

propscience.com

# PROP REPORT



**Chandiwala Pearl Regency Phase II**

MahaRERA Number : P51800029784



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.

CHANDIWALA PEARL

REGENCY PHASE II

## 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**
- S.V Road bus Stop at Andher Market **220 Mtrs**
- Andheri Station (W), **500 Mtrs**
- Western Express Highway **2.60 Km**
- Kokilaben Dhirubhai Ambani Hospital and Medical Research Institute, **2.70 Km**
- Bombay Cambridge School, Caser Road ,Amboli , **1.10 Km**
- T.I.M.E Andheri, Pinky Talkies, **450 Mtrs**
- Andheri Market, 4RFW+89W, W Andheri Market Rd, Fish Market Area, **260 Mtrs**

CHANDIWALA PEARL

REGENCY PHASE II

## LAND & APPROVALS

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

CHANDIWALA PEARL

REGENCY PHASE II

 propscience.com  
BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

CHANDIWALA PEARL

REGENCY PHASE II

## PROJECT & AMENITIES

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

## Project Amenities

<b>Sports</b>	Kids Pool,Gymnasium
<b>Leisure</b>	Steam Room
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Rain Water Harvesting

CHANDIWALA PEARL  
REGENCY PHASE II

propscience.com  
HOME TRUTHS

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Pearl Regency Wing C	3	18	6	1 BHK,1.5 BHK,2 BHK	108

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 nallas / slums / gutters / sewers
- **Vertical Transportation** : High Speed Elevators

CHANDIWALA PEARL

REGENCY PHASE II

## FLAT INTERIORS



propscience.com

HOME TRUTHS

Configuration	RERA Carpet Range
1 BHK	419 - 426 sqft
1.5 BHK	500 - 532 sqft
2 BHK	575 sqft

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

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

CHANDIWALA PEARL  
REGENCY PHASE II

propscience.com  
HOME TRUTHS

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 19800	INR 8296200	INR 8296200 to 8434800
1.5 BHK	INR 19800	INR 9900000	INR 9900000 to 10533600

2 BHK	INR 19800	INR 11385000	INR 11385000
-------	-----------	--------------	--------------

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	6%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	NA	NA

<b>Festive Offers</b>	25:75 subvention scheme is available. If subvention scheme is taken than builder is charging 2,000 extra / sqft
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

### Transaction History

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

CHANDIWALA PEARL  
REGENCY PHASE II

# 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	59
People	39
Amenities	30



propscience.com  
HOME TRUTHS

<b>Building</b>	63
<b>Layout</b>	45
<b>Interiors</b>	63
<b>Pricing</b>	50
<b>Total</b>	<b>60/100</b>

CHANDIWALA PEARL  
REGENCY PHASE II



**propscience.com**  
**Disclaimer**  
HOME TRUTHS

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do

so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.