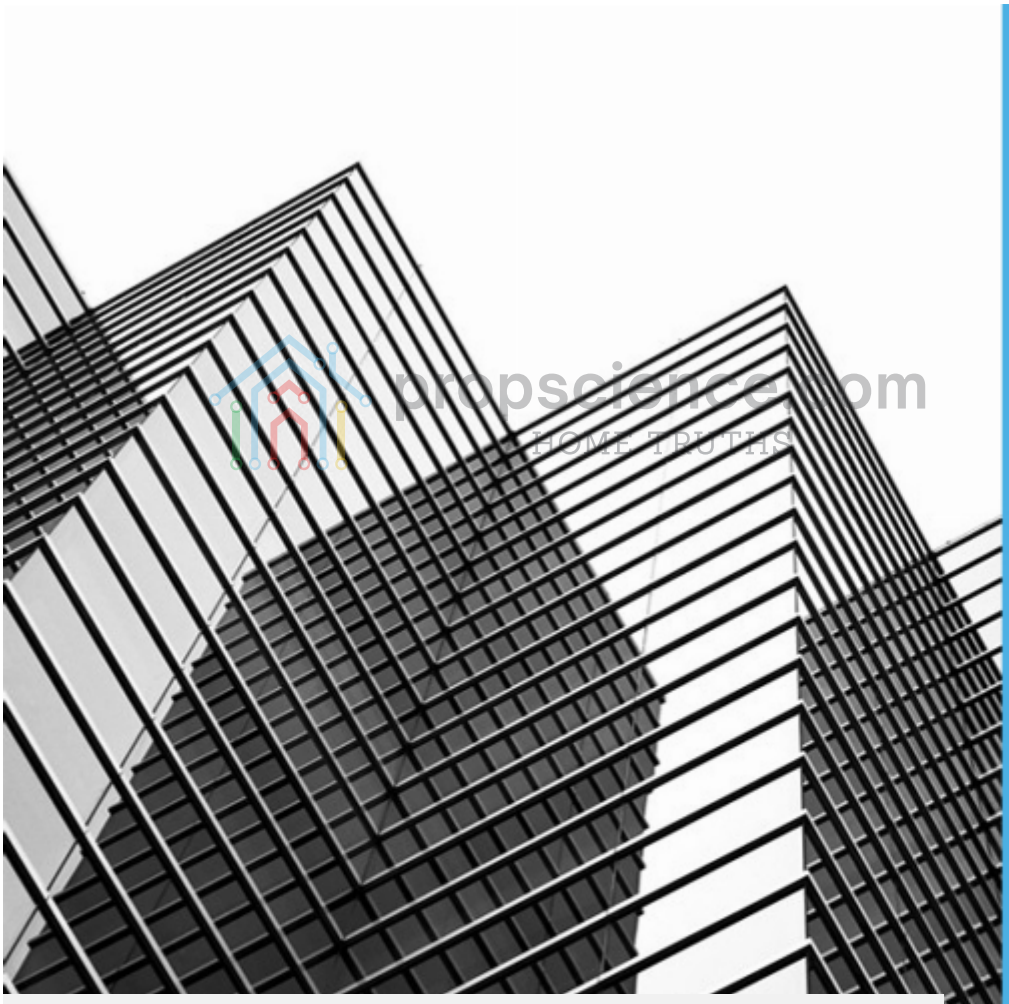
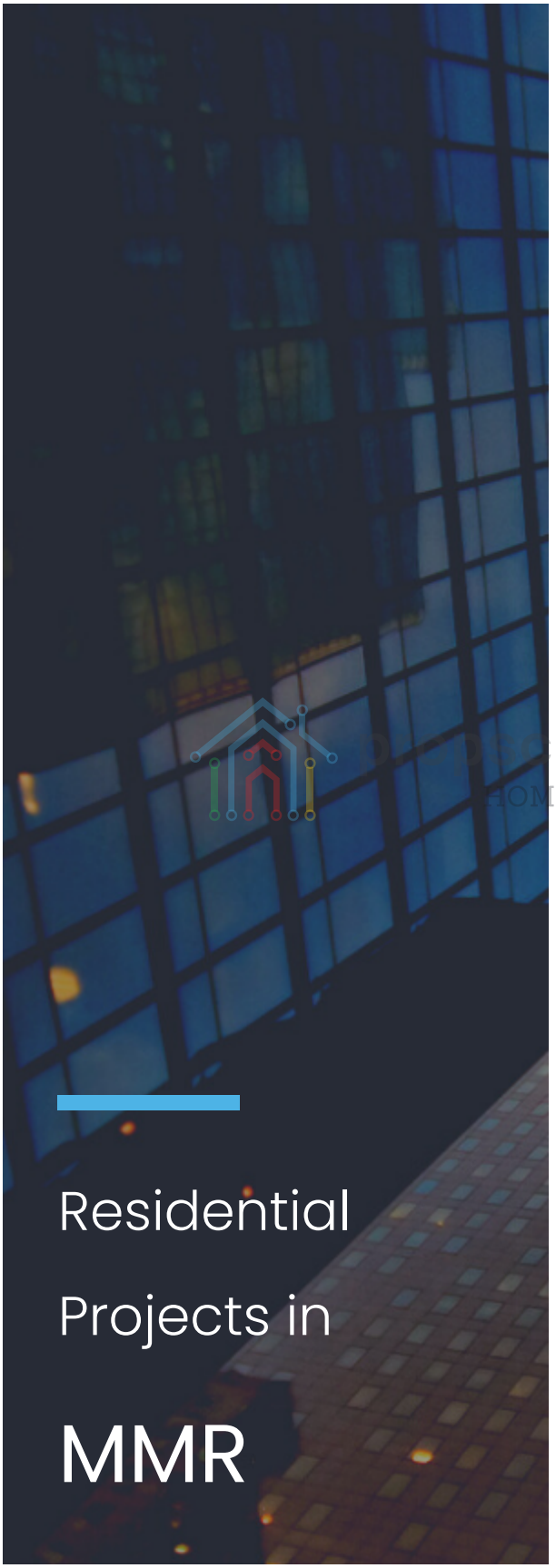
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PROP REPORT



