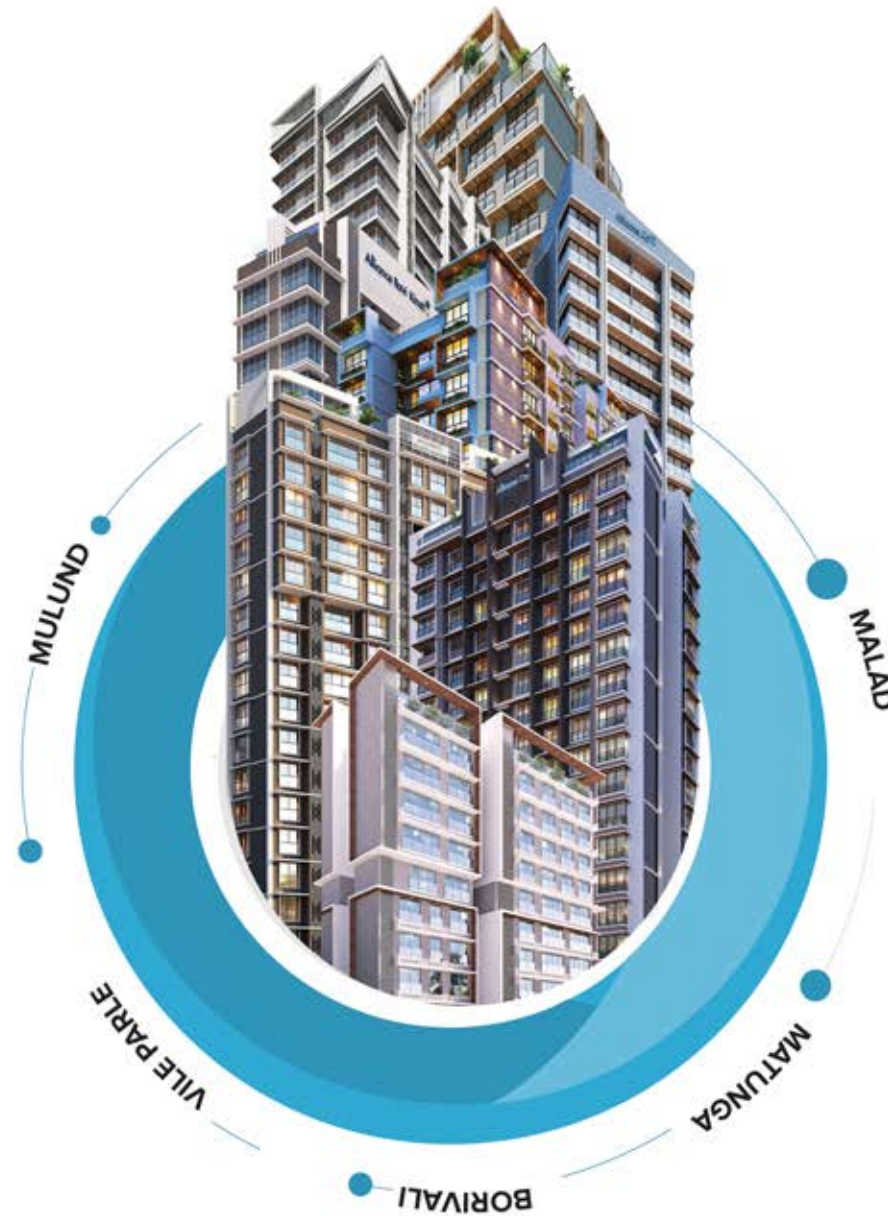




2025

With a Vision to Help Build the Most Valuable
Property in Mumbai City makes its Presence in
Residential, Redevelopment and Retail Spaces

ALLIANCE CITY
DEVELOPERS
REALTORS PVT LTD



Alliance City
DEVELOPERS REALTORS PVT. LTD.
building new beginnings!

16+
SUCCESSFULL PROJECTS

350+
HAPPY FAMILIES

6 L+
SQ.FT. DEVELOPED

10+
YEARS LEADERSHIP IN INDUSTRY

*Actual Image
Amardeep Alliance
(Mulund West)

Mumbai's Most Valuable Developer



Alliance City with a Vision to Help Build the Most Valuable Property in Mumbai City makes its Presence in Residential, Redevelopment and Commercial / Retail Spaces.

