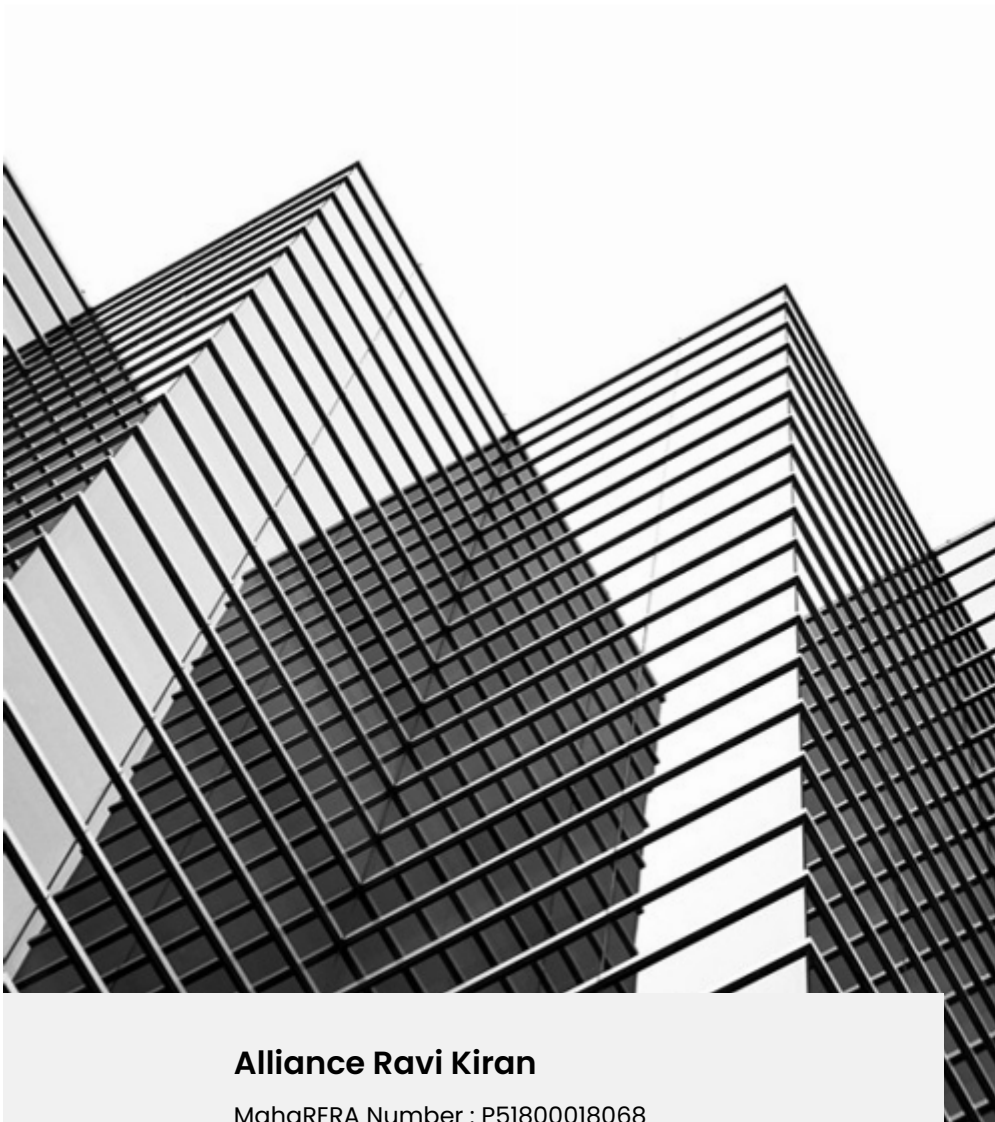


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# PROP REPORT



**Alliance Ravi Kiran**

MahaRERA Number : P51800018068



## 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 Mulund (East). 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 East | Navghar Police Station | Ward T         |

### Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 306 AQI and the noise pollution is 51 to 85 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **16.7 Km**
- Hanuman Chowk Bus Stop **240 Mtrs**
- Mulund Railway Station (E) **120 Mtrs**
- Eastern Express Hwy **1.3 Km**
- Ashirwad Critical Care Unit & Multi speciality **140 Mtrs**
- Seven Isles International School **850 Mtrs**
- Korum Mall **4.6 Km**
- Sahyog Super Market **230 Mtrs**

## LAND & APPROVALS

| Last updated on the MahaRERA website | On-Going Litigations | RERA Registered Complaints |
|--------------------------------------|----------------------|----------------------------|
| NA                                   | 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 31st October, 2022 | 0.619 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 | Clubhouse   |
| Eco Friendly Features  | 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 |
|-----------------------|-----------------|--------------|-----------------|-------------------|----------------|
| Alliance Ravi Kiran   | 2               | 18           | 4               | 1 BHK,2 BHK,3 BHK | 72             |
| First Habitable Floor |                 |              |                 | 1st Floor         |                |

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 1 BHK         | 466 sqft          |
| 2 BHK         | 590 - 902 sqft    |
| 3 BHK         | 737 - 1121 sqft   |

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

|          |                                 |
|----------|---------------------------------|
| Flooring | Marble Flooring,Vitrified Tiles |
|----------|---------------------------------|

|   |   |
|---|---|
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Laminated flush doors   |
| <b>HVAC Service</b>                     | NA  |
| <b>Technology</b>                       | WIFI enabled  |
| <b>White Goods</b>                      | NA  |

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# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                |
|---------------|---------------|-----------------|--------------------------|
| 1 BHK         | --            | --              | INR 12800000             |
| 2 BHK         | --            | --              | INR 16200000 to 24800000 |
| 3 BHK         | --            | --              | INR 20260000 to 30800000 |

**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        | NA   |
| 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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## 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    |
| Connectivity      | 83    |
| Infrastructure    | 78    |
| Local Environment | 63    |
| Land & Approvals  | 44    |
| Project           | 64    |
| People            | 46    |
| Amenities         | 54    |
| Building          | 57    |
| Layout            | 45    |
| Interiors         | 55    |
| Pricing           | 30    |

**Total**

**56/100**

**ALLIANCE RAVI KIRAN**

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