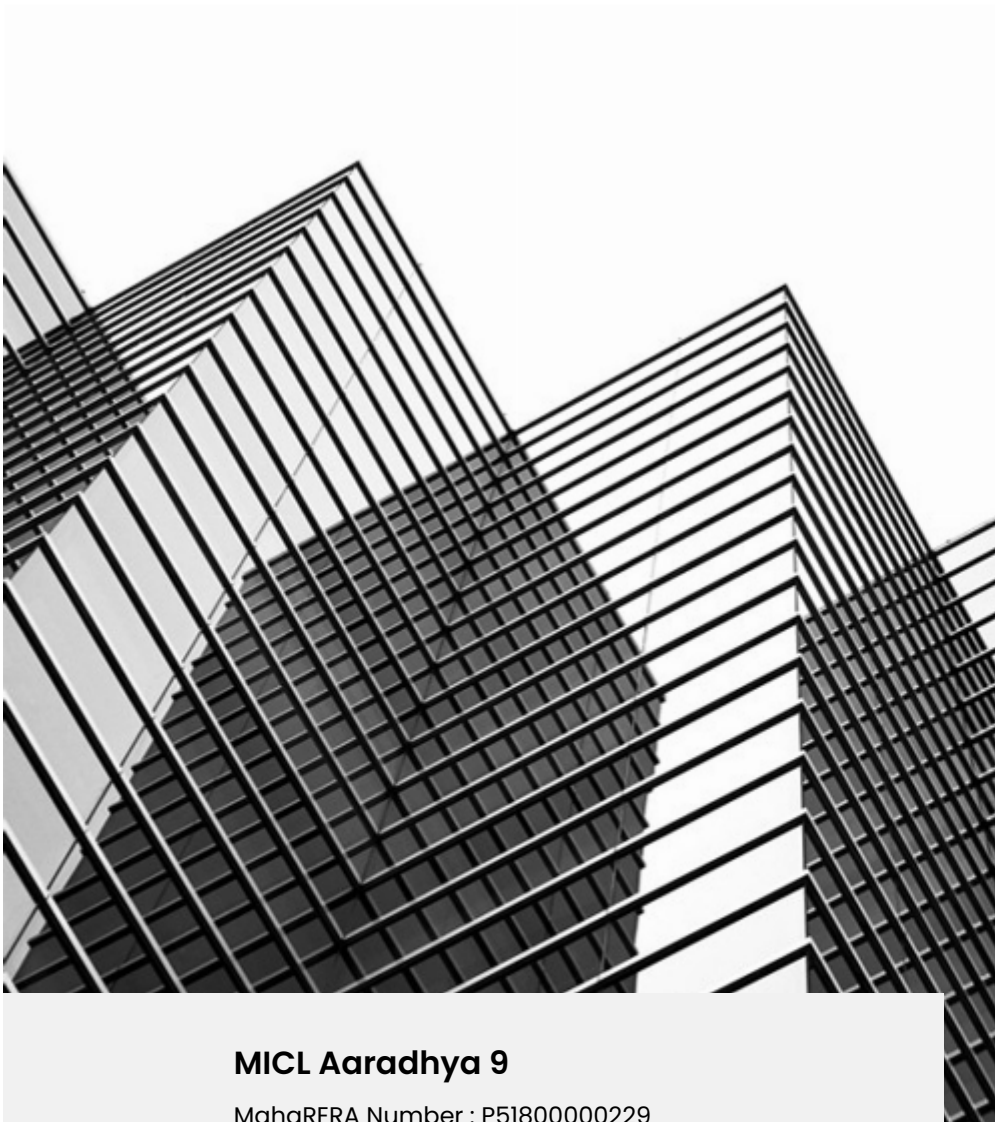


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PROP REPORT



MICL Aaradhya 9

MahaRERA Number : P51800000229



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

Connectivity & Infrastructure

- Domestic Terminal **12.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **6.9 Km**
- Ghatkopar Bus Depot **1.1 Km**
- Chembur Monorail Station **3.5 Km**
- Ghatkopar Metro Station **2.1 Km**
- Ghatkopar Railway Station **1 Km**
- Eastern Express Highway **650 Mtrs**
- Parakh Hospital **1.6 Km**
- Garodia International School **1.7 Km**
- R-City Mall **3 Km**
- Phoenix Market City **4.7 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2021	2	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 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	Architecture Plus	MAN INFRACONSTRUCTION LIMITED

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th March, 2021	0.6 Acre	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Sit-out Area,Reflexology Park
Business & Hospitality	Banquet Hall,Sky Lounge / Bar
Eco Friendly Features	STP Plant

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
MICL Aaradhya 9- Wing A	3	15	4	1 BHK	60
MICL Aaradhya 9- Wing A	3	15	4	2 BHK	60
MICL Aaradhya 9- Wing A	3	15	4	3 BHK	60
MICL Aaradhya 9- Wing B	3	15	4	1 BHK	60
MICL Aaradhya 9- Wing B	3	15	4	2 BHK	60
MICL Aaradhya 9- Wing B	3	15	4	3 BHK	60
MICL Aaradhya 9- Wing C	3	15	4	1 BHK	60

MICL Aaradhya 9- Wing C	3	15	4	2 BHK	60
MICL Aaradhya 9- Wing C	3	15	4	3 BHK	60
MICL Aaradhya 9- Wing D	3	15	4	1 BHK	60
MICL Aaradhya 9- Wing D	3	15	4	2 BHK	60
MICL Aaradhya 9- Wing D	3	15	4	3 BHK	60
First Habitable Floor				1st Floor	

Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	332 - 447 sqft
2 BHK	544 - 717 sqft
3 BHK	853 - 979 sqft
1 BHK	332 - 447 sqft
2 BHK	544 - 717 sqft
3 BHK	853 - 979 sqft
1 BHK	332 - 447 sqft
2 BHK	544 - 717 sqft
3 BHK	853 - 979 sqft
1 BHK	332 - 447 sqft
2 BHK	544 - 717 sqft

3 BHK	853 – 979 sqft
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Floor To Ceiling Height	Greater than 10 feet
Views Available	Road View / No View

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

MICL AARADHYA 9

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	INR 29000	INR 9628000	INR 10620800 to 14289300
2 BHK	INR 29000	INR 15776000	INR 17383600 to 22902300
3 BHK	INR 29000	INR 24737000	INR 27240700 to 31260100

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	PNB Housing Finance Ltd

Transaction History

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

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	42
Project	61
People	51
Amenities	56

Building	67
Layout	58
Interiors	55
Pricing	50
Total	61/100

Disclaimer

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