We are a design and quality driven organisation, that thrives on delivering projects ahead of time and strongly believe in operating at the highest level of transparency with open communication between our clients.



*Actual Image
Alliance Bhaskar
(Malad West)

We are currently building towers in the fastest growing neighborhoods of the city i.e. **Mulund, Malad, Borivali Vile Parle, Santacruz & Matunga.**

Alliance Sudeep

Mulund East

Alliance Mandarpushpa

Mulund East

Alliance Ravi Kiran

Mulund East

Swati Sadan Alliance

Mulund East

Amardeep Alliance

Mulund West

Alliance Mathuresh

Mulund West

Alliance Kanchan Krupa

Mulund West

Alliance Bhaskar

Malad West

Alliance Ruia

Malad West

Alliance Saawai

Malad West

Alliance Abhimanyu

Malad West

**Nirmal Milan - A Project
By Alliance City**

Vile Parle East

Alliance Vista

Santacruz West

Alliance Eternis

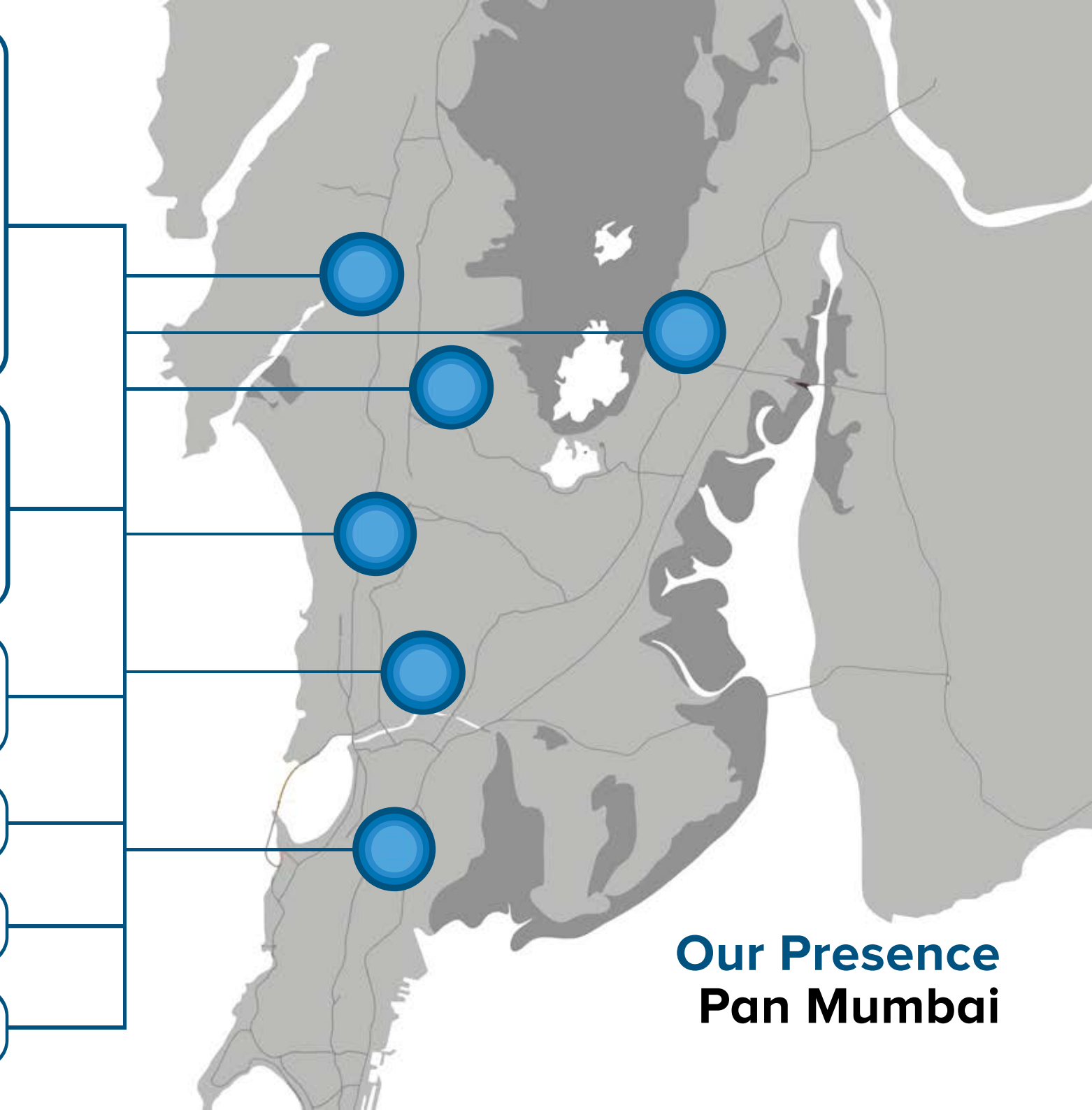
Borivali West

Sea Breeze by Alliance

Santacruz West

Alliance Legacy

Matunga Central



**Our Presence
Pan Mumbai**

Alliance Sudeep

Mulund East

Alliance Sudeep is a beautiful 8 storey with a host of world class amenities located at Mulund East.

A re-development project, Alliance Sudeep is now a thriving society that is a well known name in Mulund.

PLOT AREA: 447.97 SQ.MT

DATE OF CC: 09th July 2014

DATE OF OC: 30th March 2016

2 & 3 BHK apartments

8 storey tower

Gymnasium

Society office

Roof-top terrace garden

5 minutes from mulund station



Sant Dnyanashwar, Opposite Maruti Hospital, Next To Suyog Hall, Mulund East - 400081





Alliance Mandarpushpa Mulund East

A meticulously designed tower located in the heart of mulund, that offers a range of amenities like a private terrace garden, double height lobby, gymnasium, etc.

Convenient access to every major transport mode, Alliance Mandarpushpa enjoys a great location and is a thriving society with satisfied residents.

