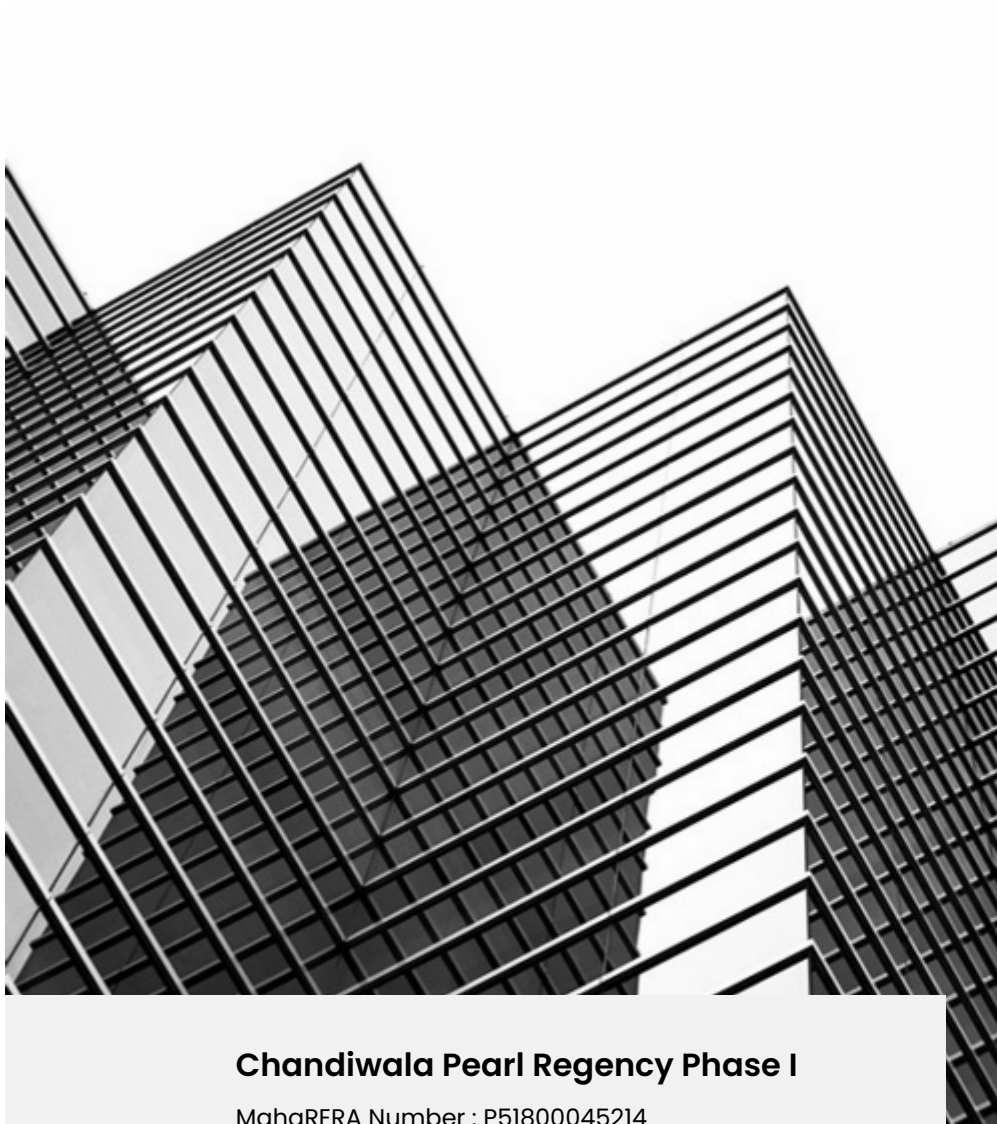


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PROP REPORT



Chandiwala Pearl Regency Phase I

MahaRERA Number : P51800045214



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 Andheri (West). Andheri is a locality in the western part of the city of Mumbai in India. Andheri is the major Bollywood Industry hub and it is the talent enclave of Mumbai, be it those from production houses, animation, the entertainment industry, and corporate. For administrative purposes, the area is separated into Andheri West and Andheri East. Andheri East comes under the K/E ward of BMC. Andheri West is a big and developed residential and commercial suburb.

