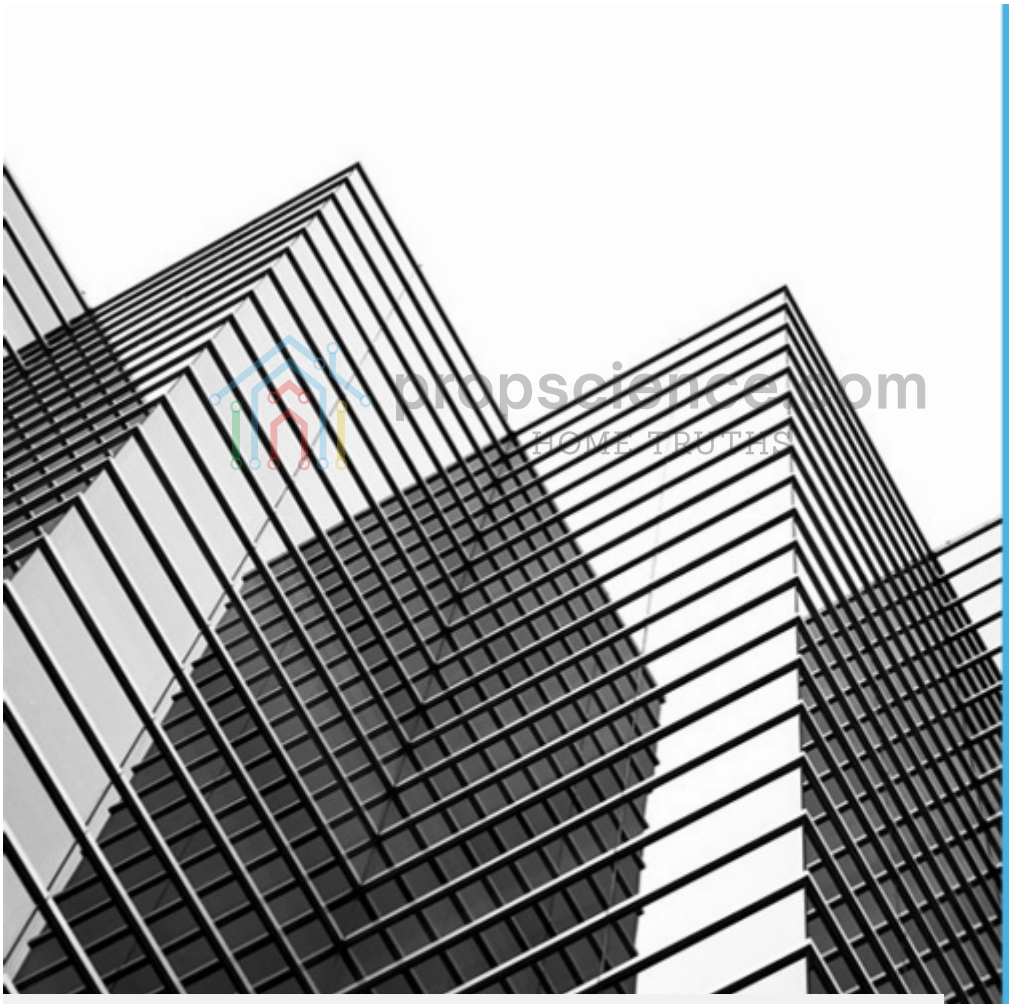
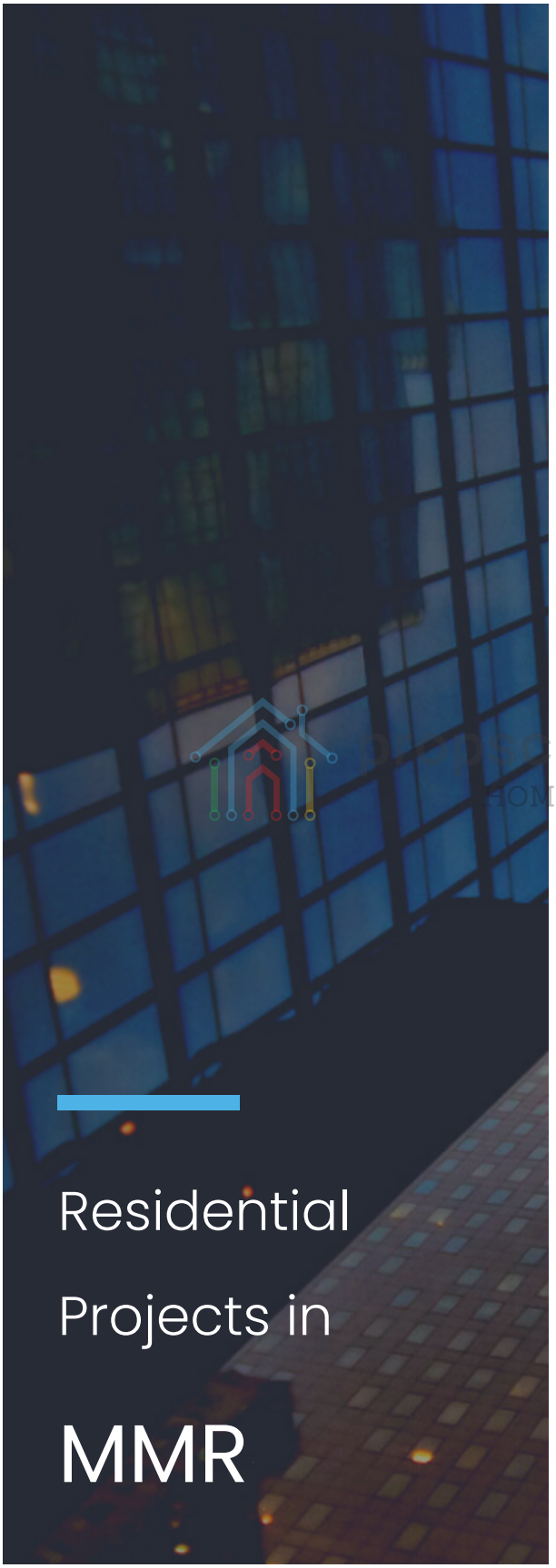
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PROP REPORT