MICL Aaradhya Parkwood

MahaRERA Number : P51700046758



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.

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LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 149 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.6 Km**
- Dahisar Bus Station **1.2 Km**
- Metro Station **300 Mtrs**
- Dahisar Railway Station **2.8 Km**
- Western Express Highway **100 Mtrs**
- Bhaktivedanta Hospital **2.0 Km**
- Singapore International School **1 Km**
- Thakur Mall **200 Mtrs**
- Smart Bazaar **200 Mtrs**

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LAND & APPROVALS

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

MICL AARADHYA PARKWOOD

BUILDER & CONSULTANTS

The MICL Group was founded by Mr. Kishore Shahe an Mr. Prabodh Shah in 1964. Their legacy spans over five decades with high diversified portfolio of projects in port infrastructure, residential townships, commercial hubs, hospitals, institutes and more. Known for their superior construction quality, vaastu 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

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MICL AARADHYA
PARKWOOD

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2028	1237.93 Sqmt	1 BHK,2 BHK,2.5 BHK

Project Amenities

Sports	Cricket Pitch,Multipurpose Court,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium
Leisure	Mini Theatre,Yoga Room / Zone,Steam Room,Spa,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Visitor's Room,Barbeque Pit,Party Lawn,Clubhouse
Eco Friendly Features	Green Zone,Rain Water Harvesting,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 3 Clove	4	35	8	1 BHK	280
Tower 4 Dion	4	35	8	2 BHK,2.5 BHK	280

First Habitable Floor	1st

Services & Safety

- **Security :** Security System / CCTV,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,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
1 BHK	410 - 452 sqft
2 BHK	650 - 655 sqft
2.5 BHK	779 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 7200000 to 7930000
2 BHK	--	--	INR 11440000 to 11528000

2.5 BHK	--	--	INR 13710400

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
1%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,SBI Bank

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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	63
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	58
Project	65
People	56
Amenities	76

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Building	67
Layout	55
Interiors	73
Pricing	40
Total	**67/100**

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