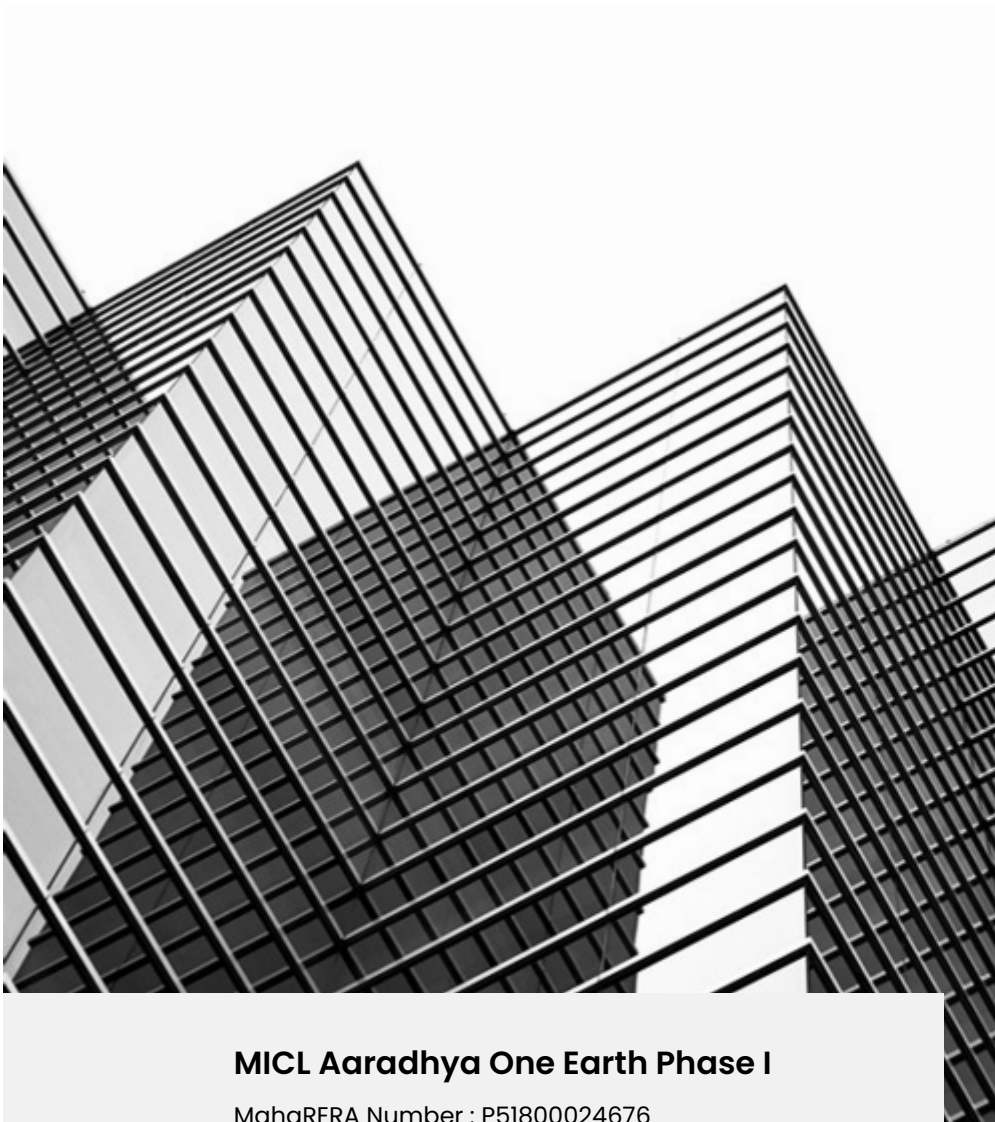


propscience.com

PROP REPORT



MICL Aaradhya One Earth Phase I

MahaRERA Number : P51800024676



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

- Domestic Terminal 1-B **10.3 Km**
- Chhatrapati Shivaji Maharaj International Airport **7.3 Km**
- Ghatkopar Bus Depot **1.2 Km**
- Chembur Monorail Station **750 Mtrs**
- Proposed Pant Nagar Metro Station **600 Mtrs**
- Ghatkopar Railway Station **900 Mtrs**
- Eastern Express Highway **650 Mtrs**
- Pancholi Hospital **1.1 Km**
- SVDD School **900 Mtrs**
- R City Mall **2.7 Km**
- Rajam Department Store, Chembur West, Tilak Nagar, Kurla, Mumbai, Maharashtra 400089 **550 Mtrs**

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LAND & APPROVALS

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

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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
ICICI Bank	NA	NA

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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2024	3.5 Acre	1.5 BHK,2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Swimming Pool,Kids Pool,Gymnasium
Leisure	Mini Theatre,Spa,Library / Reading Room,Temple
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Sky Lounge / Bar,Restaurant / Cafe
Eco Friendly Features	NA

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
AVION	3	16	6	2 BHK,3 BHK,4 BHK	96
CASA	2	16	3	2 BHK,3 BHK	48
DEW	2	16	3	2 BHK,3 BHK,4 BHK,5 BHK	48

Rehab Tower 1- Alpha	2	16	6	1.5 BHK	96
Rehab Tower 2- Breeze	2	16	6	1.5 BHK	96
Rehab Tower 4- Delta	2	16	6	1.5 BHK	96
Rehab Tower 5- Eve	2	16	6	1.5 BHK	96
Rehab Tower3- Coral	2	16	6	1.5 BHK	96
First Habitable Floor				1st Floor	

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : NA

MICL AARADHYA ONE

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FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	722 sqft
3 BHK	1000 - 1444 sqft
4 BHK	1430 - 2145 sqft
5 BHK	1430 - 2888 sqft
Duplex	3145 sqft
2 BHK	715 sqft
3 BHK	1000 sqft
2 BHK	665 - 712 sqft
3 BHK	1424 sqft
4 BHK	1424 sqft

5 BHK	2888 sqft
1.5 BHK	511 sqft
1.5 BHK	511 sqft
1.5 BHK	511 sqft
1.5 BHK	511 sqft
1.5 BHK	511 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA

White Goods	NA
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MICL AARADHYA ONE EARTH PHASE I	
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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1.5 BHK	INR 26000	INR 13286000	INR 13286000 to 18772000
2 BHK	INR 26000	INR 17622500	INR 17622500 to 18590000
3 BHK	INR 26000	INR 26000000	INR 26000000 to 37736000
4 BHK	INR 26000	INR 37180000	INR 37180000 to 55770000
5 BHK	INR 26000	INR 37180000	INR 37180000 to 76532000
Duplex	INR 26000	INR 81770000	INR 81770000

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

GST	Stamp Duty	Registration
5%	2%	INR 30000
Floor Rise	Parking Charges	Other Charges
NA	INR 1100000	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL 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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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	1447	9	INR 32500000	INR 22460.26
April 2022	1112	NA	INR 30200000	INR 27158.27

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

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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	55
Connectivity	83
Infrastructure	86
Local Environment	80
Land & Approvals	44
Project	72
People	65
Amenities	48
Building	67
Layout	55
Interiors	55

Pricing	50
Total	63/100

MICL AARADHYA ONE
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