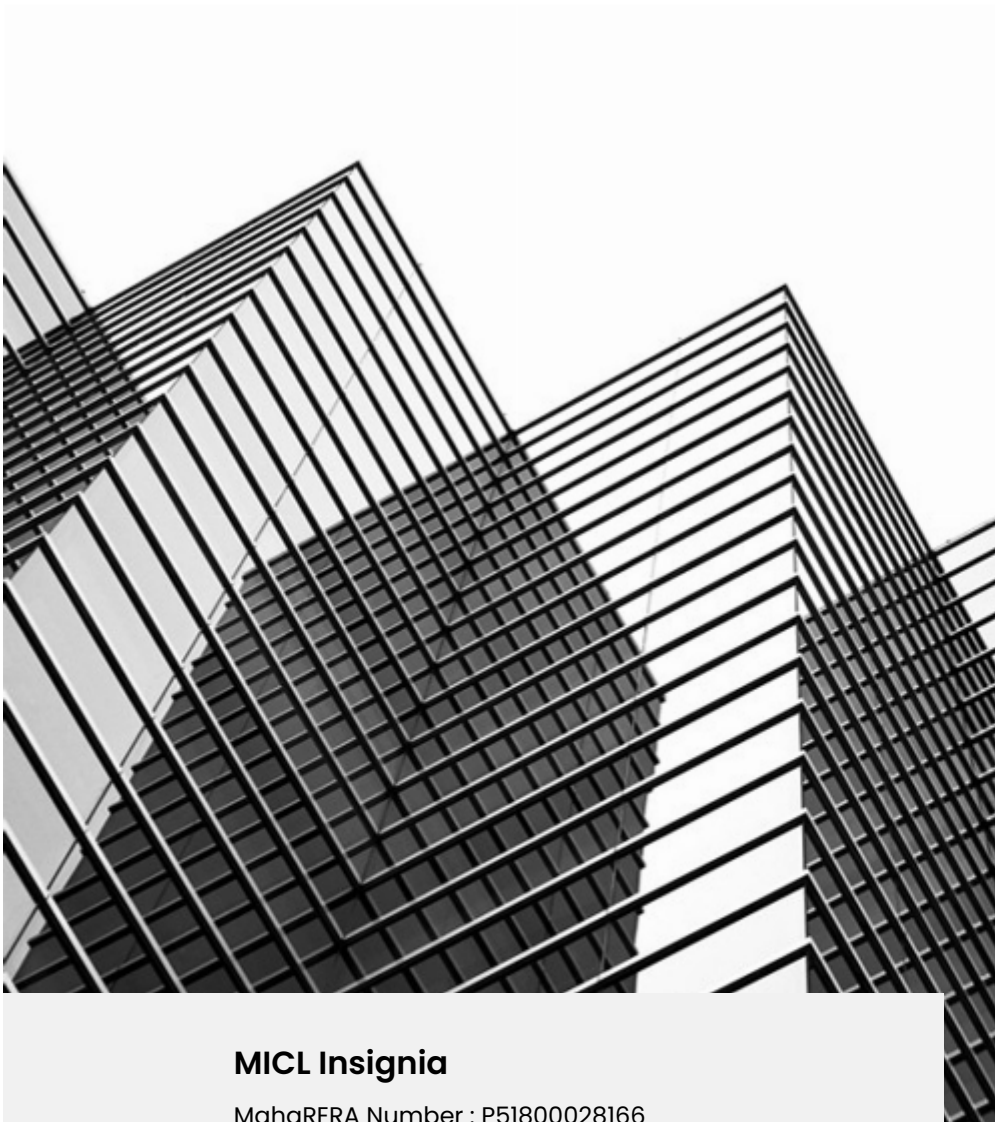


propscience.com

# PROP REPORT



**MICL Insignia**

MahaRERA Number : P51800028166



## 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 Vile Parle (West). 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
Vileparle West	NA	Ward K West

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 54 Satisfactory AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **5.30 Km**
- SV Road Bus Stop **100 Mtrs**
- Andheri Station (W), Andheri West, Mumbai, Maharashtra **2.30 Km**
- Western Express Highway **2.50 Km**
- KIs Memorial Hospital, Irla Rd, Navpada, Irla, Vile Parle West, Mumbai, Maharashtra 400056 **750 Mtrs**
- Narsee Monjee College Of Commerce And Economics, 14, Vaikunthlal Mehta Rd, Nehru Nagar, Airport Area, Juhu, Mumbai, Maharashtra 400056 **500 Mtrs**
- Reliance Mall, Bus Stop, SV Road, Milan Subway Rd, near KHIRA NAGAR, Khira Nagar, Santacruz West, Mumbai, Maharashtra 400054 **1.70 Km**
- Vile Parle west station market **500 Mtrs**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
April 2022	5	1

## BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	MAN INFRACONSTRUCTION LIMITED

## PROJECT & AMENITIES

Time Line	Size	Typography
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Completed on 30th June, 2023	0.30 Acre	2 BHK,3 BHK
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Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
INSIGNIA	2	14	4	2 BHK,3 BHK	56
First Habitable Floor				2nd Floor	

## Services & Safety

- **Security** : Security System / CCTV,Intercom Facility,MyGate / Security Apps,Earthquake Resistant Design
- **Fire Safety** : Fire cylinders
- **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
2 BHK	733 – 751 sqft
3 BHK	953 – 995 sqft
Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards

<b>Finishing</b>	Luster Finish Paint,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows
<b>HVAC Service</b>	NA
<b>Technology</b>	NA
<b>White Goods</b>	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 40000	INR 29320000	INR 29320000 to 30040000
3 BHK	INR 42000	INR 40026000	INR 40026000 to 41790000

**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	NA	NA

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,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank,YES 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	65
Connectivity	83
Infrastructure	100
Local Environment	100
Land & Approvals	50
Project	74
People	46
Amenities	54
Building	67
Layout	60
Interiors	73
Pricing	30
Total	67/100

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