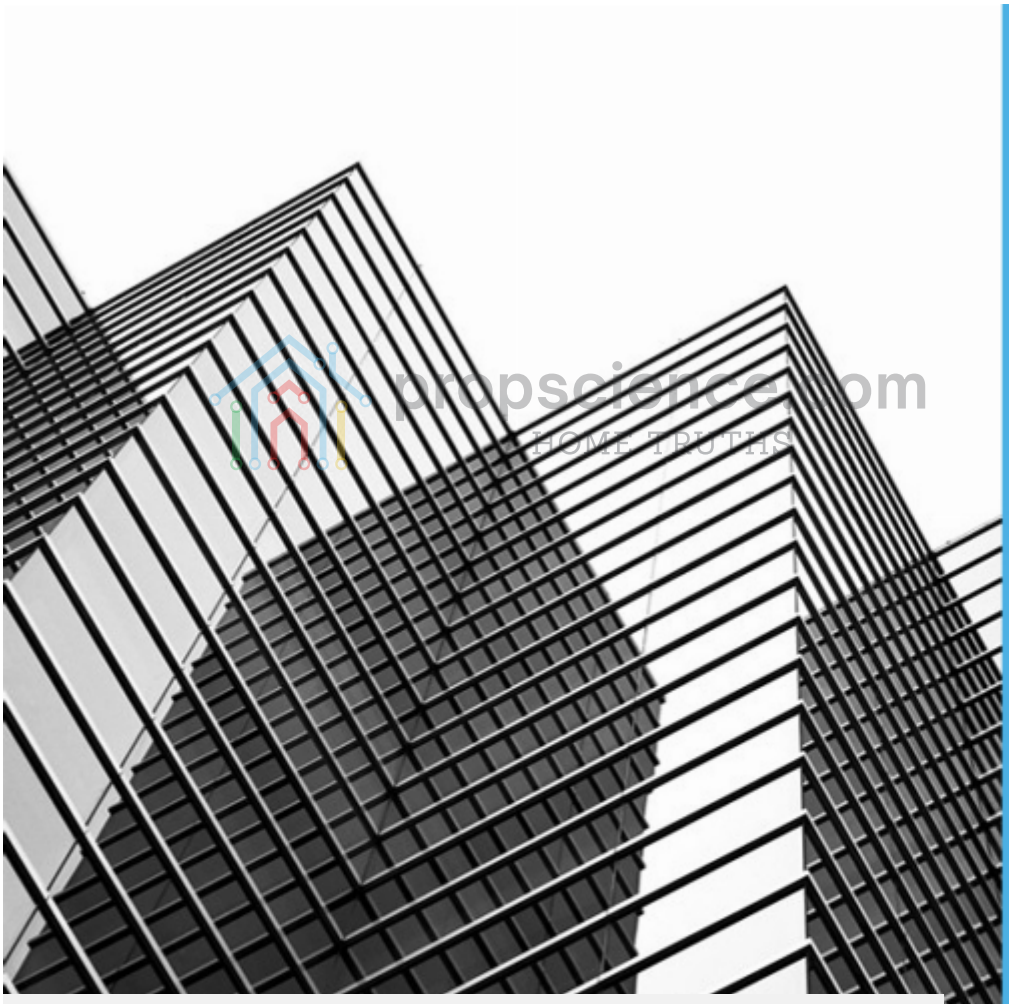
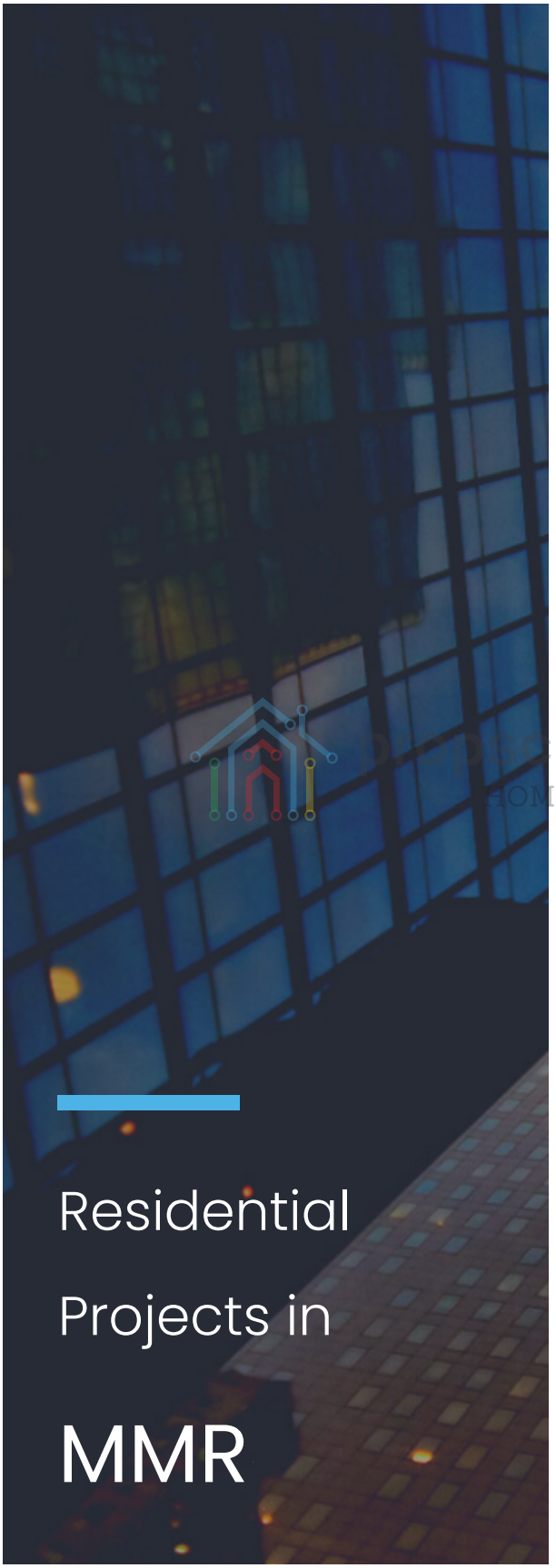
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PROP REPORT



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.

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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

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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

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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

Sports	Kids Pool,Gymnasium
Leisure	Steam Room
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting

CHANDIWALA PEARL REGENCY PHASE II

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

CHANDIWALA PEARL REGENCY PHASE II

FLAT INTERIORS

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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

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 II

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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.

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,Canara Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

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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

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Building	63
Layout	45
Interiors	63
Pricing	50
Total	**60/100**

CHANDIWALA PEARL REGENCY PHASE II

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