PLOT AREA: 861.94 SQ.MT

DATE OF CC: 07th May 2016

DATE OF OC: 26th July 2017

1, 2, 3 & 4 BHK apartments

9 storey tower

5 minutes from mulund station

Double height lobby

Private roof-top garden

Dedicated stack parking



**Sant Dnyanashwar, Opposite
Maruti Hospital, Next To Suyog Hall,
Mulund East - 400081**

Alliance Ravi Kiran

Mulund East

An iconic 18 storey tower offers ultra luxurious 1BHK, 2BHK and 3BHK Garden Facing apartments. Alliance Ravi Kiran offers the best aspects of city life close to nature, and at a pace set by those living here.

PLOT AREA: 774.15 SQ.MT

DATE OF CC: 29th September 2018

DATE OF OC: 21st October 2022

1, 2 & 3 BHK apartments

18 storey tower

Roof-top terrace with sit outs

Gymnasium

Double height lobby

2 minutes from Deshmukh Garden



**Mahatama Phule Road, Opposite
Deshmukh Garden, Mulund East,
Mumbai - 400081**



*Actual Image



*Actual Image



*Actual Image



*Actual Image



*Actual Image



*Actual Image



*Actual Image

Alliance Mathuresh

Mulund West

The extravagant complex brings out easy to maintain comfort spaces at Mulund West, located around with schools, shopping centre, hospitals, Alliance Mathuresh has all facilities within proximity to live a relaxing life in city but away from chaos.

PLOT AREA: 842.15 SQ.MT

DATE OF CC: 10th February 2020

DATE OF OC: 11th April 2023

1, 2, 3 & 4 BHK apartments

9 storey tower

Gymnasium

Terrace garden

Dedicated stackered parking

Double height lobby

Centrally located in Mulund



**B.P. Cross Road No. 1, Opp. Sharon
School, Mulund (West), Mumbai -
400080**

Amardeep Alliance

Mulund West

Nestled in Mulund West, Alliance City's flagship development of Project Amardeep, is one of our most exclusive residential projects. This project is strategically located amidst one of the best patches of Mumbai, off the Eastern Express Highway at Mulund west.

