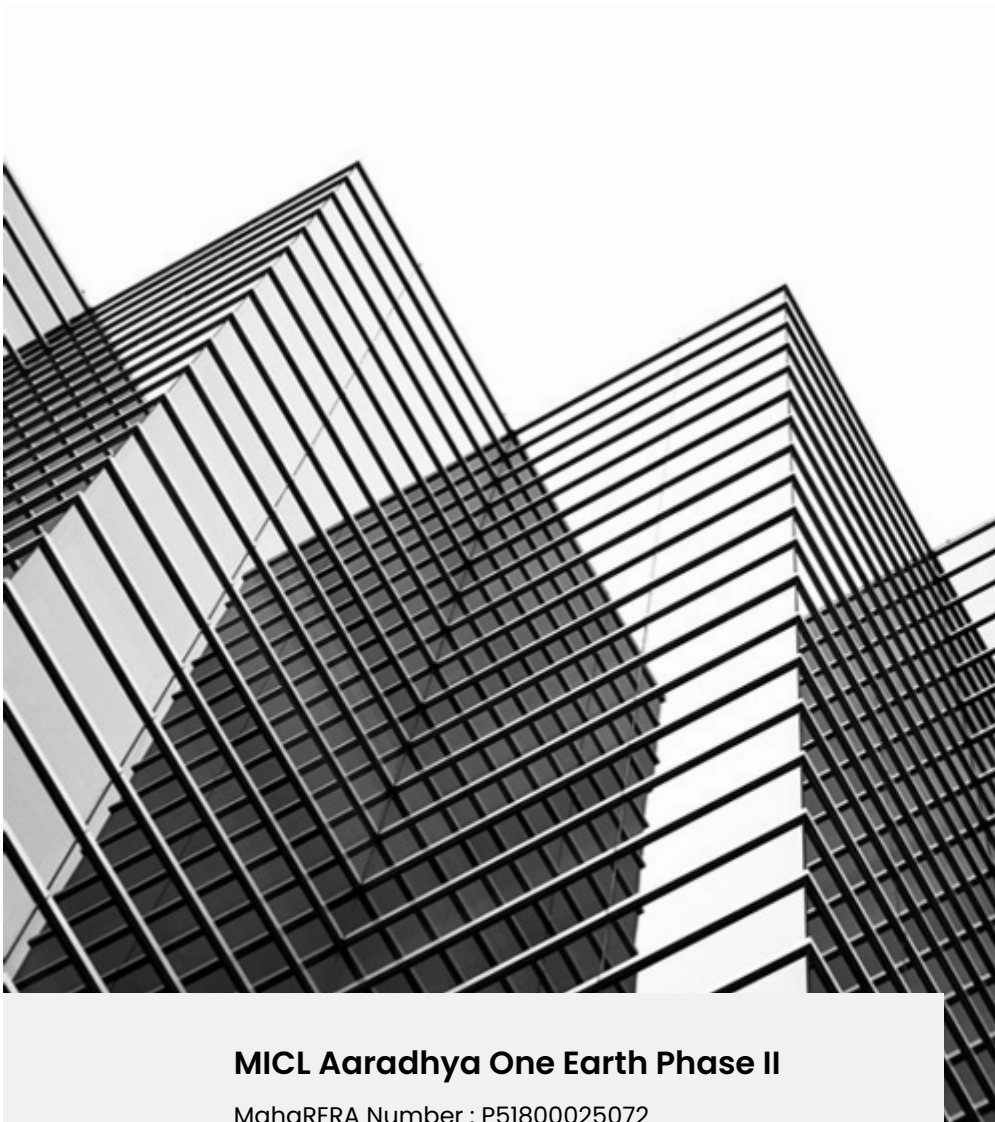


propscience.com

PROP REPORT



MICL Aaradhya One Earth Phase II

MahaRERA Number : P51800025072



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 Chembur (West). Chembur is an upmarket large suburb in Mumbai. Chembur is also said to be a reference to Chevul at the mouth of the Kundalika River on mainland Maharashtra. Vidyanagar , Neelkanth Vihar , Vidya Vihar East , Neelkhanth Valley , Chittranjan Nagar are the neighboring localities of Chembur. After independence, Chembur was one of the sites where refugee camps were set up to settle refugees after partition. The industrialisation of Trombay during and after the war led to the demand for housing and the growth of Chembur thereafter. Famous studios like the RK studios built by the late Raj Kapoor were present in Chembur.

Post Office	Police Station	Municipal Ward
Chembur Rs	Tilak Nagar Police Station	Ward N

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 40 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **6.1 Km**
- Ganesh mandir Bus Stop **600 Mtrs**
- Vivo Ghatkopar Metro Station **2.6 Km**
- Ghatkopar Railway Station **1.6 Km**
- Eastern Express Highway **1.5 Km**
- Parakh Hospital **1.6 Km**
- K.J. Somaiya of Arts & Commerce **2.3 Km**
- Phoenix Marketcity **4.1 Km**
- R Odeon Mlal **1.0 Km**

MICL AARADHYA ONE
EARTH PHASE II

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2020	NA	1

MICL AARADHYA ONE
EARTH PHASE II

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 high 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

MICL AARADHYA ONE
EARTH PHASE II

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st March, 2027	1 Acre	2 BHK, 3 BHK, 4 BHK

Project Amenities

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

MICL AARADHYA ONE

EARTH PHASE II

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units

MICL Aaradhya One Earth Phase II - Eden	3	15	4	2 BHK	60
MICL Aaradhya One Earth Phase II- Eden	3	15	4	3 BHK	60
MICL Aaradhya One Earth Phase II- Eden	3	15	4	4 BHK	60
MICL Aaradhya One Earth Phase II - Fern	2	15	4	2 BHK	60
MICL Aaradhya One Earth Phase II - Fern	2	15	4	3 BHK	60

MICL Aaradhya One Earth Phase II - Fern	2	15	4	4 BHK	60
First Habitable Floor				1st Floor	

Services & Safety

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

MICL AARADHYA ONE
EARTH PHASE II

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1028 - 1245 sqft
4 BHK	1348 - 1671 sqft

2 BHK	733 – 826 sqft
3 BHK	1200 – 1218 sqft
4 BHK	1682 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	Modular Kitchen,Water Purifier

MICL AARADHYA ONE

EARTH PHASE II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 29500	INR 21623500	INR 23815850 to 26833700
3 BHK	INR 29500	INR 30326000	INR 33388600 to 40430250
4 BHK	INR 29500	INR 39766000	INR 43772600 to 54610900

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	ICICI Bank

Transaction History

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

MICL AARADHYA ONE
EARTH PHASE II

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	78
Local Environment	80
Land & Approvals	36
Project	61
People	56
Amenities	92
Building	67
Layout	48
Interiors	80
Pricing	50
Total	66/100

MICL AARADHYA ONE
EARTH PHASE II

Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property

provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.