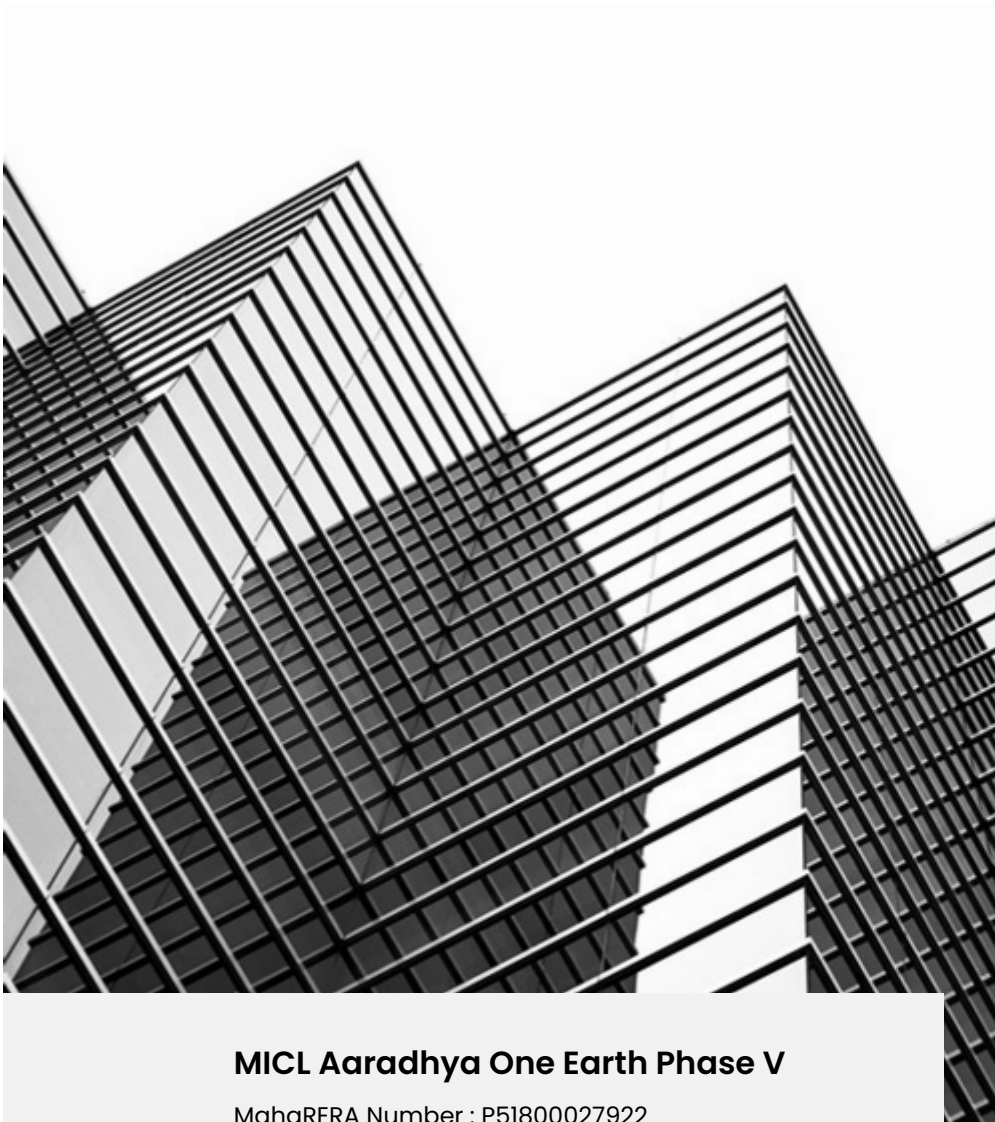


# PROP REPORT



**MICL Aaradhya One Earth Phase V**

MahaRERA Number : P51800027922



# 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 Metro Station **1.0 Km**
- Ghatkopar (E) Railway Station **1.6 Mtrs**
- Eastern Express Highway **1.5 Km**
- Pancholi Hospital **1.6 Km**
- The Universal School **1.9 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 |
|--------------------------------------|----------------------|----------------------------|
| November 2022                        | NA                   | 1                          |

## 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               |

# PROJECT & AMENITIES

| Time Line                        | Size     | Typography |
|----------------------------------|----------|------------|
| Completed on 31st December, 2025 | 0.5 Acre | 4 BHK      |