PLOT AREA: 1342.15 SQ.MT

DATE OF CC: 17th January 2020

DATE OF OC: 22nd September 2022

2, 3 & 4 BHK apartments

17 storey tower

Grand entrance lobby

Podium garden / gymnasium / yoga room

Library room

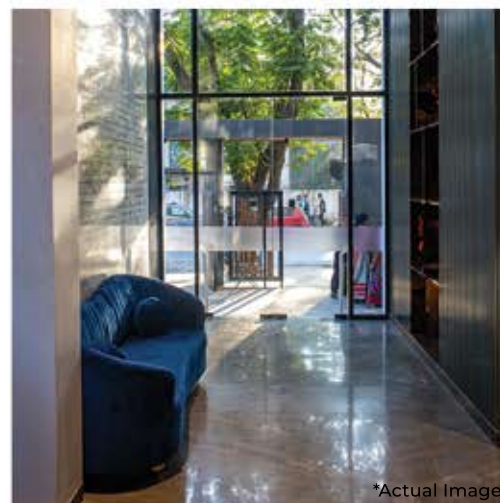
CCTV coverage throughout the building

Roof-top terrace garden

Dedicated mechanized parking



**Madan Mohan Malviya Road,
Opposite St. Pius Church, Near Mehul
Talkies, Mulund (W), Mumbai - 400 080**



*Actual Image



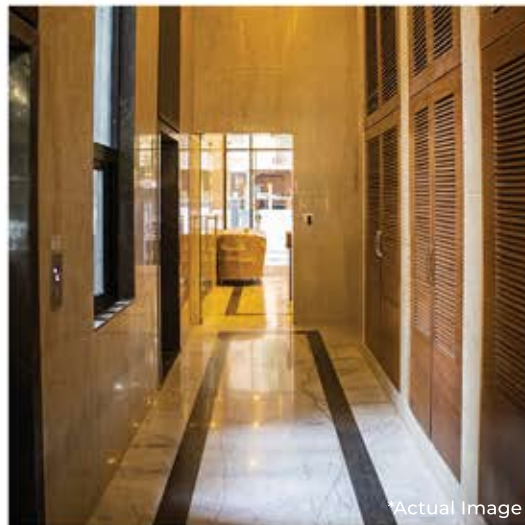
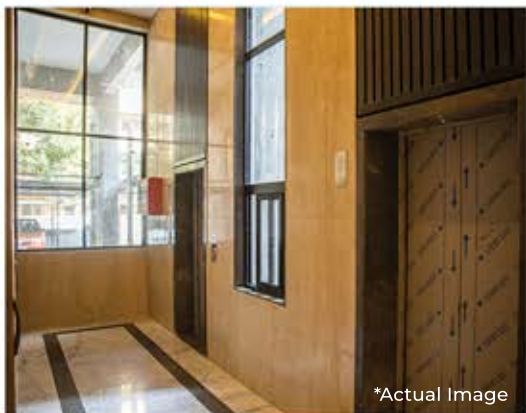
*Actual Image



*Actual Image



*Actual Image



Alliance Bhaskar

Malad West

Alliance City Developers flagship project in Malad West, Alliance Bhaskar offers a complete luxurious and valuable offer to its owners. Private Gymnasium, Terrace Garden, Air Conditioned Lobby, State of the Art security systems combined with our hand crafted planning of smart design homes.

PLOT AREA: 785.95 SQ.MT

DATE OF CC: 19th January 2021

DATE OF OC: 22nd August 2022

1, 2 & 3 BHK apartments

18 storey tower

Grand entrance lobby

Gymnasium

Roof-top terrace garden

Dedicated stackered parking

5 minutes from Libery Garden in Malad



**Navy Colony, Near Liberty Garden,
Malad West, Mumbai 400 064**

Alliance Ruia

Malad West

Ruia Sadan by Alliance city is a design that systematically blends a cozy space with comfort, luxury and elegance.

Located in heart of Malad West at Liberty Garden, it has within its vicinity shopping centre, educational institutions, street food options, restaurants & all convenience right at your doorstep.

