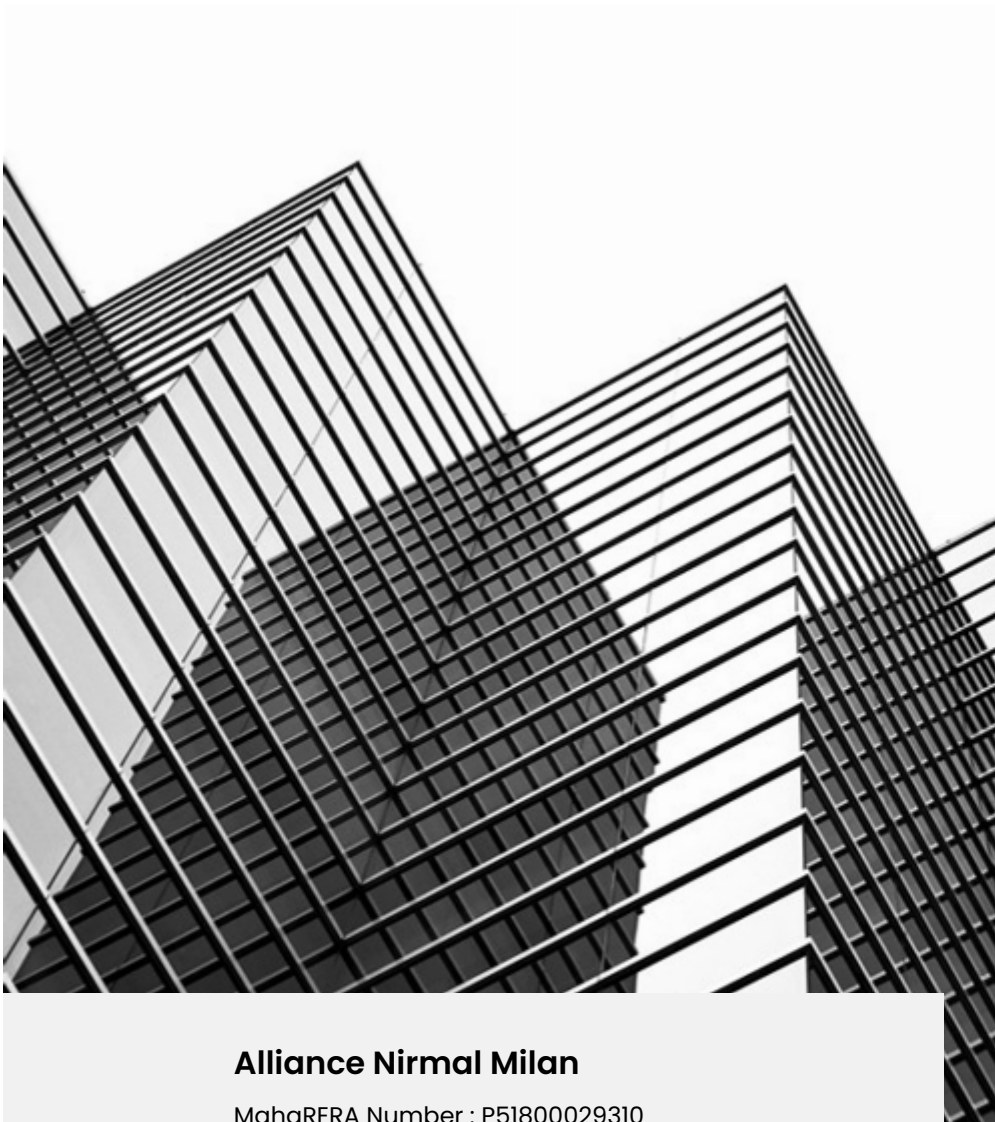


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# PROP REPORT



**Alliance Nirmal Milan**

MahaRERA Number : P51800029310



Residential  
Projects in  
MMR

## WE HELP YOU MAKE THE INVESTMENT

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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 Vile Parle (East). Vile Parle is a neighbourhood and also the name of the railway station in the Western suburb of Mumbai. Vile Parle has a significantly strong base of Marathi and Gujarati population. It serves as the location of the first Parle factory. Vile Parle has now become a second major education center after Churchgate to Charni Road area.

Post Office	Police Station	Municipal Ward
NA	NA	Ward K East

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 50 Good AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.10 Km**
- Parle College Bus stio **170 Mtrs**
- Vile Parle Station (E), Nehru Road, Park Road, Mumbai, Maharashtra 400057 **350 Mtrs**
- Western Express highway **500 Mtrs**
- Babasaheb Gawde Hospital, Plot No. 77, Mahatma Gandhi Rd, Moghibhai Market, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **400 Mtrs**
- Sathaye College, Dixit Rd, Satsang CHSL, Navpada, Vile Parle East, Vile Parle, Mumbai, Maharashtra 400057 **300 Mtrs**
- D Mart, The Vijay Nagar Society - Andheri (East Shop No. 6, The Vijay Nagar CHSL, Sahar Rd, Andheri East, Mumbai, Maharashtra 400069 **3.20 Km**
- Vile Parle Market, **120 Mtrs**

## LAND & APPROVALS

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

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th November, 2024

0.28 Acre

2 BHK,3 BHK

## Project Amenities

<b>Sports</b>	Swimming Pool,Gymnasium
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	NA
<b>Eco Friendly Features</b>	Waste Segregation,Landscaped Gardens

ALLIANCE NIRMAL MILAN

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Nirmal Milan	2	9	4	2 BHK,3 BHK	36

First Habitable Floor

2nd floor

## Services & Safety

- **Security** : Society Office,Security System / CCTV
- **Fire Safety** : Fire cylinders

- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators

## ALLIANCE NIRMAL MILAN

# FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	723 - 814.3 sqft
3 BHK	995.34 - 1375.96 sqft

<b>Floor To Ceiling Height</b>	Between 9 and 10 feet
<b>Views Available</b>	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,Concealed copper wiring,Electrical Sockets / Switch Boards

<b>Finishing</b>	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

ALLIANCE NIRMAL MILAN

## COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 43500	INR 31450500	INR 31450500 to 35422050
3 BHK	INR 43500	INR 43297290	INR 43297290 to 59854260

**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	INR 15,00,000.00	NA

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,Kotak Bank,PNB Housing Finance Ltd

### Transaction History

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

ALLIANCE NIRMAL MILAN

## 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
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<b>Place</b>	55
<b>Connectivity</b>	83
<b>Infrastructure</b>	84
<b>Local Environment</b>	100
<b>Land &amp; Approvals</b>	44
<b>Project</b>	74
<b>People</b>	46
<b>Amenities</b>	30
<b>Building</b>	63
<b>Layout</b>	53
<b>Interiors</b>	73
<b>Pricing</b>	30
<b>Total</b>	<b>61/100</b>

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