Grade A office spaces.

Armed with an engineering degree in Electronics and Communications from Mangalore University, he lays emphasis on achieving operational excellence in all facets of his daily operations. He is associated and represents numerous industry bodies such as 'Young Presidents' Organization', MRICS (Member of Royal Institute of Chartered Surveyors), Managing committee member of Indian Merchants Chamber (IMC) and is also on the Council of Governors board of APREA. His overall experience, exposure and contrarian view has helped the company carve a niche thereby differentiating itself and its product offerings from the industry. He is a man of prudence and vision as showcased in being the foremost to anticipate opportunity in the residential space in India's most promising commercial hub i.e. Bandra Kurla Complex, Mumbai. He is highly valued for his professional deliverance, warmth and also earned a well deserved status among distinguished clients and business associates globally.

## **Mr. Jignesh Sanghavi**

Executive Director

Mr. Sanghavi heads the project department at Sunteck Realty Ltd. He is in-charge of the construction activities of the group. He has been with the group for more than a decade and plays a key role in the group's business operations.

Prior to joining 'Sunteck', he was with Relcon Infra projects Pvt. Ltd., a company engaged in the execution of infrastructure projects. He holds a Bachelor's Degree in Civil Engineering (BE), with a Post Graduation in Business Administration (MBA) and Construction Management (MCM). He has wide experience in infrastructure industry with key focus towards development projects.

## **Kishore Vussonji**

Independent Director

Enrolled as a Solicitor with Bombay Incorporated Law Society on 18th November, 1975 and then as an Advocate with the Bar Council of Maharashtra on 22<sup>nd</sup> August, 1977. Has over 30 years of experience as Advocate and Solicitor on the Civil Side and dealing with all matters pertaining to real-estate in Mumbai.

## **Mahadevan Kalahasthi**

Independent Director

A Qualified Chartered Accountant & Bachelors of Commerce. He has over 25 years of experience as practicing chartered accountant specialized in corporate audits, corporate taxation, company law matters, corporate governance compliances, due diligence, consultancy on mergers & acquisitions, tax planning for corporate etc.

## **Sanjay Dutt**

Independent Director

Mr. Dutt is the Executive Managing Director - South Asia for Cushman & Wakefield. Cushman & Wakefield is amongst the top three Global real-estate consulting firm. He is responsible for overall business in India and its interest in South Asia. He has a wide experience of over 23 years as an entrepreneur and services sector professional along with over 17 years of experience as a real-estate professional.

He has worked with top three Global Real-estate Consulting firms namely CBRE, Jones Lang Lasalle and Cushman & Wakefield. He has excelled in creating & enhancing value for clients through his rich experience, skills, transparency & integrity. He has been a pioneer in launching and establishing Advisory & Transaction services platform across his real-estate career of which most noticeable has been Business Advisory Services and transaction advisory services for Land, Industrial & Capital Markets.

## **V Hari Krishna**

Nominee Director (Nominee of Kotak Mahindra Trusteeship Services Limited)

A post graduate in Finance and Control from Delhi University. Has over 12 years of experience in real-estate advisory services and corporate finance at international property services companies and property funds. He is currently a Director of Kotak Realty Funds Group. Ramakant Nayak

Independent Director

## **Ramakant Nayak**

Independent Director

A certified associate of Indian Institute of Banking and has degree of Science and Law. Has over 40 years of experience in the field of Commercial Banking. He has held management leadership positions with banks including Bank of Maharashtra, Saraswat Co-Operative Bank Limited, Lord Krishna Bank Limited (now HDFC), Marathwada Gramin Bank, Lakshmi Vilas Bank. He is currently on the Board of corporate companies in financial services.

# BRAND TIE-UPS



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## OUR BRAND PORTFOLIO

Inspired by the sun and powered by World - class real estate expertise. Within us burns a flame, fueled by passion and innovation, to deliver the finest landmarks in residential , retail and commercial segment. To give the skyline of the city, creations to look up to. To create icons of luxury living that can outshine the rest. To create spaces that radiate as exceptional quality of life.

**We are ideators. We are creators. We are Sunteck.**

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Signature

BESPOKE RESIDENCES

Signia

PREMIUM RESIDENCES

SunteckCity

LARGE FORMAT RESIDENTIAL, COMMERCIAL AND RETAIL SPACES

Sunteck

PREMIUM CORPORATE WORK SPACES

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