| Post Office | Police Station | Municipal Ward |
|-------------------------|-----------------------|----------------|
| Andheri Railway Station | Amboli Police Station | Ward K West |

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 61 Satisfactory AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.90 Km**
- SV Road, Andheri Market Bus stop **220 Mtrs**
- Andheri Railway Station West **500 Mtrs**
- Western Express Highway **2.60 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute, **2.70 Km**
- A. H WADIA HiGH SCHOOL **1.50 Km**
- T.I.M.E Andheri, Pinky Talkies, 2nd Floor, Pinky Talkies, New Nagardas Rd, **450 Mtrs**
- Andheri Market, 4RFW+89W, W Andheri Market Rd, Fish Market Area, **260 Mtrs**

CHANDIWALA PEARL

REGENCY PHASE I

LAND & APPROVALS

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

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BUILDER & CONSULTANTS

Builder Profile

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA | NA | NA |

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REGENCY PHASE I

PROJECT & AMENITIES

| Time Line | Size | Typography |
|----------------------------------|-----------|---------------------|
| Completed on 31st December, 2025 | 1.25 Acre | 1 BHK,1.5 BHK,2 BHK |

Project Amenities

| Sports | Gymnasium |
|------------------------|---|
| Leisure | NA |
| Business & Hospitality | NA |
| Eco Friendly Features | Waste Segregation,Rain Water Harvesting |

CHANDIWALA PEARL
REGENCY PHASE I

BUILDING LAYOUT

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

| | | | | | |
|----------------------------|---|----|---|------------------------|----|
| Pearl Regency Wing A | 2 | 18 | 4 | 1 BHK,1.5 BHK,2 BHK | 72 |
| Pearl Regency Wing B | 2 | 18 | 4 | 1 BHK,1.5 BHK,2 BHK | 72 |
| First Habitable Floor | | | | 1st Floor | |

Services & Safety

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

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REGENCY PHASE I

FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK | 416 - 426 sqft |

| | |
|---------|----------------|
| 1.5 BHK | 500 - 532 sqft |
| 2 BHK | 575 sqft |
| 1 BHK | 416 - 426 sqft |
| 1.5 BHK | 514 - 532 sqft |
| 2 BHK | 575 sqft |

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

| | |
|---|---|
| Flooring | Marble Flooring,Vitrified Tiles,Anti Skid Tiles |
| Joinery, Fittings & Fixtures | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| Finishing | Luster Finish Paint,Dry Walls,Laminated flush doors |
| HVAC Service | NA |
| Technology | NA |
| White Goods | Modular Kitchen |

CHANDIWALA PEARL

REGENCY PHASE I

COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price |
|---------------|---------------|-----------------|-------------------------|
| 1.5 BHK | INR 19800 | INR 9900000 | INR 9900000 to 10533600 |
| 1 BHK | INR 19800 | INR 8236800 | INR 8236800 to 8434800 |
| 2 BHK | INR 19800 | INR 11385000 | INR 11385000 |

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 |

| | |
|----------------------------|---|
| Festive Offers | 25:75 subvention scheme is available. If subvention scheme is taken than builder is charging 2,000 extra / sqft |
| Payment Plan | Construction Linked Payment |
| Bank Approved Loans | Axis Bank,Bank of Baroda,Bank of India,HDFC Bank,ICICI Bank,Kotak Bank,YES Bank |

Transaction History

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

CHANDIWALA PEARL
REGENCY PHASE I

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 | 65 |
| Connectivity | 83 |

| | |
|-----------------------------|---------------|
| Infrastructure | 100 |
| Local Environment | 80 |
| Land & Approvals | 50 |
| Project | 61 |
| People | 39 |
| Amenities | 30 |
| Building | 63 |
| Layout | 45 |
| Interiors | 63 |
| Pricing | 50 |
| Total | 61/100 |

CHANDIWALA PEARL
REGENCY PHASE I

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