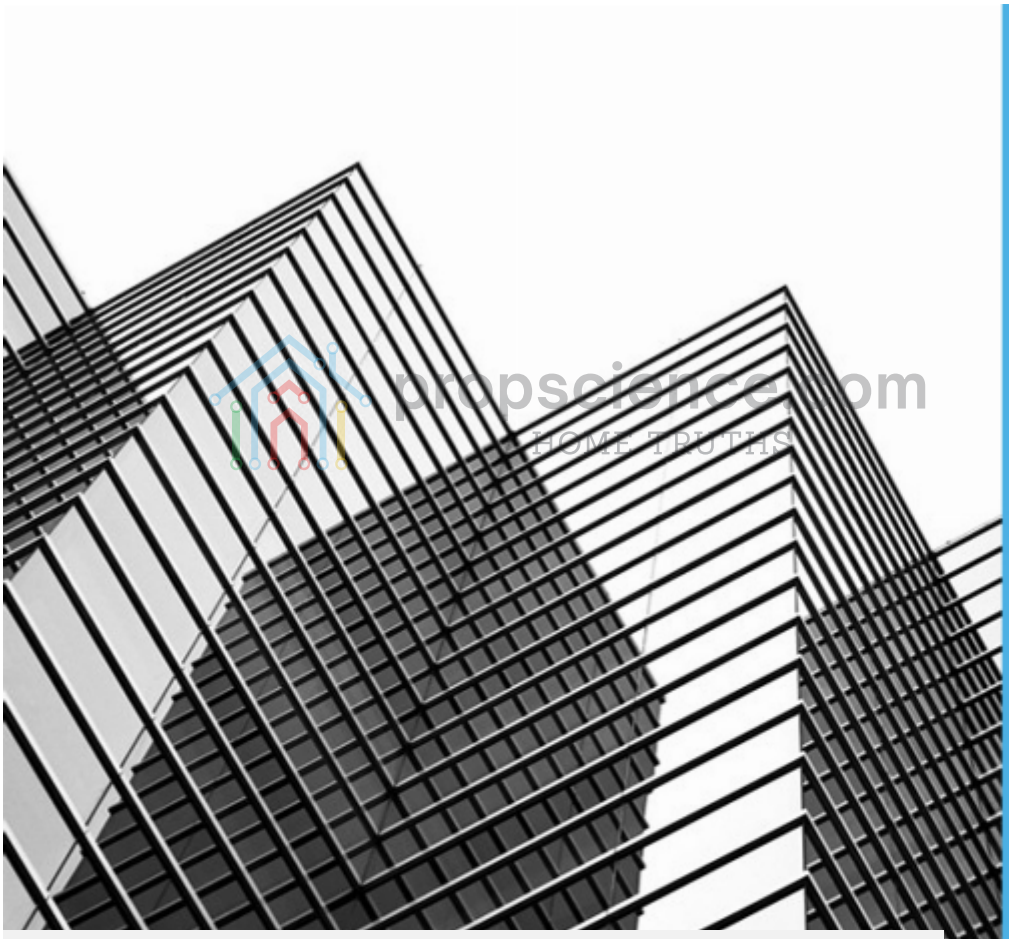
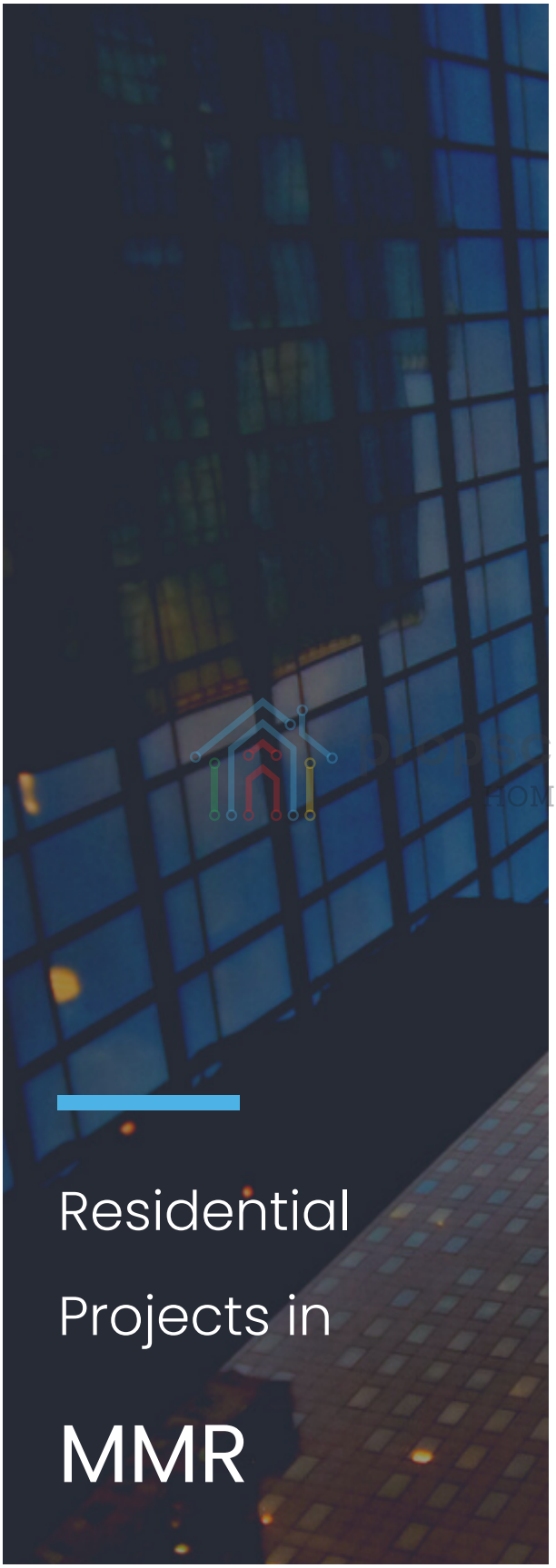
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PROP REPORT