PLOT AREA: 326.55 SQ.MT

DATE OF CC: 8th December 2020

DATE OF OC: 2nd September 2022

2 & 4 BHK apartments

8 storey tower

Grand entrance lobby

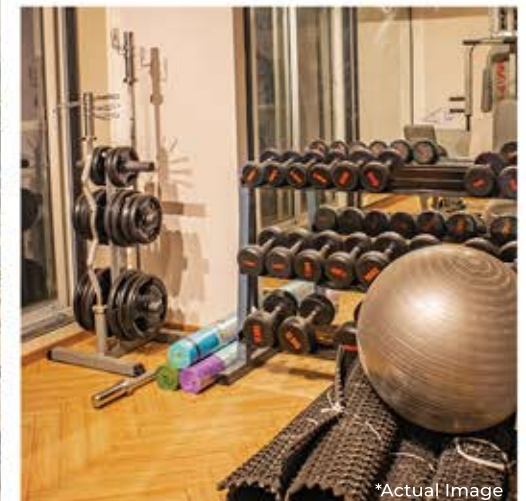
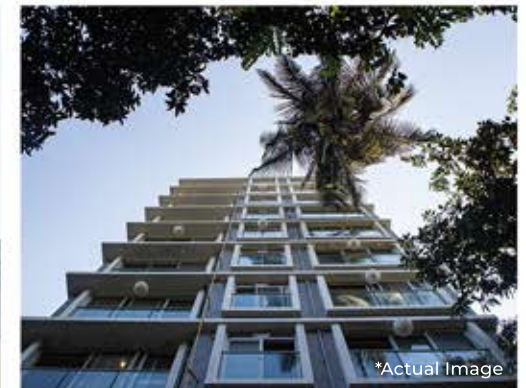
Gymnasium

Dedicated stackered parking

2 minutes from Liberty Garden



**92-Liberty Garden, Road No. 2,
Malad (West), 400064.**





*Actual Image



*Actual Image



*Actual Image



*Actual Image



*Actual Image

Nirmal Milan - A Project By Alliance City

Vile Parle East

Most precious jewel in crown of Alliance City, Nirmal Milan has been the most awaited project for buyers. Considering superlative design & high quality building & finishing material, it has been a "look upto" for all mumbaikars. Strategically located within 5 mins from all major mode of transport, it certainly makes this as buyer's paradise.

PLOT AREA: 1072.74 SQ.MT

DATE OF CC: 04th May 2021

DATE OF OC: 21st April 2023

Residential and Commercial spaces

2, 3 & 4 BHK apartments

9 storey tower

Roof-top infinty swimming pool

Roof-top zen garden with walking track

Gymnasium

Grand Entrance Lobby



**Nehru Road, Next to Dena Bank
Parle East, Opposite to Saurashtra
Sweets, Vile Parle East - 400057**



Swati Sadan Alliance

Mulund East

Situated at the corner of a lush green lane in Mulund East, Swati Sadan Alliance is an affordable yet spacious array of apartments. It brings along all day to day amenities and close access to major needs such as transportation, schools, hospital, groceries and much more.

PLOT AREA: 1439.52 SQ.MT

DATE OF CC: 09th March 2021

DATE OF OC: 13th June 2023

2, 3 & 4 BHK apartments

17 storey tower

Grand Entrance Lobby

Dedicated parking

CCTV & Security coverage

Terrace garden with private sit-out areas

Gymnasium



**90 Feet Road, Behind Cosmos Bank
Mulund East - 400081**



Maha Rera No P51800047608

Alliance Saawai

Malad West

A boutique 8 storey tower nestled in the quiet lanes of malad, yet easily accessible to every part and provision of the city. Alliance Saawai is a mix of the old and new. Using traditional techniques of vastu to plan the homes but having the most modern and world class amenities. Alliance Saawai will be a becon of family values, love and a place to call home to a select few!

PLOT AREA: 280.10 SQ.MT

DATE OF CC: 25th August 2022

DATE OF OC: 02nd January 2024

1, 2, 3 & 4 BHK apartments

8 storey tower

Double height lobby

Gymnasium

Dedicated stackered parking



**Liberty Garden Road No 1,
Opp Sai Garden Hotel, Malad West**



*Actual Image



Alliance Legacy Matunga Central

An exclusive residential tower crafted to last for generations to come! having the most spectacular amenities that very few can enjoy: Dedicated parking, rooftop terrace garden, gymnasium and more! A home in a glistening 21 storey tower awaits for you to become your forever home in the heart of Matunga!

