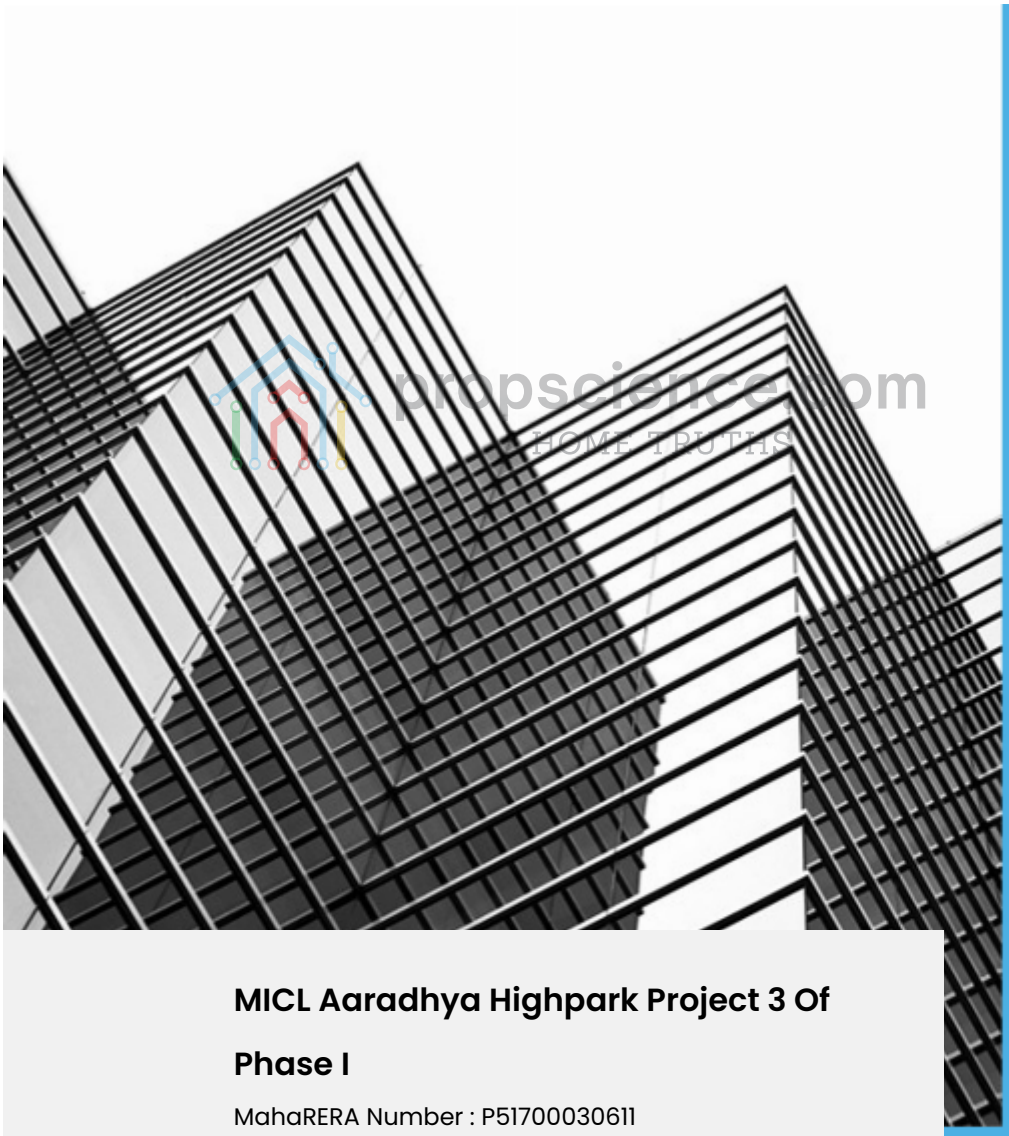
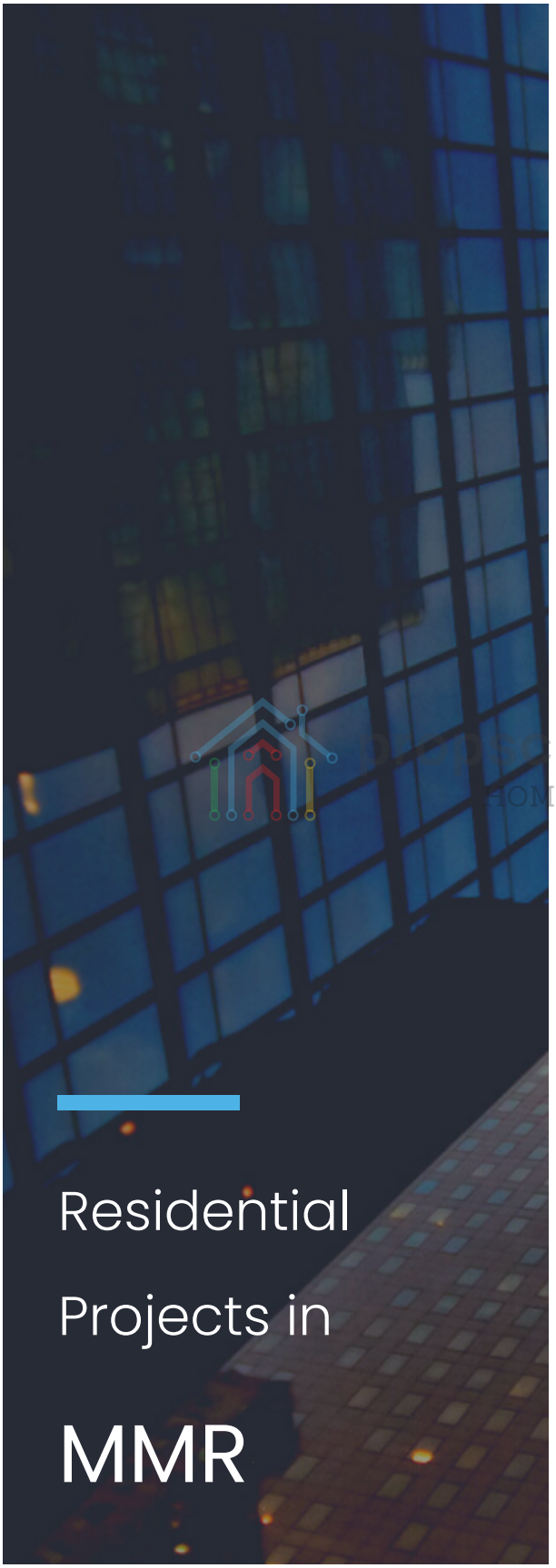
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PROP REPORT



