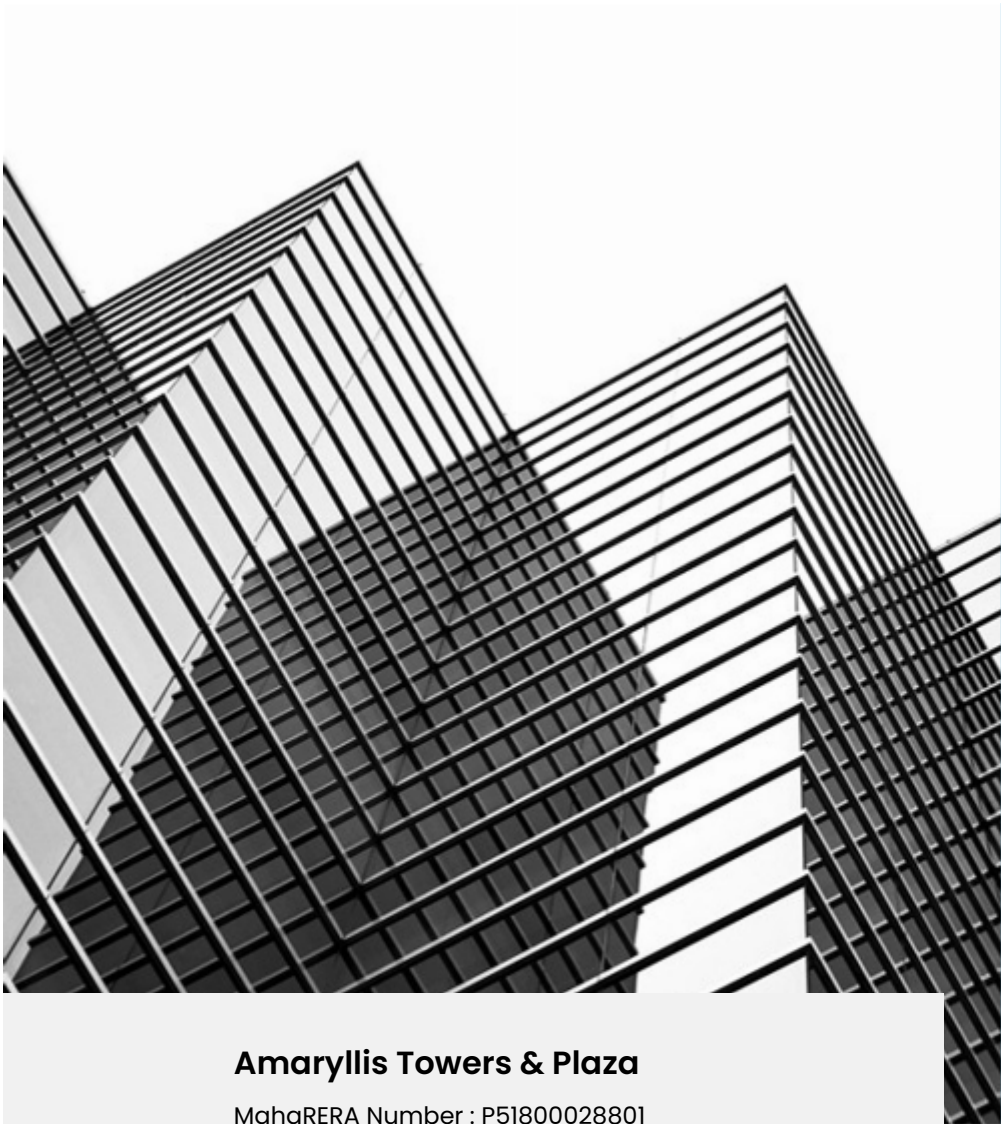


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# PROP REPORT



**Amaryllis Towers & Plaza**

MahaRERA Number : P51800028801



# 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 Chandivali. Chandivali is an upmarket residential neighbourhood located in Andheri East. Jogeshwari-Vikhroli Link Road (JVLR) is located at a distance of less than 1 km. It is bound on the north by the Powai lake, on the East by Powai/Hiranandani complex, on the south by Saki Naka and by Marol on the West. There is film studio, one of the oldest in Mumbai with the same name right at the heart of the locality. It has an Assembly constituency in its name and is one of the 288 Assembly constituency in the State of Maharashtra.

| Post Office | Police Station            | Municipal Ward |
|-------------|---------------------------|----------------|
| Vihar Road  | Chandivali Police Station | Ward S         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 86 AQI and the noise pollution is 51 to 85 dB.

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **4.1 Km**
- Sangharsh Nagar Bus Stop **1 Km**
- Saki Naka Metro Station **2.2 Km**
- Ghatkopar Railway Station **4 Km**
- Andheri – Ghatkopar Rd **3 Km**
- Nahar Medical Center **270 Mtrs**
- Nahar International School **800 Mtrs**
- R City Mall **4.9 Km**
- DMart **240 Mtrs**

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## LAND & APPROVALS

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### Legal Title Summary

The land upon which the project has been constructed is freehold. Nahar Builders Limited (formerly known as Nahar Enterprises) is the absolute owner.

