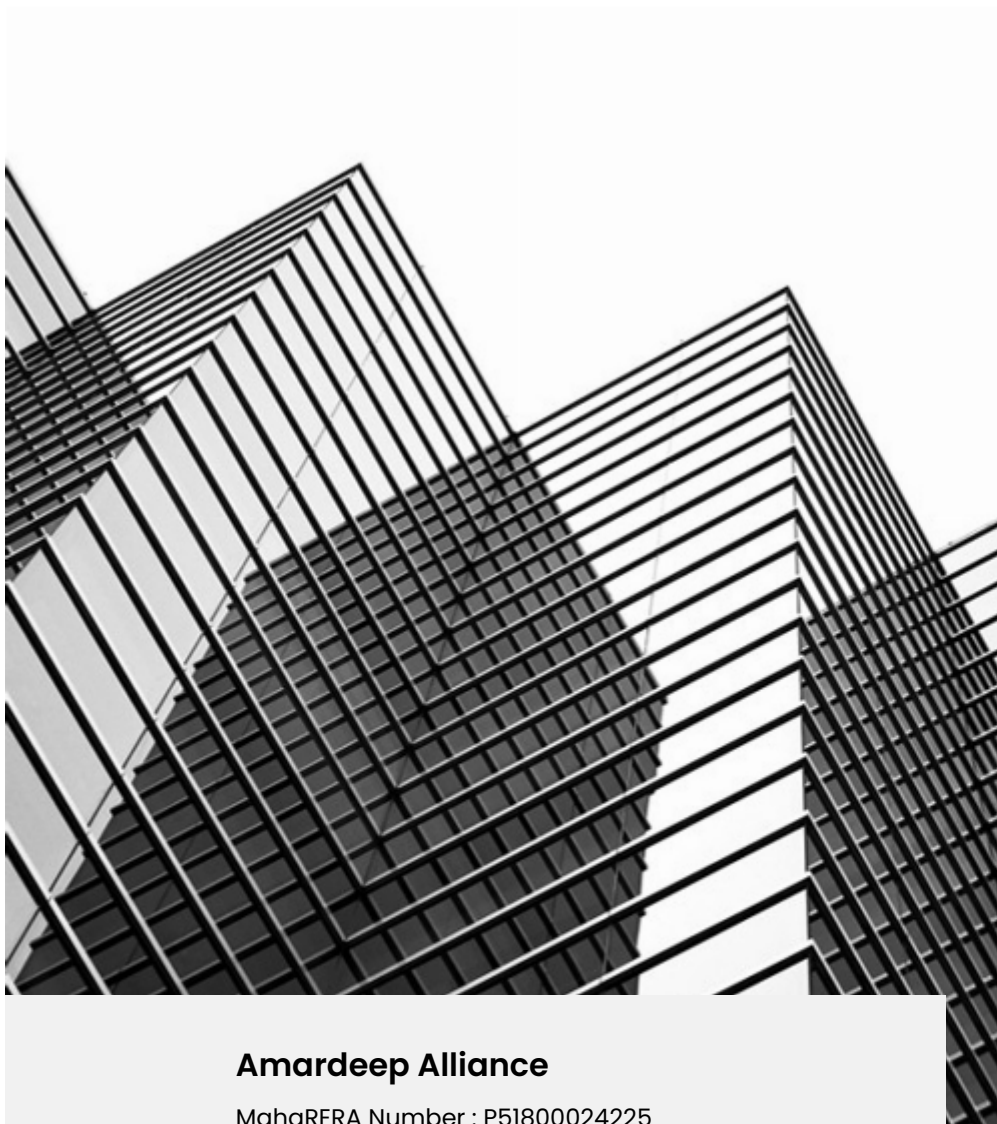


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# PROP REPORT



**Amardeep Alliance**

MahaRERA Number : P51800024225



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 Mulund (West). Mulund is a suburb in the north-east of Mumbai. It is also a railway station on the Central Railway line of the Mumbai Suburban Railway. Mulund marks the end of Mumbai city. It is said to be the earliest planned neighborhood of Mumbai city. Mulund is home to a mix of a large number of industrial factories located along present day L.B.S. road. Mulund consists of numerous shopping marts, residential and industrial establishments.

| Post Office    | Police Station | Municipal Ward |
|----------------|----------------|----------------|
| Mulund Dd Road | NA             | Ward T         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 70 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.7 Km**
- P & T Colony, MTNL Colony Bus Stop **700 Mtrs**
- Mulund Railway Station **1.5 Km**
- Madan Mohan Malviya Rd **550 Mtrs**
- Fortis Hospital **1.2 Km**
- NES International School **2.6 Km**
- R Mall **2.6 Km**
- Mahalaxmi Super Market **500 Mtrs**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

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

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## PROJECT & AMENITIES

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| Time Line                    | Size         | Typography  |
|------------------------------|--------------|-------------|
| Completed on 31st July, 2023 | 4345.65 Sqmt | 2 BHK,3 BHK |

## Project Amenities

|                                   |  |
|-----------------------------------|--|
| <b>Sports</b>                     | Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| <b>Leisure</b>                    | Yoga Room / Zone,Senior Citizen Zone,Sit-out Area        |
| <b>Business &amp; Hospitality</b> | Clubhouse  |
| <b>Eco Friendly Features</b>      | Green Zone,Rain Water Harvesting,Landscaped Gardens      |

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## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| Amardeep Alliance     | 2               | 17           | 4               | 2 BHK,3 BHK    | 68             |
| First Habitable Floor |                 |              |                 | 3rd Floor      |                |

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 2 BHK         | 541 – 693 sqft    |
| 3 BHK         | 827 – 1314 sqft   |

|                                |  |
|--------------------------------|--|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|   |  |
|---|--|
| <b>Flooring</b>                         | Marble Flooring,Vitrified Tiles  |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink |

|                     |                           |
|---------------------|---------------------------|
| <b>Finishing</b>    | NA                        |
| <b>HVAC Service</b> | Split / Box A/C Provision |
| <b>Technology</b>   | Optic Fiber Cable         |
| <b>White Goods</b>  | Modular Kitchen           |

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## COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 2 BHK         | --            | --              | INR 14585360 to 19000000 |
| 3 BHK         | --            | --              | INR 23000000 to 36000000 |

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

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

|    |       |       |
|----|-------|-------|
| NA | INR 0 | INR 0 |
|----|-------|-------|

|                            |  |
|----------------------------|--|
| <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> | Axis Bank,Bank of India,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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## 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    | 55    |



|                             |               |
|-----------------------------|---------------|
| <b>Connectivity</b>         | 83            |
| <b>Infrastructure</b>       | 86            |
| <b>Local Environment</b>    | 80            |
| <b>Land &amp; Approvals</b> | 44            |
| <b>Project</b>              | 69            |
| <b>People</b>               | 39            |
| <b>Amenities</b>            | 54            |
| <b>Building</b>             | 57            |
| <b>Layout</b>               | 56            |
| <b>Interiors</b>            | 55            |
| <b>Pricing</b>              | 30            |
| <b>Total</b>                | <b>59/100</b> |

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