MICL Aaradhya Highpark Project 3 Of Phase I

MahaRERA Number : P51700030611



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 3 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 during rush hour. The air pollution levels are 36 AQI and the noise pollution is 51 to 85 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **20.5 Km**
- Thakur Mall Bus Station **400 Mtrs**
- Dahisar Railway Station East **2.7 Km**
- Western Express Highway **150 Mtrs**
- Bhaktivedanta Hospital **2.2 Km**
- Singapore International School **250 Mtrs**
- Thakur Mall **400 Mtrs**
- Smart Bazaar **400 Mtrs**

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LAND & APPROVALS

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

MICL AARADHYA HIGHPARK PROJECT 3 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.

Project Funded By	Architect	Civil Contractor
Axis Bank	NA	NA

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MICL AARADHYA HIGHPARK PROJECT 3 OF PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2025	1420 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Multipurpose Court,Tennis Court,Swimming Pool,Jogging Track,Kids Play Area,Kids Zone,Kids Pool,Kids Gym,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Deck Area,Sit-out Area,Reflexology Park,Tree House,Bird Bath
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Herb Garden,Water Bodies / Koi Ponds,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

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MICL AARADHYA HIGHPARK PROJECT 3 OF PHASE I

BUILDING LAYOUT

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

AARADHYA HIGHPARK PROJECT III of PHASE 1: ELM	4	31	8	1 BHK,2 BHK	248
AARADHYA HIGHPARK PROJECT III of PHASE 1: FIR	4	31	8	1 BHK,2 BHK	248

First Habitable Floor	3rd

Services & Safety

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

MICL AARADHYA HIGHPARK PROJECT 3 OF PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	405 - 425 sqft
2 BHK	605 sqft
1 BHK	405 - 419 sqft
2 BHK	605 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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Flooring	Marble 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	Split / Box A/C Provision
Technology	Optic Fiber Cable

White Goods	Modular Kitchen,Air Conditioners

MICL AARADHYA HIGHPARK PROJECT 3 OF PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 14975	INR 6064875	INR 8032770 to 8429450
2 BHK	INR 14975.21	INR 9060000	INR 12000000

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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 0	INR 0

Festive Offers	Pay 10% now EMI starts on OC
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of Baroda,Bank of India,Canara Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,IndusInd Bank,Kotak Bank,SBI Bank,YES Bank

Transaction History

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

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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
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

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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

MICL AARADHYA HIGHPARK PROJECT 3 OF PHASE I

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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	63

Connectivity	73
Infrastructure	100
Local Environment	80
Land & Approvals	58
Project	71
People	65
Amenities	100
Building	67
Layout	45
Interiors	80
Pricing	50
Total	**71/100**

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MICL AARADHYA HIGHPARK PROJECT 3 OF PHASE I

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