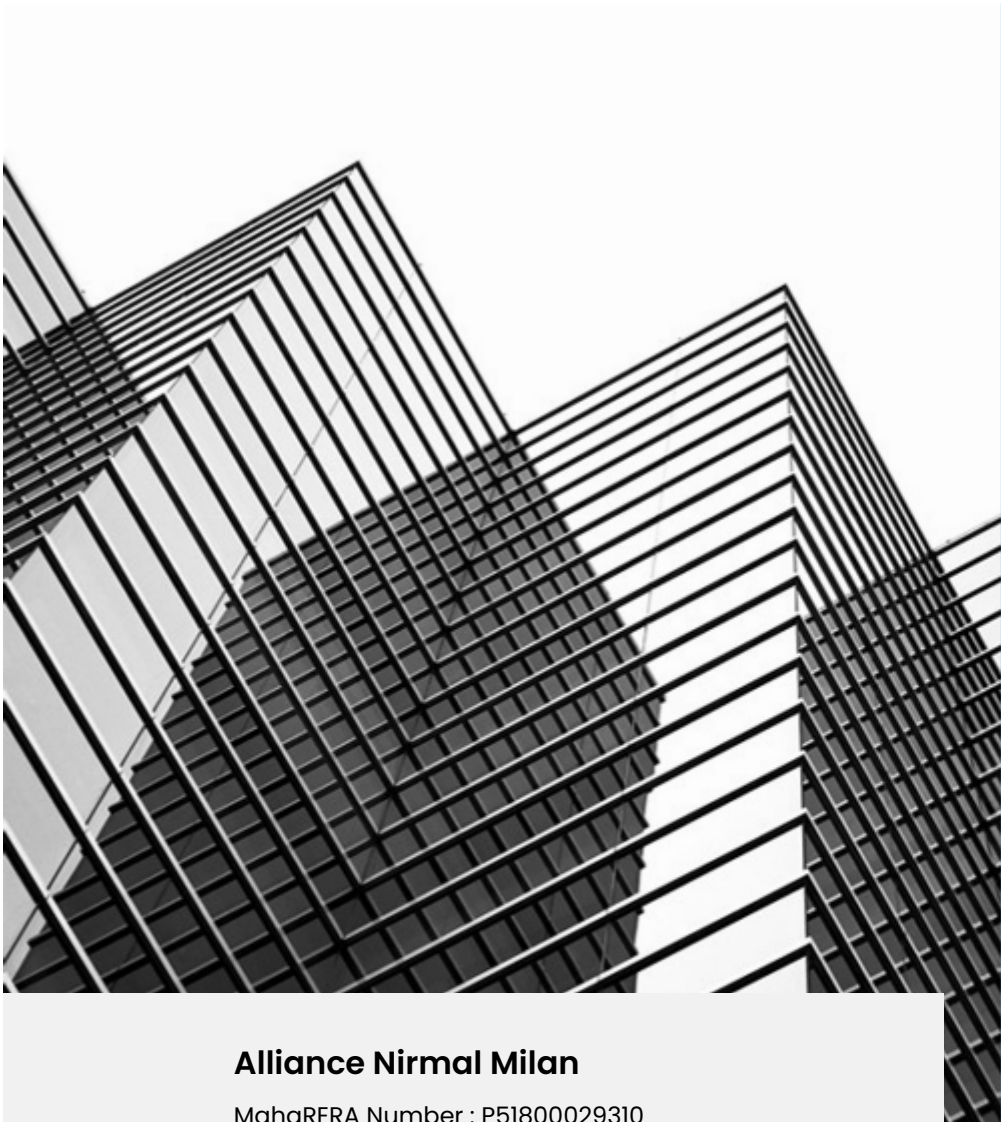


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PROP REPORT



Alliance Nirmal Milan

MahaRERA Number : P51800029310



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 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
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Project Amenities

Sports	Swimming Pool,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	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 nallas /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

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,Concealed copper wiring,Electrical Sockets / Switch Boards

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

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	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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Place	55
Connectivity	83
Infrastructure	84
Local Environment	100
Land & Approvals	44
Project	74
People	46
Amenities	30
Building	63
Layout	53
Interiors	73
Pricing	30
Total	61/100

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