### Encumbrances

This project is clear, marketable and free from all encumbrances.

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

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# BUILDER & CONSULTANTS



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

|                             |  |
|-----------------------------|--|
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|-----------------------------|--|

# PROJECT & AMENITIES



| Time Line                    | Size      | Typography        |
|------------------------------|-----------|-------------------|
| Completed on 30th June, 2026 | 1.89 Acre | 1 BHK,2 BHK,3 BHK |

## Project Amenities

|                        |   |
|------------------------|---|
| Sports                 | Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area                           |
| Business & Hospitality | Restaurant / Cafe,Multipurpose Hall   |
| Eco Friendly Features  | Landscaped Gardens  |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations    | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Wing A                | 2               | 18           | 8               | 1 BHK,2 BHK,3 BHK | 144            |
| Wing B                | 2               | 18           | 8               | 1 BHK,2 BHK,3 BHK | 144            |
| Wing C                | 2               | 18           | 8               | 1 BHK,2 BHK,3 BHK | 144            |
| First Habitable Floor |                 |              |                 | 1st Floor         |                |

### Services & Safety

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

# FLAT INTERIORS

| Configuration           | RERA Carpet Range     |
|-------------------------|-----------------------|
| 1 BHK                   | 366 sqft              |
| 2 BHK                   | 557 sqft              |
| 3 BHK                   | 807 sqft              |
| 1 BHK                   | 366 sqft              |
| 2 BHK                   | 557 sqft              |
| 3 BHK                   | 807 sqft              |
| 1 BHK                   | 366 sqft              |
| 2 BHK                   | 557 sqft              |
| 3 BHK                   | 807 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,Double glazed glass windows  |
| HVAC Service                 | Split / Box A/C Provision   |
| Technology                   | Optic Fiber Cable   |
| White Goods                  | Chimney & Hob,Modular Kitchen   |

|                          |
|--------------------------|
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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price    |
|---------------|---------------|-----------------|--------------|
| 1 BHK         | --            | --              | INR 10400000 |
| 2 BHK         | --            | --              | INR 15500000 |



|       |    |    |              |
|-------|----|----|--------------|
| 3 BHK | -- | -- | INR 22800000 |
|-------|----|----|--------------|

**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,DHFL Bank,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        | 387         | 4     | INR 9791250  | INR 25300.39    |
| June 2022        | 387         | 5     | INR 9824145  | INR 25385.39    |
| June 2022        | 387         | 4     | INR 9824145  | INR 25385.39    |
| June 2022        | 577         | 8     | INR 14352795 | INR 24874.86    |
| June 2022        | 807         | 5     | INR 20668875 | INR 25611.99    |
| May 2022         | 807         | 11    | INR 20870625 | INR 25861.99    |
| May 2022         | 387         | 5     | INR 9824145  | INR 25385.39    |
| May 2022         | 387         | 6     | INR 9917025  | INR 25625.39    |
| May 2022         | 807         | 10    | INR 21677625 | INR 26861.99    |
| April 2022       | 4165        | 6     | INR 9824145  | INR 2358.74     |
| April 2022       | 577         | 3     | INR 14491275 | INR 25114.86    |
| April 2022       | 387         | 5     | INR 9917025  | INR 25625.39    |
| April 2022       | 387         | 6     | INR 9917025  | INR 25625.39    |

|                   |     |    |              |              |
|-------------------|-----|----|--------------|--------------|
| <b>April 2022</b> | 387 | 5  | INR 9917025  | INR 25625.39 |
| <b>April 2022</b> | 387 | 6  | INR 9917025  | INR 25625.39 |
| <b>April 2022</b> | 387 | 6  | INR 9917025  | INR 25625.39 |
| <b>March 2022</b> | 577 | 11 | INR 15241375 | INR 26414.86 |
| <b>March 2022</b> | 366 | 8  | INR 9411450  | INR 25714.34 |
| <b>March 2022</b> | 867 | 2  | INR 22073025 | INR 25459.08 |
| <b>March 2022</b> | 387 | 8  | INR 9823758  | INR 25384.39 |

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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 |
|----------|-------|
|----------|-------|

|                             |               |
|-----------------------------|---------------|
| <b>Place</b>                | 55            |
| <b>Connectivity</b>         | 90            |
| <b>Infrastructure</b>       | 78            |
| <b>Local Environment</b>    | 80            |
| <b>Land &amp; Approvals</b> | 50            |
| <b>Project</b>              | 61            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 48            |
| <b>Building</b>             | 57            |
| <b>Layout</b>               | 48            |
| <b>Interiors</b>            | 70            |
| <b>Pricing</b>              | 40            |
| <b>Total</b>                | <b>61/100</b> |

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