Suviam Pearl

MahaRERA Number : P51700030925



Residential Projects in MMR

WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

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LOCATION

The project is in Kalyan West. Kalyan Dombivli is a twin city, that is part of the Mumbai Metropolitan Region. Located in the western half of Maharashtra, it is one of the largest cities of the state with a population of 12.46 lac people spread across 27 villages as per the 2011 census. Dombivli Kalyan has been included the government of India's smart city plan for the state. The area has good connectivity with over 10lac commuters traveling to neighbouring cities and towns every day. Several renowned builders are building large self-sustaining townships in the area opening plenty affordable housing options for locals as well as residents of neighbouring localities. The real estate prices remain attractive, making it a popular option for young families. Some drawbacks of the area include lack of open or recreational green spaces, poor sewer systems, and lack of super-specialty hospitals.

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Post Office	Police Station	Municipal Ward
Kalyan City	Kalyan Taluka Police Station	Ward B

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 73 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building **51.4 Km**
- Chhatrapati Shivaji Maharaj International Airport **40.8 Km**
- Ganesh Tower Bus Stop **550 Mtrs**
- Kalyan Railway Station **1.7 Km**
- MH SH 76 **230 Mtrs**
- Fortis Hospital **1.8 Km**
- Shri Mahavir Jain English School **850 Mtrs**
- Metro Junction Mall **2.8 Km**
- D Mart **2.8 Km**

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LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2021	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	1290 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone
Business & Hospitality	Banquet Hall
Eco Friendly Features	Green Zone

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

SUVIAM PEARL PHASE I	2	13	4	1 BHK,2 BHK,3 BHK	52

First Habitable Floor	3rd

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** Stretcher Lift

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	391.66 sqft
2 BHK	580.82 - 624.83 sqft
3 BHK	743.09 - 867.47 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price

1 BHK	INR 11275.09	INR 4416000	INR 4636800
2 BHK	INR 11275.07	INR 6549000	INR 6876450 to 7397250
3 BHK	INR 11275.32	INR 8379000	INR 8797950 to 10270050

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	NA	NA

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	55
Connectivity	83
Infrastructure	86
Local Environment	100
Land & Approvals	44
Project	55
People	39
Amenities	36

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Building	55
Layout	53
Interiors	63
Pricing	40
Total	**59/100**

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