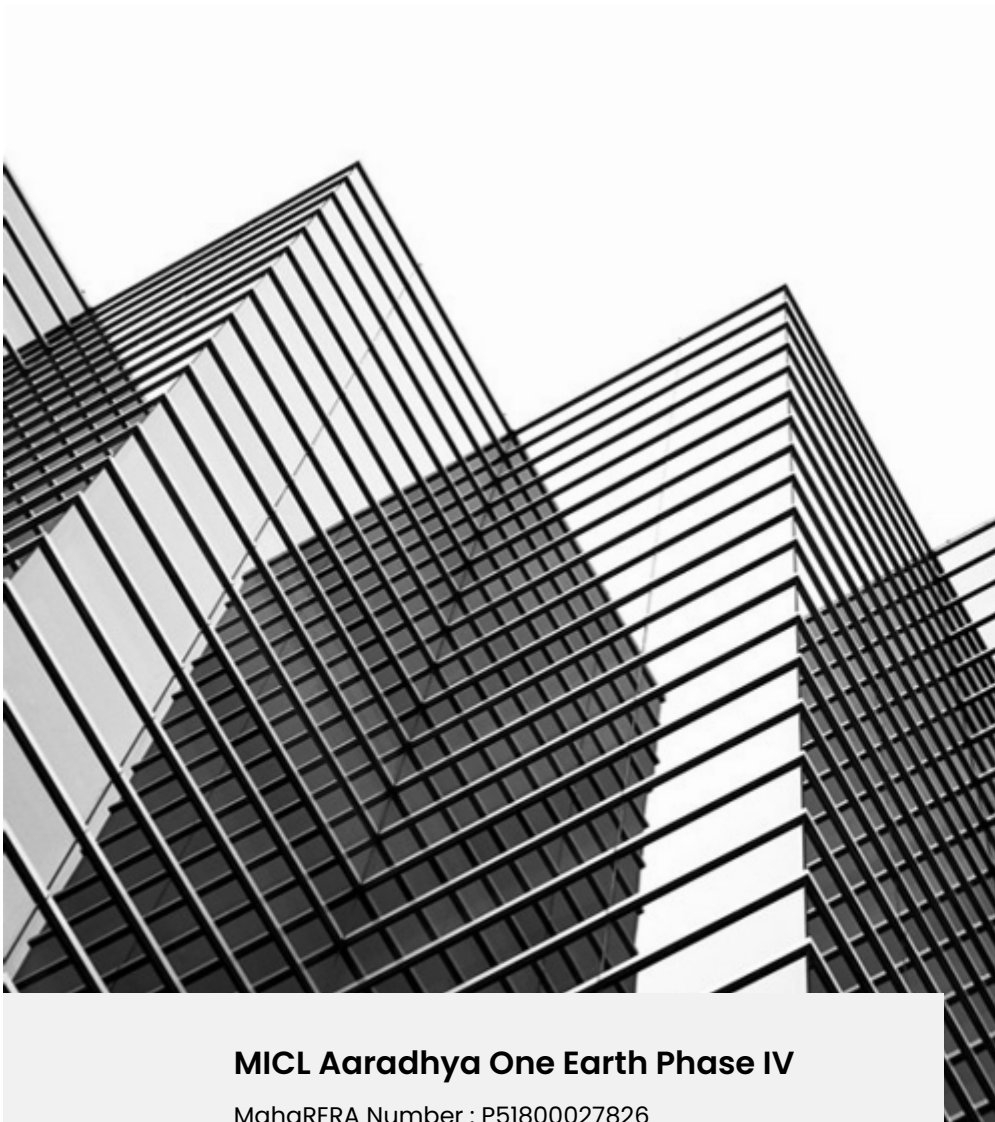


PROP REPORT



MICL Aaradhya One Earth Phase IV

MahaRERA Number : P51800027826



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 Ghatkopar Metro Station **1.7 Km**
- Ghatkopar Railway Station **1.6 Km**
- Eastern Express Highway **1.5 Km**
- Parakh Hospital **1.6 Km**
- P G Garodia School **1.4 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
December 2022	NA	1

BUILDER & CONSULTANTS

Ever since its inception in 1982, Man Realty has constructed success story after success story. Mr. Rameshchandra Mansukhani promoter of the Man Group and Director of the company since its incorporation. The group has successfully completed 50 high profile projects. Man is now making footprints in the domain of IT Parks, SEZs, Residential Complexes and Commercial Complexes.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2028	1.5 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Mini Theatre,Yoga Room / Zone,Spa,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Conference / Meeting Room,Party Lawn,Clubhouse
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens,STP Plant

MICL AARADHYA ONE
EARTH PHASE IV

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
TOWER F – FERN	3	15	4	2 BHK	60
TOWER F – FERN	3	15	4	3 BHK	60
TOWER F – FERN	3	15	4	4 BHK	60
First Habitable Floor				1st Floor	

Services & Safety

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

MICL AARADHYA ONE
EARTH PHASE IV

FLAT INTERIORS

Configuration	RERA Carpet Range
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
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,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 IV

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 29500	INR 21623500	INR 23815850 to 25743700
3 BHK	INR 29500	INR 35400000	INR 38970000 to 39554100
4 BHK	INR 29500	INR 49619000	INR 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 1200000	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 IV

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

MICL AARADHYA ONE
EARTH PHASE IV

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	68
People	56
Amenities	76
Building	67
Layout	55
Interiors	73
Pricing	50
Total	65/100

MICL AARADHYA ONE
EARTH PHASE IV

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.