Nearing Possession

PLOT AREA: 559.36 SQ.MT

DATE OF CC: 21st April 2022

2, 3 & 4 BHK apartments

21 storey tower

Grand Entrance Lobby

Dedicated podium parking

Podium garden

Gymnasium

Terrace garden

Aerobics & Yoga Deck



**Alliance Legacy: 36 Hemkunj,
Manikrao Lotlikar Marg, Behind Don Bosco School
Ground, Matunga**



Alliance Abhimanyu

Malad West



Maha Rera No P51800052607

Alliance Abhimanyu invites residents and visitors alike to embark on their own heroic journeys, tackling life's challenges with resilience and a resolute mindset. A 16 storey iconic tower awaits you with all the amenities to upscale your life. Situated in the prime area of Malad, Alliance Abhimanyu is sure to be the pride of any resident that calls it home!

Project On Going Construction In Full Swing

PLOT AREA: 1128.01 SQ.MT

DATE OF CC: 17th August 2023

2 & 3 BHK apartments

19 storey tower

Grand Entrance Lobby

Dedicated podium parking

Podium garden

Gymnasium

Terrace garden

Aerobics & Yoga Deck



**Alliance Abhimanyu: Vishal Nagar, Mith
Chowky, Marve Road, Malad (West) – 400 064**



Maha Rera No P51800076690

Alliance Eternis

Borivali West

Rising majestically over 15 stories, this residential tower redefines modern luxury with its unparalleled design, impeccable craftsmanship, and breathtaking views. Discover a sanctuary of sophistication, where every detail has been meticulously curated to elevate your lifestyle.

Project On Going Construction In Full Swing

PLOT AREA: 720.09 SQ.MT

DATE OF CC: 16th June 2024

2 & 3 BHK apartments

15 storey tower

Grand Entrance Lobby

Dedicated parking

Terrace garden

Gymnasium

Designer Lift Lobby

Aerobics & Yoga Deck



**Alliance Eternis: Opposite Sikha Academic,
Village Magathane, Dattani Nagar, S.V.
Road, Borivali West, Mumbai – 400 092.**



Maha Rera No P51800076826

Alliance Vista

Vile Parle

Located in the heart of Vile Parle East, Alliance Vista stands as a testament to modern living combined with comfort and convenience. This premier residential project offers a blend of contemporary architecture and thoughtful design, making it an ideal choice for families and professionals alike.

Project On Going Construction In Full Swing

PLOT AREA: 269.89 SQ.MT

DATE OF CC: 11th June 2024

1 & 2 BHK apartments

8 storey tower

Grand Entrance Lobby

Dedicated parking

Terrace garden

Gymnasium

Kids Play Area

Aerobics & Yoga Deck



**Alliance Vista: Shraddhanand Rd, Navpada,
Vile Parle East, Mumbai – 400 092.**



Maha Rera No P51800077232



*Artists Impression



*Artists Impression



*Artists Impression



*Artists Impression

Alliance Kanchan Krupa

Mulund West

Alliance Kanchan Krupa represents the next leap in urban residential development, brought to you by Alliance City Developers. Positioned in the heart of Mulund, one of Mumbai's Most vibrant and well connected suburban, this project is set to redefine modern living with its unparalleled blend of luxury, convenience and community.

Project On Going Construction In Full Swing

PLOT AREA: 1746.69 SQ.MT

DATE OF CC: 15th July 2024

2, 3, 4 & 5 BHK apartments

3 High Speed Elevators

Grand Entrance Lobby

Dedicated Parking

Designer Lift Lobby

Gymnasium

Designer Sky Garden

Aerobics & Yoga Deck



**Alliance Kanchan Krupa - Purushottam Kheraj
Rd, St Pius Colony, Mulund West, Mumbai,
Maharashtra 400080**



Maha Rera No P51800077565



*Artists Impression



*Artists Impression



*Artists Impression



*Artists Impression

Sea Breeze by Alliance

Santacruz West

Step into the world of luxurious living at Sea Breeze By Alliance, where sophistication meets serenity in the heart of Santacruz. Discover ultra-spacious palace residences for modern comfort that are crafted with the most meticulous attention to detail.

