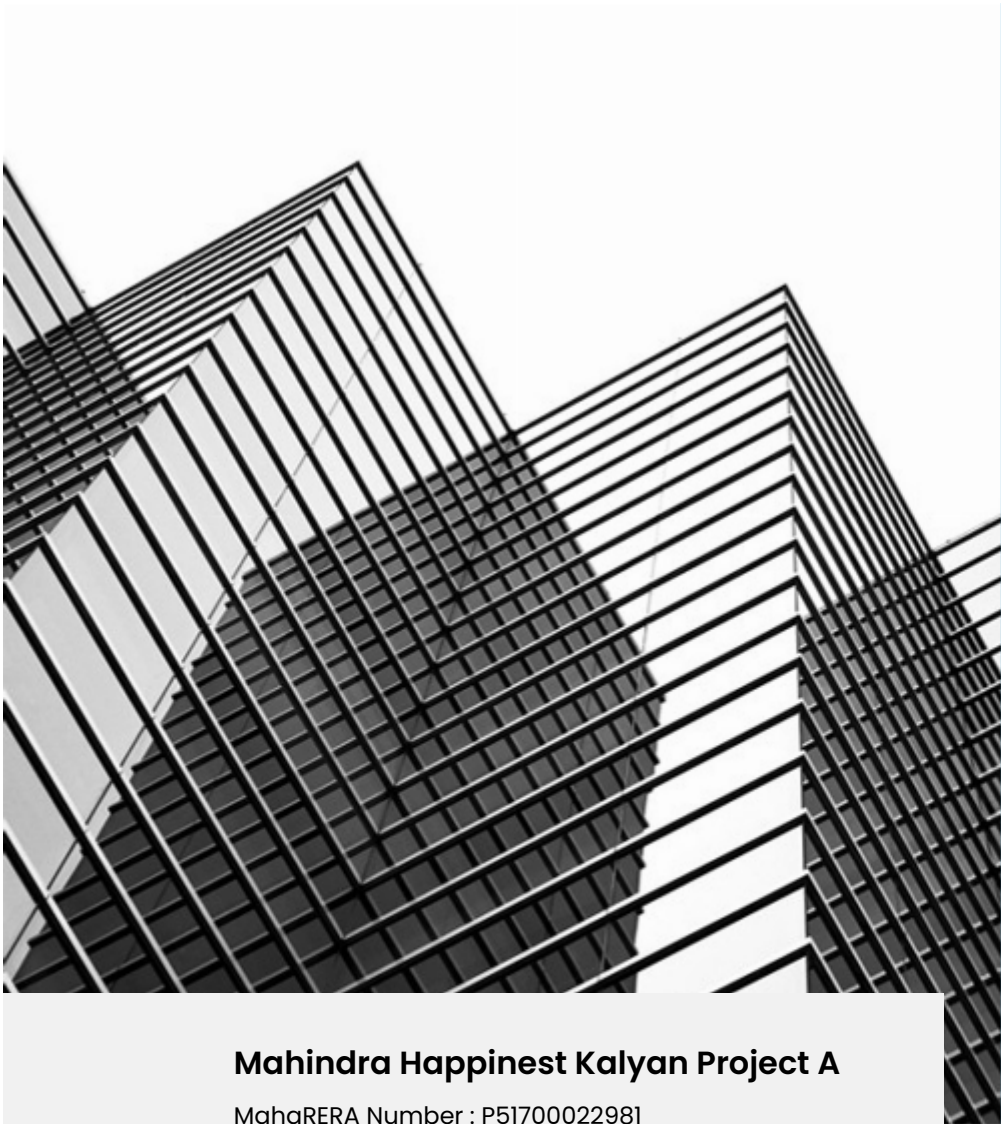


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# PROP REPORT



**Mahindra Happinest Kalyan Project A**

MahaRERA Number : P51700022981



## Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT

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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

Post Office	Police Station	Municipal Ward
NA	NA	NA

### Neighborhood & Surroundings

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **49.3 Km**
- Kalyan Railway Station **6.9 Km**
- Life Line Multispeciality Hospital **6.8 Km**
- Vikas English School **12.0 Km**

## LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
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NA	NA	1
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## BUILDER & CONSULTANTS

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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

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Time Line	Size	Typography
Completed on 30th June, 2024	14644.78 Sqmt	1 BHK,2 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Multipurpose Court,Tennis Court,Skating Rink,Jogging Track,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Steam Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Visitor’s Room,Party Lawn,Restaurant / Cafe,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

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BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
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Tower 1	4	15	10	1 BHK	150
Tower 2	4	15	12	1 BHK	180
Tower 6	4	23	8	2 BHK	184
First Habitable Floor					1st

## Services & Safety

- **Security :** Maintenance Staff,Security System / CCTV
- **Fire Safety :** NA
- **Sanitation :** NA
- **Vertical Transportation :** NA

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## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	335 - 378 sqft
1 BHK	335 - 378 sqft

2 BHK	495 – 547 sqft
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Floor To Ceiling Height	NA
Views Available	NA

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	NA
Technology	NA
White Goods	NA

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# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
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1 BHK	--	--	INR 3417000 to 3855600
2 BHK	--	--	INR 5049000 to 5579000

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

<b>GST</b>	<b>Stamp Duty</b>	<b>Registration</b>
5%	3%	INR 30000
<b>Floor Rise</b>	<b>Parking Charges</b>	<b>Other Charges</b>
NA	INR 0	INR 0

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	NA
<b>Bank Approved Loans</b>	Axis Bank,Bajaj Finance Ltd,Bank of Baroda,Bank of India,Canara Bank,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Indiabulls Home Loans,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,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.
June 2022	378	NA	INR 4058498	INR 10736.77
May 2022	495	NA	INR 4625215	INR 9343.87
April 2022	547	NA	INR 5076586	INR 9280.78
April 2022	334	NA	INR 3218179	INR 9635.27
March 2022	415	0	INR 3469006	INR 8359.05
March 2022	495	NA	INR 4984877	INR 10070.46
March 2022	378	1	INR 3561937	INR 9423.11
March 2022	334	NA	INR 3210964	INR 9613.66
March 2022	378	NA	INR 3842311	INR 10164.84

<b>March 2022</b>	547	NA	INR 5256767	INR 9610.18
<b>March 2022</b>	547	NA	INR 5261271	INR 9618.41
<b>March 2022</b>	547	NA	INR 5527037	INR 10104.27
<b>March 2022</b>	408	NA	INR 3445047	INR 8443.74
<b>March 2022</b>	495	NA	INR 4712409	INR 9520.02
<b>March 2022</b>	378	NA	INR 4188106	INR 11079.65
<b>November 2021</b>	547	NA	INR 5417595	INR 9904.2
<b>November 2021</b>	547	NA	INR 5840154	INR 10676.7
<b>November 2021</b>	495	NA	INR 4742192	INR 9580.19
<b>November 2021</b>	495	NA	INR 4522008	INR 9135.37
<b>October 2021</b>	495	NA	INR 5201792	INR 10508.67

# 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	15
Infrastructure	18
Local Environment	30
Land & Approvals	50
Project	70
People	56
Amenities	70

<b>Building</b>	53
<b>Layout</b>	38
<b>Interiors</b>	53
<b>Pricing</b>	30
<b>Total</b>	<b>43/100</b>

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KALYAN PROJECT A

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