## Project Amenities

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

# BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| TOWER I – IVY         | 3               | 16           | 3               | 3 BHK          | 48             |
| TOWER I – IVY         | 3               | 16           | 3               | 4 BHK          | 48             |
| TOWER I – IVY         | 2               | 16           | 3               | 4 BHK          | 48             |
| TOWER I – IVY         | 3               | 16           | 3               | 5 BHK,Duplex   | 48             |
| TOWER I – IVY         | 3               | 16           | 3               | 4 BHK          | 48             |
| First Habitable Floor |                 |              |                 | 1st Floor      |                |

## Services & Safety

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

# FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
| 3 BHK         | 1224 sqft         |
| 4 BHK         | 1483 - 1628 sqft  |
| Duplex        | 2966 sqft         |
| Duplex        | 3110 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  | Water Purifier |

MICL AARADHYA ONE  
EARTH PHASE V

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price                 |
|---------------|---------------|-----------------|---------------------------|
| 3 BHK         | INR 29500     | INR 36108000    | INR 39718800              |
| 4 BHK         | INR 29500     | INR 43748500    | INR 48153350 to 55137000  |
| Duplex        | INR 29500     | INR 87497000    | INR 96476700 to 100949500 |

**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 | 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 V

## ANNEXURE A

| Transection Date | Carpet Area | Floor | Sale Price   | Rate per sq.ft. |
|------------------|-------------|-------|--------------|-----------------|
| September 2022   | 769         | 15    | INR 22100000 | INR 28738.62    |

|                           |      |    |              |              |
|---------------------------|------|----|--------------|--------------|
| <b>September<br/>2022</b> | 795  | 15 | INR 22900000 | INR 28805.03 |
| <b>July 2022</b>          | 1112 | 14 | INR 25400000 | INR 22841.73 |
| <b>June 2022</b>          | 1105 | 2  | INR 27700000 | INR 25067.87 |
| <b>June 2022</b>          | 1112 | 2  | INR 27000000 | INR 24280.58 |
| <b>June 2022</b>          | 795  | NA | INR 19000000 | INR 23899.37 |
| <b>June 2022</b>          | 769  | NA | INR 18500000 | INR 24057.22 |
| <b>May 2022</b>           | 1447 | 15 | INR 32600000 | INR 22529.37 |
| <b>May 2022</b>           | 1107 | 2  | INR 30000000 | INR 27100.27 |
| <b>April 2022</b>         | 1146 | 3  | INR 27500000 | INR 23996.51 |
| <b>April 2022</b>         | 1112 | NA | INR 30200000 | INR 27158.27 |
| <b>April 2022</b>         | 1447 | 9  | INR 32500000 | INR 22460.26 |
| <b>March 2022</b>         | 1447 | NA | INR 39000000 | INR 26952.32 |
| <b>March 2022</b>         | 769  | 14 | INR 18700000 | INR 24317.3  |
| <b>February<br/>2022</b>  | 1107 | 3  | INR 30200000 | INR 27280.94 |

|                          |      |    |              |              |
|--------------------------|------|----|--------------|--------------|
| <b>February<br/>2022</b> | 1460 | 16 | INR 32100000 | INR 21986.3  |
| <b>February<br/>2022</b> | 741  | 2  | INR 16500000 | INR 22267.21 |
| <b>January<br/>2022</b>  | 1112 | 7  | INR 26500000 | INR 23830.94 |
| <b>December<br/>2021</b> | 1112 | 6  | INR 27500000 | INR 24730.22 |
| <b>December<br/>2021</b> | 1112 | 8  | INR 27300000 | INR 24730.22 |

MICL AARADHYA ONE  
EARTH PHASE V

## 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 |
|----------|-------|
|----------|-------|

|                             |               |
|-----------------------------|---------------|
| <b>Place</b>                | 55            |
| <b>Connectivity</b>         | 83            |
| <b>Infrastructure</b>       | 86            |
| <b>Local Environment</b>    | 80            |
| <b>Land &amp; Approvals</b> | 36            |
| <b>Project</b>              | 69            |
| <b>People</b>               | 56            |
| <b>Amenities</b>            | 70            |
| <b>Building</b>             | 67            |
| <b>Layout</b>               | 65            |
| <b>Interiors</b>            | 73            |
| <b>Pricing</b>              | 50            |
| <b>Total</b>                | <b>66/100</b> |

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