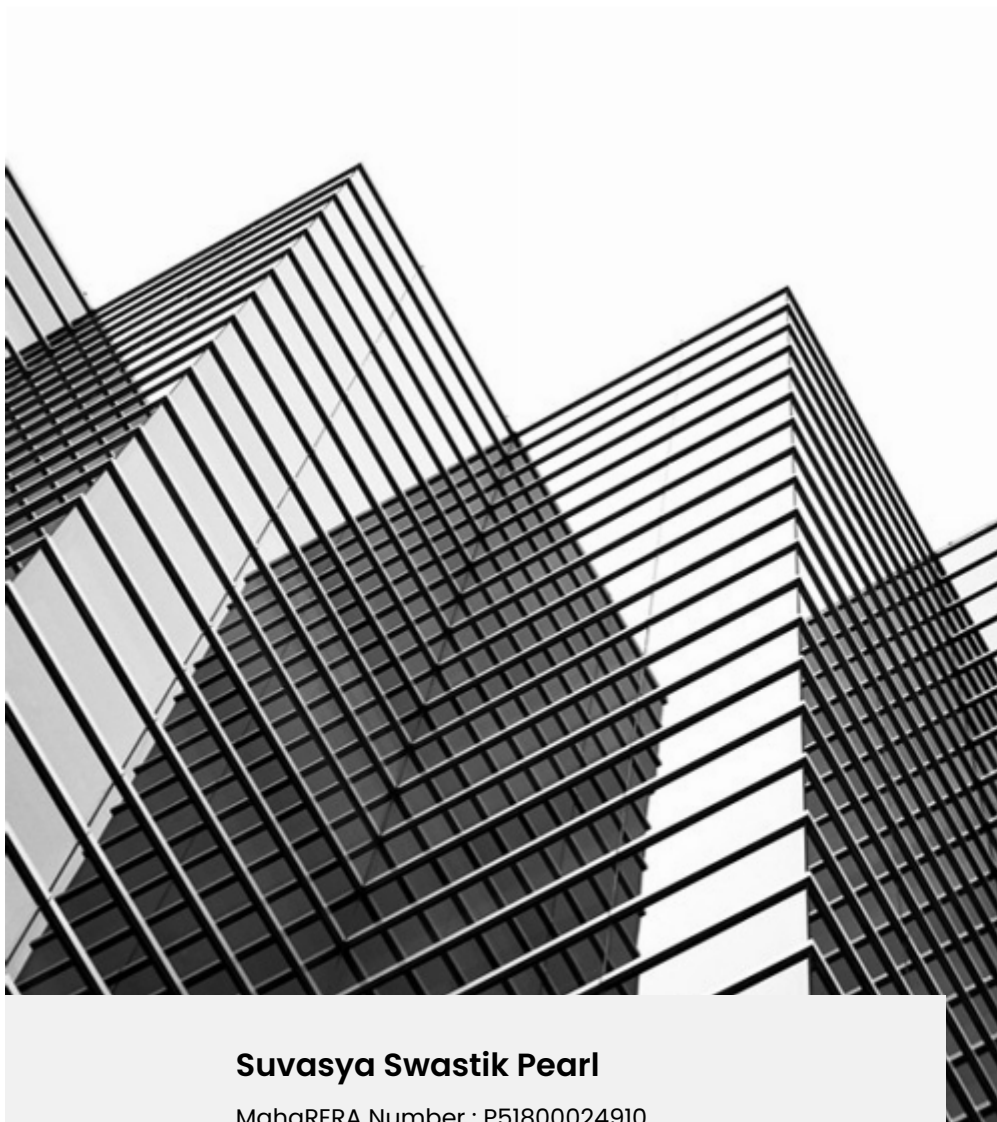


propscience.com

PROP REPORT



Suvasya Swastik Pearl

MahaRERA Number : P51800024910



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.

LOCATION

The project is in Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

Post Office	Police Station	Municipal Ward
Tagore Nagar	Vikhroli Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **11 Km**
- Tagore Nagar Bus Stop **850 Mtrs**
- Vikhroli Railway Station **1.3 Km**
- Vikhroli Flyover **1 Km**
- Shushrusha Hospital **1.5 Km**
- Abhay International School **1.5 Km**
- R City Mall **5.6 Km**
- Aple Ghar Super Market **140 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2022	NA	1

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
Bajaj Finance Ltd	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	0.15 Acre	1 BHK,2 BHK

Project Amenities

Sports	Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Party Lawn,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Suvasya Swastik Pearl	4	18	7	1 BHK,2 BHK	126

First Habitable Floor	2nd Floor
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Services & Safety

- **Security** : Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps, Earthquake Resistant Design
- **Fire Safety** : CNG / LPG Gas Leak Detector
- **Sanitation** : The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	409 - 420 sqft
2 BHK	565 - 575 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Marble Flooring, Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings, Kitchen Platform, Light Fittings, Stainless Steel Sink, Electrical Sockets / Switch Boards

Finishing	Anodized Aluminum / UPVC Window Frames,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 8838000 to 9076000
2 BHK	--	--	INR 12200000 to 12400000

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

GST	Stamp Duty	Registration
5%	5%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

Transaction History

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

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	575	22	INR 8800000	INR 15304.35
May 2022	420	19	INR 8849400	INR 21070
April 2022	409	17	INR 7607400	INR 18600

March 2022	575	21	INR 11028750	INR 19180.43
February 2022	564	20	INR 10622000	INR 18833.33
November 2021	420	8	INR 7602000	INR 18100
October 2021	420	4	INR 6022000	INR 14338.1
September 2021	420	22	INR 8190000	INR 19500
August 2021	420	5	INR 7786000	INR 18538.1
July 2021	564	16	INR 10028750	INR 17781.47
July 2021	409	9	INR 7443800	INR 18200
July 2021	420	11	INR 7560000	INR 18000
July 2021	420	17	INR 8064000	INR 19200
June 2021	409	12	INR 7300650	INR 17850
June 2021	420	6	INR 7553700	INR 17985
June 2021	420	13	INR 6125000	INR 14583.33

May 2021	420	9	INR 7560000	INR 18000
May 2021	575	13	INR 8865000	INR 15417.39
April 2021	420	11	INR 7255000	INR 17273.81
April 2021	420	4	INR 7602000	INR 171.57

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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	48
Connectivity	83
Infrastructure	72
Local Environment	80

Land & Approvals	30
Project	74
People	43
Amenities	48
Building	55
Layout	45
Interiors	63
Pricing	40
Total	57/100

SUVASYA SWASTIK PEARL

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