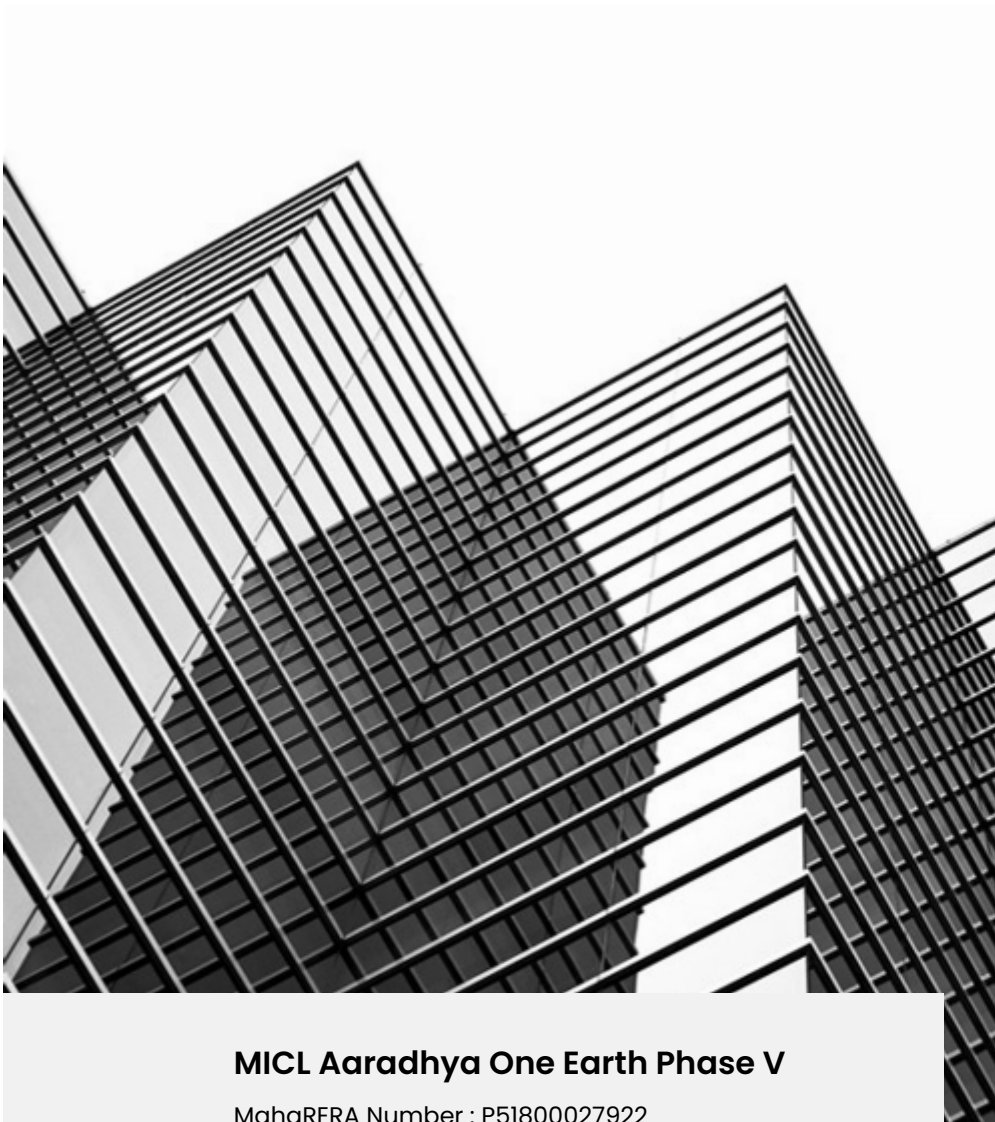
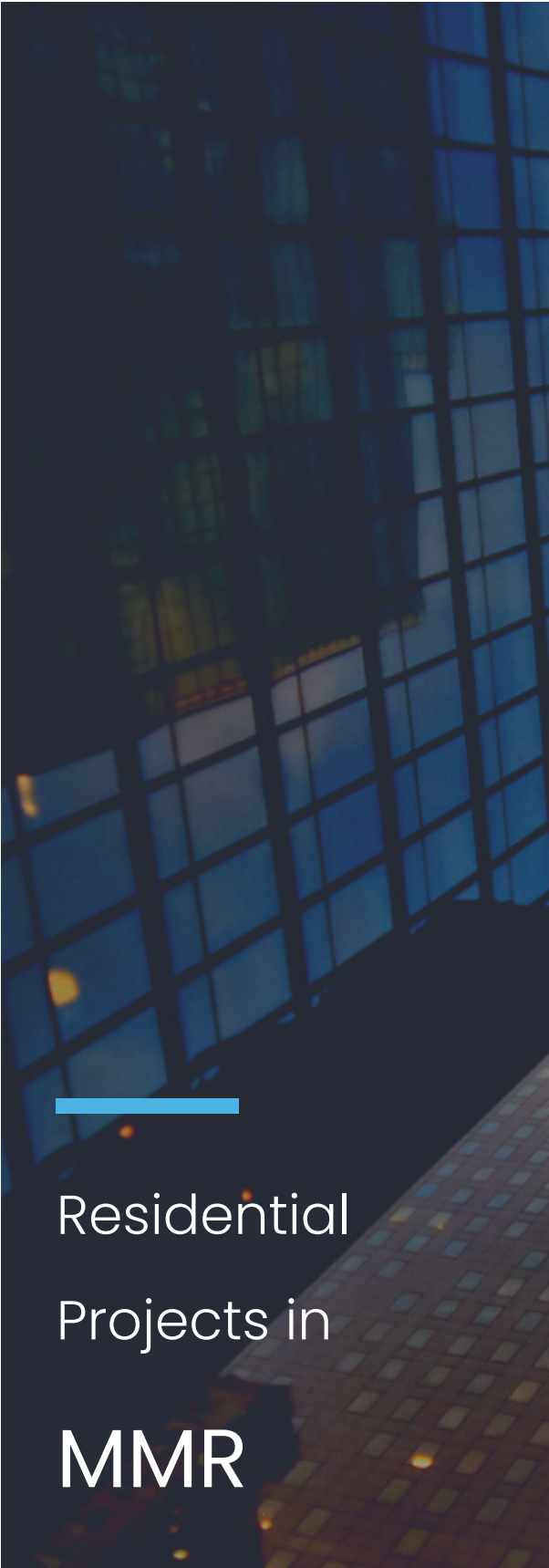