Project On Going Construction In Full Swing

PLOT AREA: 833.60 SQ.MT

DATE OF CC: 28th August 2024

4 BHK apartments

9 storey tower

Grand Entrance Lobby

Dedicated Parking

Designer Lift Lobby

Gymnasium

Terrace garden

Aerobics & Yoga Deck



**Sea Breeze by Alliance - East Cross Lane, off
Pherozeshah Mehta Road, Railway Colony,
Santacruz West, Mumbai, Maharashtra 400054**

Our Story

Our foothold in Mumbai is increasing year on year with projects spanning all across the island city. Our vision to help build the most valuable yet affordable properties in Mumbai continues to guide us as we embark on new journey's

Our Origins



2013-2014

Our origins date back to 2010. **Alliance City is the part of a larger group of companies called the City Cat Group.**

City Cat group is an industry leader in the export industry, with its wings spread across various industrial sectors like Rail and Locomotive, Sugar, Steel, Pipe, Oil and Gas etc.

www.citycatinternational.com
www.citycatsugarmillparts.com
www.citycatoilpartssupply.com
www.citycatpipesandfittings.com

Our Journey

We played a key role in re-shaping the Mulund real estate market over the coming years and have now expanded our foothold throughout Mumbai



2014

Alliance Sudeep

Alliance Sudeep was started in 2014 that established our brand in the industry.



2016

Alliance Mandarpushpa

Alliance Mandarpushpa, our second re-development project in the same locality started in 2016, paving way for many more Alliance towers in the area.

Our Story

Our Journey



2014
Alliance Sudeep



2016
Amardeep Mandarpushpa



2018
Alliance Ravi Kiran



2020
Amardeep Alliance



2020
Alliance Mathuresh



2020
Alliance Bhaskar



2020
Alliance Ruia



2021
Swati Sadan Alliance



2021
Nirmal Milan



2022
Alliance Legacy



2022
Alliance Saawai



2023
Alliance Abhimanyu

Our Story

Our Journey



2024
Alliance Eternis



2024
Alliance Vista



2024
Alliance Kanchan Krupa



2024
Sea Breeze by Alliance

Our Story



Our Journey

Re-think. Re-design. Re-engineer.

We ensure our proposals have strategic locations & amenities to ease the way you live your life in the city. Our team comprises of talented professionals whose combined breadth of experience includes all areas of real estate development. Clear communication and proficient execution enable us to successfully acquire, finance, develop, market, and manage the most sophisticated development projects.

Our Vision Board

At Alliance City, the vision board is the all-important set of statements that outlines our goals. Each and every member of our team, at whatever position is always aware and aligned on the philosophies and larger goals of the organisation. We work hard to achieve these goals and rigorously track our progress.

1. To grow **5 times** in terms of the projects we take in hand in different parts of Mumbai.
2. To be the **"Most Reliable Developer"** in Mumbai Metropolitan Region.
3. To always maintain **"Total Transparency"** with our clients through various channels of Social Media.
4. To aim to complete our re-development projects from **CC to OC** in maximum 36 months.
5. To always consider each and every colleague in our organization as a **"Family Member"**
6. To establish the best **"After Sales Service"** in the industry.

Our Difference

External Team of Visionaries

Design Architects.

- *The Design Studio*
- *Alliance In-House Team*
- *R + S Architects*
- *AR Design studios*

Liasoning Architects.

- *Aakar Architects*
- *Tiwaskar & Associates*
- *AR Design Studios*

RCC Consultants

- *M/s. Frames*
- *CSE*

Legal

- *Dhruv & Liladhar*
- *Tauras Legal*
- *Alliance In-House Team*

MEP

- *MAK MEP*
- *Eco MEP Consultants*
- *Wisetech MEP Consultants Pvt Ltd*
- *D.R. Bellare*



Design

In-House Capabilities

Our in-house design capabilities and our unique design process and philosophy allow us to deliver products at break neck speeds without relying on third party vendors.

User Centric Design

Our users are at the centre of every design decision we make.

