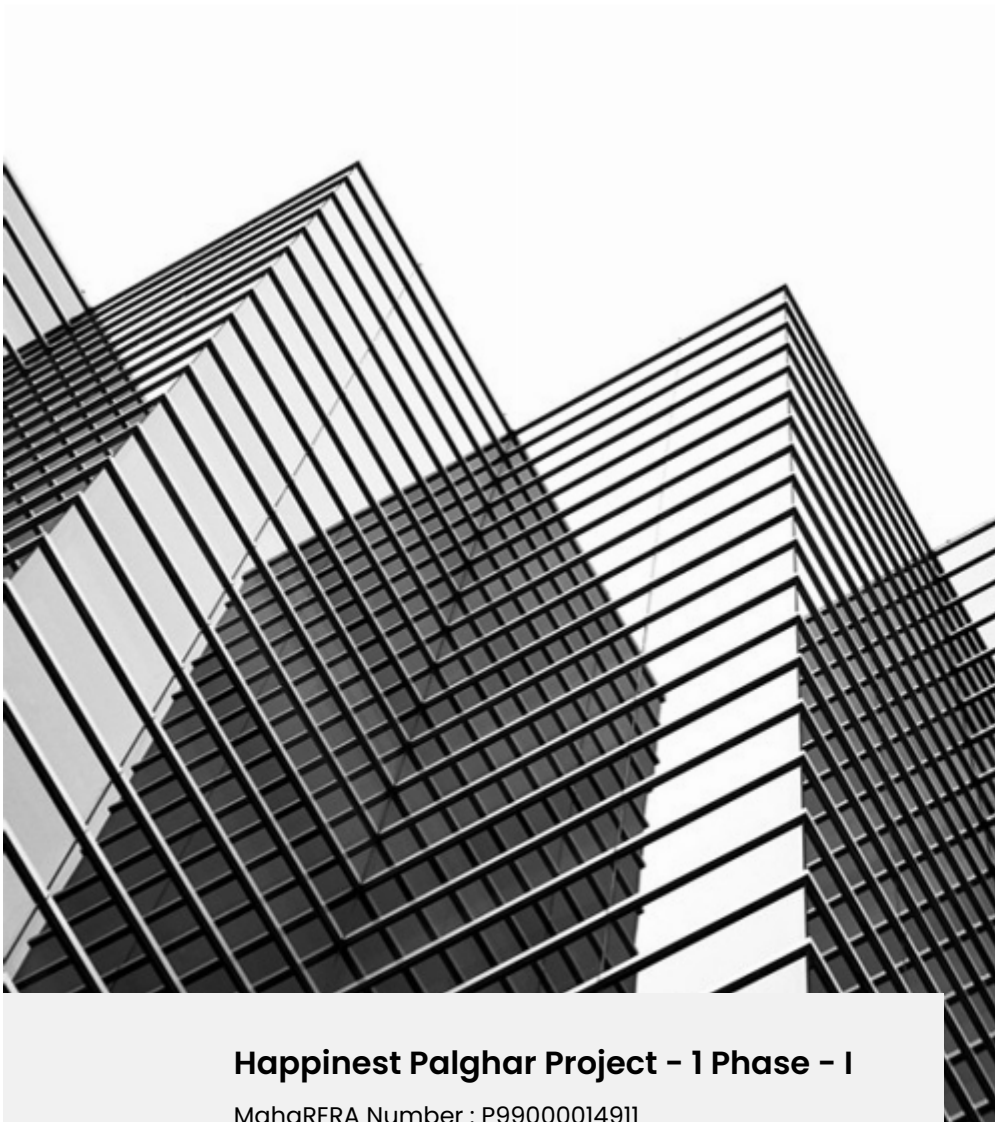


# PROP REPORT



**Happinest Palghar Project - 1 Phase - I**

MahaRERA Number : P99000014911



# 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

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| Post Office | Police Station | Municipal Ward |
|-------------|----------------|----------------|
| NA          | NA             | NA             |

### Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 140 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **103 Km**
- Bus Stop **5 Km**
- Palghar Railway Station **6.9 Km**
- Palghar Manar Road **1.2 Km**
- TIMA Hospital **10.3 Km**
- Rahul International School **9.9 Km**
- NaMo Centre Point **9.5 Km**
- D-Mart **10.3 Km**

## LAND & APPROVALS

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

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## BUILDER & CONSULTANTS

Mahindra Lifespace Developers Ltd. is an Indian real estate and infrastructure development company headquartered in Mumbai and founded by Mr. Arvind Subramanian in 1994. The group has a total of 43 residential projects under its wing, with 18.05 million Sqft completed residential developments and 9.30 million Sqft ongoing and forthcoming residential developments. The company has its projects in Mumbai, Chennai, Pune, Gurgaon, Nagpur, Bengaluru, and Alibaug. They have bagged numerous awards such as CII National Safety Practice Awards – Gold Award in the Service Sector/ 4th National safety practice competition- CII- For excellence in workplace safety – MWC Jaipur and CIDC Vishwakarma Award for the year 20-21 – Award for Corona Warriors – Mahindra Lifespaces (MLDL)

| Project Funded By | Architect | Civil Contractor |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

## PROJECT & AMENITIES

| Time Line                        | Size      | Typography         |
|----------------------------------|-----------|--------------------|
| Completed on 31st December, 2020 | 1.26 Acre | 1 BHK,2 BHK,Studio |

