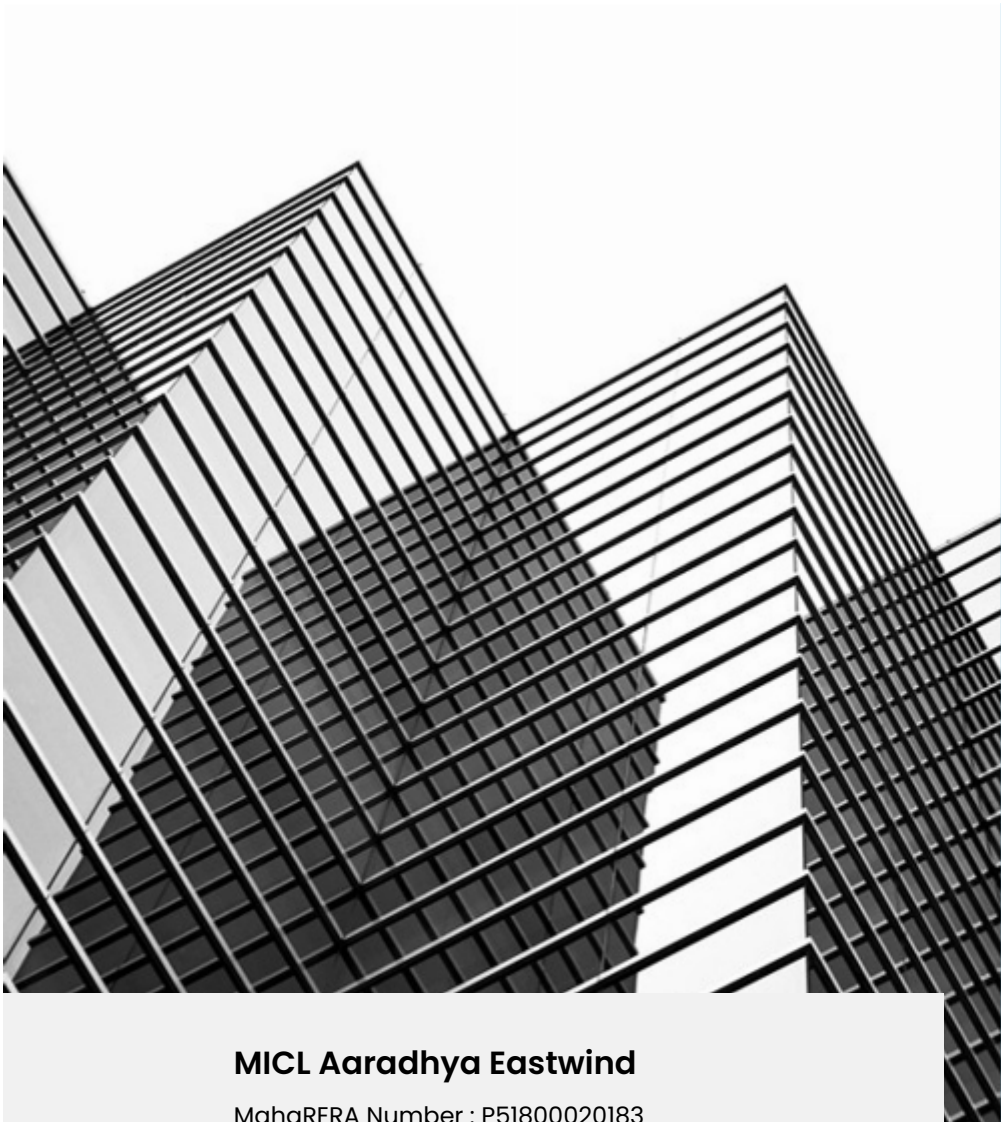


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PROP REPORT



MICL Aaradhya Eastwind

MahaRERA Number : P51800020183



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 Vikhroli (East). Vikhroli is a suburb of Mumbai located on the northeastern side of the city. It is also home to one of the largest mangrove forests in Maharashtra. Vikhroli East is a developing locality in the eastern part of the Mumbai comprising of multi-storey residential as well as commercial developments. It is home to a number of churches and temples. It is a growing area driven by proximity to various business parks, SEZs, IT parks, and industrial areas.

Post Office	Police Station	Municipal Ward
Tagore Nagar	Vikhroli Police Station	Ward S

Neighborhood & Surroundings

The locality is prone to traffic jams during rush hour. The air pollution levels are 113 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **10.4 Km**
- Tagore Nagar Post Office Bus Stop **950 Mtrs**
- Surya Nagar Metro Station **2 Km**
- Vikhroli Railway Station **550 Mtrs**
- Vikhroli Flyover **250 Mtrs**
- Shushrusha Hospital **1.1 Km**
- Abhay International School **1.7 Km**
- R City Mall **5.7 Km**
- Aple Ghar Super Market **450 Mtrs**

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LAND & APPROVALS

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

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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

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2023	0.45 Acre	1.5 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Senior Citizen Zone,Sit-out Area,Reflexology Park,Wooden Treetop Walk
Business & Hospitality	Multipurpose Hall
Eco Friendly Features	Rain Water Harvesting

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Aaradhya Eastwind	7	34	8	1.5 BHK, 2 BHK	272
First Habitable Floor				8th Floor	

Services & Safety

- **Security :** Society Office, Maintenance Staff, Security System / CCTV, Intercom Facility, Video Door Phone, MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nallas / slums / gutters / sewers
- **Vertical Transportation :** High Speed Elevators

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FLAT INTERIORS

Configuration	RERA Carpet Range
1.5 BHK	515 sqft
2 BHK	595 - 678 sqft

Floor To Ceiling Height	Greater than 10 feet
Views Available	Water Body / City Skyline

Flooring	Marble Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Double glazed glass windows
HVAC Service	NA
Technology	Home Automation
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 22857.15	INR 11771430	INR 13788000

2 BHK	INR 22857.14	INR 13600000	INR 15800000 to 17302630
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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 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,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Kotak Bank,LIC Housing Finance Ltd,SBI 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	48
Connectivity	83
Infrastructure	72
Local Environment	80
Land & Approvals	44
Project	71
People	56
Amenities	72

Building	57
Layout	73
Interiors	55
Pricing	40
Total	63/100

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