Our key guiding design principles are:-

Long term practical usage

Affordable and sustainable design

Emphasis on natural light and cross ventilation

Vastu compliance planning

Attention to the smallest of details

Our Difference

In House Team of Experts

Engineering

Our engineering team is completely in house. We always maintain a 1:1 ratio of engineer/project i.e each project has its very own dedicated engineer to monitor and control quality on a 24x7 basis. Each of these engineers are then overlooked by our head engineers to make sure everything is in order.

Accounts

Our In House Accounts team is equipped to effortlessly manage bill entry, data entry, bank reconciliation and other banking and accounting work. This ensures smooth functioning of every department and efficiency throughout

Architect / Interior

Having an in-house architect and interior team means we never have to rely on external agencies for any drawings and customizations. Client requests are handled real time and addressed swiftly. But mainly this enables us to always have an edge in our planning of the tower from ground up as everything is in-house!



Purchase

The Purchase department is responsible for sourcing of all required materials and supplies in the construction of a project. This ensures timely delivery of all materials at affordable costs which we can then pass on to our clients.

Legal

The approval process and documents in real estate is different in different localities. The list of micro approvals like NOCs, tree, fire etc and agreements are so vast that it will very quickly make you realize how difficult it is to commence and conclude a real estate project.

Having our own Legal team enables us to minimize external delays so that no work is stuck due to these legal issues

Sales / Client Relationships

The most important team for the growth of any company.

"If you are not taking care of your customer, your competitor will"

We live by these simple words! Our in-house sales team is here to fulfill all your needs and make sure you never have any reason to look elsewhere!

Our Trust

Quality and Transparency are at the cornerstone of our core principles. Alliance City has an extensive track record of delivering much more and much better than what is promised. Here is visual evidence of how our final products compare to what was promised.



Actual Image



Artists Impression



Our Trust

Total Transparency

One of our core values is to always maintain total transparency with each and every client. Unlike other developers, our sites are always open to visit and each and every query is promptly solved and answered.

Clear Communcation

Through various channels of social media, we always keep our clients well versed and well entertained about all our projects and our works in detail.

- Slab updates
- Information on quality of materials used
- Client testimonials
- Project walkthroughs
- Real time construction updates

Are just some of the content we make available every day to you!



Building Materials - PU Waterproofing Chemical Coating

At all our Alliancecity projects, we use the best in class PU WATERPROOFING CHEMICAL COATING to ensure you never have to worry about any water seepage in your future homes!



Building Materials - VDP (Detailed Explanation)

Learn in-depth about the VDP systems provided by Alliancecity in their projects, in a fun and unique way and get to know more about how your dream homes are made!



Building Materials - Electrical Conduit UPVC Pipes

Learn in-depth about the Electrical UPVC Conduit Pipes provided by Alliancecity in their projects, in a fun and unique way and get to know more about how your dream homes are made!





Disclaimer:

Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals.

Map shown is not to scale and is for representation purpose only.

Actual Photo: The images marked as "actual photo", are actual photographs and sole property of Alliance City Developers Realtors Pvt Ltd.

Rendered Image: Images marked as as "Rendered Image" are only indicative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper without any prior notice.

The projects have been registered via MahaRERA registration numbers and is available on the website

<https://maharera.mahaonline.gov.in>.

Alliance Ravi Kiran: P51800018068 | **Amardeep Alliance:** P51800024225 | **Alliance Mathuresh:** P51800025030

Alliance Ruia: P51800028041 | **Swati Sadan Alliance:** P51800028825 | **Alliance Bhaskar:** P51800028213

Nirmal Milan: P51800029310 | **Alliance Legacy:** P51900035128 | **Alliance Saawai:** P51800047608

Alliance Abhimanyu: P51800052607 | **Alliance Eternis:** P51800076690 | **Alliance Vista:** P51800076826

Alliance Kanchan Krupa: P51800077232 | **Sea Breeze by Alliance:** P51800077565



Corporate Office

Alliance City Developers Realtors Pvt Ltd

Office No. 401 A, 4th Floor, K.K. Chambers,
Purushotamdas Thakurdas Road, Near
Siddharth College, Fort Mumbai - 400001

Contacts:

+91 9769131696 / +91 9820446285

Email:

info@alliancecity.co.in

Website:

www.alliancecity.co.in

Socials:

facebook.com/alliancecity
instagram.com/alliancecity
linkedin.com/company/alliance-city-developers