MICL Aaradhya Highpark - Project 1 Of Phase I

MahaRERA Number : P51700017865



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.

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MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

LOCATION

The project is in Mira Road East. Mira Road West is a locality of the Mira-Bhayandar Municipal Corporation, that is a part of the Thane district of the state of Maharashtra. Its an undeveloped locality of Mira Bhayandar compromising of several government regulated Salt Pans, marshes, and mangroves. This locality does not have any residential or commercial developments. It is connected to the rest of the city and the city of Mumbai via the Mumbai Suburban district railway line.

Post Office	Police Station	Municipal Ward
Mira Road	Kanikya	NA

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Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is prone to traffic jams at all hours. The air pollution levels are 67 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- International Airport **20.4 Km**
- Thakur mall Bus Stop **750 Mtrs**
- Dahisar **2.4 Km**
- Western Express Highway **700 Mtrs**
- Wockhardt Hospital **4.3 Km**
- Singapore International School **2.8 Km**
- Thakur Mall **750 Mtrs**
- Big Bazaar **750 Mtrs**

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

LAND & APPROVALS

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Legal Title Summary

The land upon which the project has been constructed is freehold. The owner of the said land is Estate Investment Company Pvt. Ltd.

Encumbrances

The project has been mortgaged to ICICI Bank Limited.

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

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

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.

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Project Funded By	Architect	Civil Contractor
ICICI Bank	NA	NA

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography

Completed on 31st March, 2024	4816.23 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Basketball Court,Cricket Pitch,Multipurpose Court,Tennis Court,Skating Rink,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Gymnasium,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Yoga Room / Zone,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Party Lawn,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Wing A	4	31	8	1 BHK,2 BHK,3 BHK	248
Wing B	4	31	8	1 BHK,2 BHK,3 BHK	248
Wing C	4	31	6	1 BHK,2 BHK,3 BHK	186
First Habitable Floor				4th	

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Services & Safety

- **Security :** Society Office,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire rated doors / walls,Fire Hose,Fire cylinders
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Goods Lift,Auto Rescue Device (ARD)

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	383.3 - 387.61 sqft
2 BHK	507.52 - 510 sqft
3 BHK	670.7 - 675.33 sqft
1 BHK	387.61 - 398.8 sqft
2 BHK	507.52 - 560 sqft
3 BHK	675.33 sqft
1 BHK	407.84 sqft
2 BHK	573.82 - 574.8 sqft
3 BHK	782.21 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities
Flooring	Vitrified Tiles,Anti Skid Tiles

Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Dry Walls,Laminated flush doors,Double glazed glass windows
HVAC Service	VRV / VRF System,Split / Box A/C Provision
Technology	Optic Fiber Cable
White Goods	Modular Kitchen,Air Conditioners

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 18877.5	INR 7499000	INR 7499000 to 7699000

2 BHK	INR 21783.93	INR 12199000	INR 12199000 to 13249000
3 BHK	INR 19558.69	INR 13249000	INR 13249000 to 15299000

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

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 600000	INR 600000

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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IIFL Bank,Indialbulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

Transaction History

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

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	405	1	INR 6200000	INR 15308.64
December 2022	405	24	INR 7000000	INR 17283.95
December 2022	778	2	INR 15000000	INR 19280.21
November 2022	605	6	INR 9350000	INR 15454.55
November 2022	425	27	INR 6400000	INR 15058.82
November 2022	570	3	INR 12300000	INR 21578.95
October 2022	405	27	INR 6950000	INR 17160.49

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October 2022	405	23	INR 6300000	INR 15555.56
September 2022	782	5	INR 14570000	INR 18631.71
September 2022	605	23	INR 10100000	INR 16694.21
September 2022	778	13	INR 13750000	INR 17673.52
August 2022	570	29	INR 12000000	INR 21052.63
August 2022	425	27	INR 6600000	INR 15529.41
August 2022	383	2	INR 7450000	INR 19451.7
July 2022	419	28	INR 7000000	INR 16706.44
July 2022	405	8	INR 5800000	INR 14320.99
July 2022	782	16	INR 14251000	INR 18223.79
June 2022	605	27	INR 10000000	INR 16528.93
June 2022	574	28	INR 11699000	INR 20381.53
May 2022	605	13	INR 9350000	INR 15454.55

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MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

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.

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Category	Score
Place	63
Connectivity	83
Infrastructure	92
Local Environment	73
Land & Approvals	50
Project	70
People	65

Amenities	84
Building	68
Layout	53
Interiors	80
Pricing	30
Total	**67/100**

MICL AARADHYA HIGHPARK - PROJECT 1 OF PHASE I

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