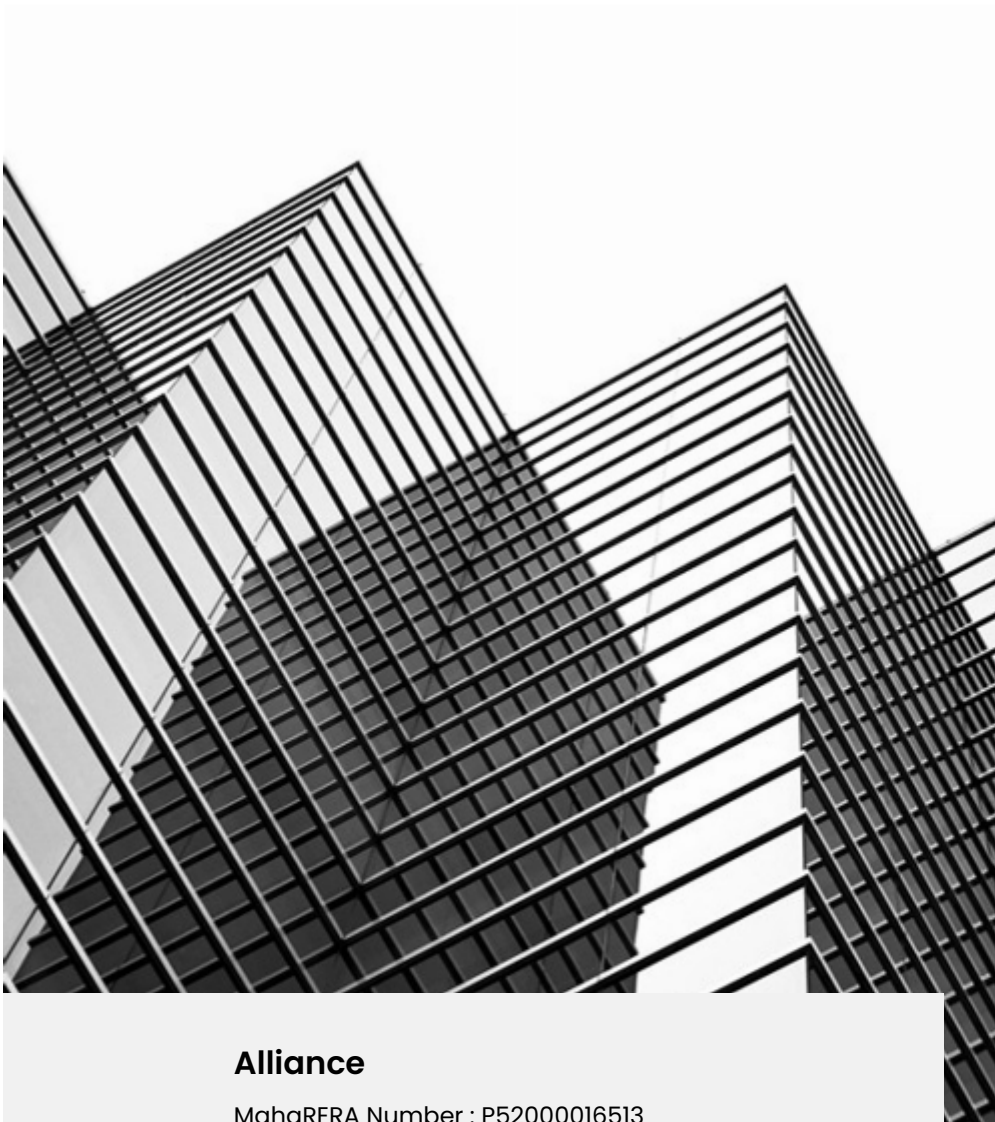


propscience.com

# PROP REPORT



**Alliance**

MaharERA Number : P52000016513



# 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

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 156 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **43.1 Km**
- Navi Mumba International Airport **8 Km**
- Khandeshwar Railway Station **1 Km**
- Thombare Hospital **0.4 Km**
- New Horizon Public School **0.8 Km**
- Orion Mall **2.4 Km**
- D-Mart **2.7 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Quality construction is the foundation of Qualcon. Simple and minimalistic process is the motto of Qualcon. With years of experience we have gained experience in churning dreams to reality by providing affordable homes which are not only superior in quality but also provide a holistic living experience. Qualcon not only provides budget homes but also takes care that the process that begins with booking of home to getting the possession of home is hassle free and smooth.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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## PROJECT & AMENITIES

Time Line	Size	Typography
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2022 Ready to move	2264.45 Sqmt	1 BHK,2 BHK
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### Project Amenities

Sports	Kids Play Area,Gymnasium
Leisure	Library / Reading Room,Senior Citizen Zone,Temple
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Water Storage

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## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Alliance	2	14	4	1 BHK,2 BHK	56
First Habitable Floor				4th	

### Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV,Intercom Facility
- **Fire Safety :** NA
- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	264.68 – 303.97 sqft
2 BHK	379.42 – 456.82 sqft

Floor To Ceiling Height	NA
Views Available	NA

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform

Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 20355.63	INR 6012000	INR 6680000 to 6875000
2 BHK	INR 20686.48	INR 9000000	INR 10000000 to 10500000

**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 400000	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	HDFC 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
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<b>Place</b>	73
<b>Connectivity</b>	33
<b>Infrastructure</b>	86
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	36
<b>Project</b>	65
<b>People</b>	46
<b>Amenities</b>	48
<b>Building</b>	65
<b>Layout</b>	38
<b>Interiors</b>	45
<b>Pricing</b>	30
<b>Total</b>	<b>54/100</b>

## **Disclaimer**

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