PROP REPORT



MICL Aaradhya One Earth Phase V

MahaRERA Number : P51800027922



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 Ghatkopar (East). Ghatkopar is a suburb in eastern Mumbai. The area is served by the railway station on the Central Line of the Mumbai Suburban Railway and the metro station on Line 1 of the Mumbai Metro. Ghatkopar East is a suburb residential locality in Eastern Mumbai primarily having multi-storey mid and luxury segment residential developments.

Post Office	Police Station	Municipal Ward
Pant Nagar	NA	Ward N

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 40 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.8 Km**
- Ganesh Mandir Bus Stop **600 Mtrs**
- Vivo Metro Station **1.0 Km**
- Ghatkopar (E) Railway Station **1.6 Mtrs**
- Eastern Express Highway **1.5 Km**
- Pancholi Hospital **1.6 Km**
- The Universal School **1.9 Km**
- R Odeon Mall **1.0 Km**
- Ghelani Super Market **800 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	NA	1

BUILDER & CONSULTANTS

The MICL Group was founded by Mr. Kishore Shahe and Mr. Prabodh Shah in 1964. Their legacy spans over five decades with a highly diversified portfolio of projects in port infrastructure, residential townships, commercial hubs, hospitals, institutes and more. Known for their superior construction quality, vastu compliant apartments and on time delivery, the MICL Group has managed to create a niche for itself in residential real estate in Mumbai & Greater Mumbai. The company has received several awards, the most notable being the Times Real Estate Conclave Awards in 2021. Some of their popular projects in Mumbai are Aaradhya Nalanda in Ghatkopar, and Aaradhya One in Chembur.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	0.5 Acre	4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Temple,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Party Lawn,Sky Lounge / Bar,Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting,Solar Pannel,Charging Ports – Electrical Cars,STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
TOWER I – IVY	3	16	3	3 BHK	48
TOWER I – IVY	3	16	3	4 BHK	48
TOWER I – IVY	2	16	3	4 BHK	48
TOWER I – IVY	3	16	3	5 BHK,Duplex	48
TOWER I – IVY	3	16	3	4 BHK	48
First Habitable Floor				1st Floor	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1224 sqft
4 BHK	1483 - 1628 sqft
Duplex	2966 sqft
Duplex	3110 sqft

Floor To Ceiling Height	Less than 9 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,False Ceiling,Laminated flush doors,Double glazed glass windows

HVAC Service	NA
Technology	NA
White Goods	Water Purifier

MICL AARADHYA ONE
EARTH PHASE V

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 29500	INR 36108000	INR 39718800
4 BHK	INR 29500	INR 43748500	INR 48153350 to 55137000
Duplex	INR 29500	INR 87497000	INR 96476700 to 100949500

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 1800000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Bajaj Finance Ltd,ICICI Bank

Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

MICL AARADHYA ONE
EARTH PHASE V

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
September 2022	769	15	INR 22100000	INR 28738.62

September 2022	795	15	INR 22900000	INR 28805.03
July 2022	1112	14	INR 25400000	INR 22841.73
June 2022	1105	2	INR 27700000	INR 25067.87
June 2022	1112	2	INR 27000000	INR 24280.58
June 2022	795	NA	INR 19000000	INR 23899.37
June 2022	769	NA	INR 18500000	INR 24057.22
May 2022	1447	15	INR 32600000	INR 22529.37
May 2022	1107	2	INR 30000000	INR 27100.27
April 2022	1146	3	INR 27500000	INR 23996.51
April 2022	1112	NA	INR 30200000	INR 27158.27
April 2022	1447	9	INR 32500000	INR 22460.26
March 2022	1447	NA	INR 39000000	INR 26952.32
March 2022	769	14	INR 18700000	INR 24317.3
February 2022	1107	3	INR 30200000	INR 27280.94

February 2022	1460	16	INR 32100000	INR 21986.3
February 2022	741	2	INR 16500000	INR 22267.21
January 2022	1112	7	INR 26500000	INR 23830.94
December 2021	1112	6	INR 27500000	INR 24730.22
December 2021	1112	8	INR 27300000	INR 24730.22

MICL AARADHYA ONE
EARTH PHASE V

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	86
Local Environment	80
Land & Approvals	36
Project	69
People	56
Amenities	70
Building	67
Layout	65
Interiors	73
Pricing	50
Total	66/100

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