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PROP REPORT



Mahindra Happinest Tathawade

Phase-2

MahaRERA Number : P52100045388



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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TATHAWADE PHASE-2

LOCATION

Post Office	Police Station	Municipal Ward
NA	NA	NA

Neighborhood & Surroundings

The locality is not prone to traffic jams. The air pollution levels are 147 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure



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HOME TRUTHS

- Pune International Airport **27.1 Km**
- Vittbhatti XPS Company **850 Km**
- Akurdi Railway Station **4.2 Km**
- NH 48, Jeevan Nagar **650 Km**
- Aditya Birla Memorial Hospital **6 Km**
- Adhira International School **1.5 Km**
- Xion Mall **6.1 Km**
- D Mart **6.2 Km**

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LAND & APPROVALS

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


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PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st May, 2027	1234.49 Sqmt	1 BHK,2 BHK,Duplex

Project Amenities

 <p>Sports</p>	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Putting Green,Skating Rink,Football Field,Jogging Track,Kids Play Area,Kids Gym,Outdoor Gym,Indoor Games Area
<p>Leisure</p>	Amphitheatre,Mini Theatre,Open Stage Theatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Sit-out Area,Reflexology Park
<p>Business & Hospitality</p>	Conference / Meeting Room,Party Lawn,Clubhouse,Multipurpose Hall
<p>Eco Friendly Features</p>	Green Zone

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building C	4	32	7	1 BHK,2 BHK,Duplex	224

First Habitable Floor	1st Floor
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Services & Safety

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

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FLAT INTERIORS

Configuration	RERA Carpet Range
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Duplex	1200 - 1300 sqft
1 BHK	470 sqft
2 BHK	619.32 - 702.45 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Duplex	INR 10450	INR 12540000	INR 13200000 to 15200000
1 BHK	INR 8893.62	INR 4180000	INR 4400000
2 BHK	INR 9510.43	INR 5890000	INR 6200000 to 7200000

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



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HOME TRUTHS

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

Festive Offers	The builder is not offering any festive offers at the moment.
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Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,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.

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ANNEXURE A

Transaction Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	636	23	INR 6395737	INR 10056.19
January 2023	636	15	INR 6320002	INR 9937.11
December 2022	415	4	INR 3780457	INR 9109.53
December 2022	415	9	INR 4113647	INR 9912.4

December 2022	636	1	INR 6231885	INR 9798.56
December 2022	572	6	INR 5223027	INR 9131.17
November 2022	415	3	INR 3766874	INR 9076.8
November 2022	415	21	INR 4178526	INR 10068.74
November 2022	415	8	INR 4059741	INR 9782.51
October 2022	573	13	INR 5454008	INR 9518.34
October 2022	573	11	INR 5373038	INR 9377.03
October 2022	573	4	INR 4975266	INR 8682.84
October 2022	415	29	INR 4192942	INR 10103.47
September 2022	573	8	INR 5431624	INR 9479.27



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HO13E TRUINR 5454008

September
2022

573

7


INR 5027091

INR 8773.28

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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.



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Category	HOME TRUTHS Score
Place	53
Connectivity	23
Infrastructure	44
Local Environment	90
Land & Approvals	50
Project	66

People	56
Amenities	70
Building	55
Layout	57
Interiors	73
Pricing	40
Total	56/100



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HOME TRUTHS

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