### Project Amenities

|                        |                                                                             |
|------------------------|-----------------------------------------------------------------------------|
| Sports                 | Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area |
| Leisure                | NA                                                                          |
| Business & Hospitality | NA                                                                          |
| Eco Friendly Features  | Rain Water Harvesting,Landscaped Gardens                                    |

## BUILDING LAYOUT

| Tower Name            | Number of Lifts | Total Floors | Flats per Floor | Configurations | Dwelling Units |
|-----------------------|-----------------|--------------|-----------------|----------------|----------------|
| BLOCK NO 4            | 2               | 4            | 14              | 1 BHK,2 BHK    | 56             |
| BLOCK NO 7            | 2               | 4            | 31              | 1 BHK,Studio   | 124            |
| BLOCK NO 9            | 2               | 4            | 11              | 1 BHK,2 BHK    | 44             |
| First Habitable Floor |                 |              |                 | Ground         |                |

## Services & Safety

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

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## FLAT INTERIORS

| Configuration | RERA Carpet Range |
|---------------|-------------------|
|---------------|-------------------|

|        |                  |
|--------|------------------|
| 1 BHK  | 318 – 391 sqft   |
| 2 BHK  | 473 – 514 sqft   |
| 1 BHK  | 268 – 289 sqft   |
| Studio | 158 sqft         |
| 1 BHK  | 315 – 391 sqft   |
| 2 BHK  | 462 – 483.5 sqft |

|                                |                                              |
|--------------------------------|----------------------------------------------|
| <b>Floor To Ceiling Height</b> | Between 9 and 10 feet                        |
| <b>Views Available</b>         | Open Grounds / Landscape / Project Amenities |

|                                         |                                                                                                                                   |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Flooring</b>                         | Vitrified Tiles                                                                                                                   |
| <b>Joinery, Fittings &amp; Fixtures</b> | Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards |
| <b>Finishing</b>                        | Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors                                                  |
| <b>HVAC Service</b>                     | Split / Box A/C Provision                                                                                                         |
| <b>Technology</b>                       | NA                                                                                                                                |

|             |    |
|-------------|----|
| White Goods | NA |
|-------------|----|

|                                            |
|--------------------------------------------|
| HAPPINEST PALGHAR<br>PROJECT – 1 PHASE – I |
|--------------------------------------------|

# COMMERCIALS

| Configuration | Rate Per Sqft | Agreement Value | Box Price              |
|---------------|---------------|-----------------|------------------------|
| Studio        | INR 4803.8    | INR 759000      | INR 808000             |
| 1 BHK         | INR 4802.77   | INR 1288000     | INR 1370000 to 1998000 |
| 2 BHK         | INR 4805.19   | INR 2220000     | INR 2362000 to 2627000 |

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

| GST        | Stamp Duty      | Registration  |
|------------|-----------------|---------------|
| 0%         | 6%              | INR 30000     |
| Floor Rise | Parking Charges | Other Charges |
| NA         | NA              | INR 0         |

|                            |                                                               |
|----------------------------|---------------------------------------------------------------|
| <b>Festive Offers</b>      | The builder is not offering any festive offers at the moment. |
| <b>Payment Plan</b>        | Construction Linked Payment                                   |
| <b>Bank Approved Loans</b> | Axis Bank,HDFC Bank,ICICI Bank,SBI 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. |
|------------------|-------------|-------|-------------|-----------------|
| August 2022      | 473         | NA    | INR 2775416 | INR 5867.69     |
| June 2022        | 157         | NA    | INR 480000  | INR 3057.32     |
| March 2022       | 473         | NA    | INR 2764048 | INR 5843.65     |
| February 2022    | 376         | NA    | INR 1300000 | INR 3457.45     |

|                          |     |    |             |             |
|--------------------------|-----|----|-------------|-------------|
| <b>October<br/>2021</b>  | 473 | NA | INR 2598400 | INR 5493.45 |
| <b>July 2021</b>         | 473 | NA | INR 2756740 | INR 5828.2  |
| <b>June 2021</b>         | 318 | NA | INR 1968906 | INR 6191.53 |
| <b>February<br/>2021</b> | 157 | NA | INR 1200000 | INR 7643.31 |
| <b>February<br/>2021</b> | 315 | NA | INR 1888590 | INR 5995.52 |
| <b>December<br/>2019</b> | 157 | NA | INR 782262  | INR 4982.56 |
| <b>November<br/>2019</b> | 318 | NA | INR 1945626 | INR 6118.32 |
| <b>November<br/>2019</b> | 461 | NA | INR 2490404 | INR 5402.18 |
| <b>October<br/>2019</b>  | 157 | NA | INR 877500  | INR 5589.17 |
| <b>October<br/>2019</b>  | 318 | NA | INR 1945626 | INR 6118.32 |
| <b>October<br/>2019</b>  | 473 | NA | INR 2518824 | INR 5325.21 |

**September  
2019**

157

NA

INR 862524

INR 5493.78

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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             | 38    |
| Connectivity      | 55    |
| Infrastructure    | 30    |
| Local Environment | 90    |
| Land & Approvals  | 56    |
| Project           | 61    |

|                  |               |
|------------------|---------------|
| <b>People</b>    | 56            |
| <b>Amenities</b> | 50            |
| <b>Building</b>  | 78            |
| <b>Layout</b>    | 53            |
| <b>Interiors</b> | 55            |
| <b>Pricing</b>   | 40            |
| <b>Total</b>     | <b>55/100</b> |

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