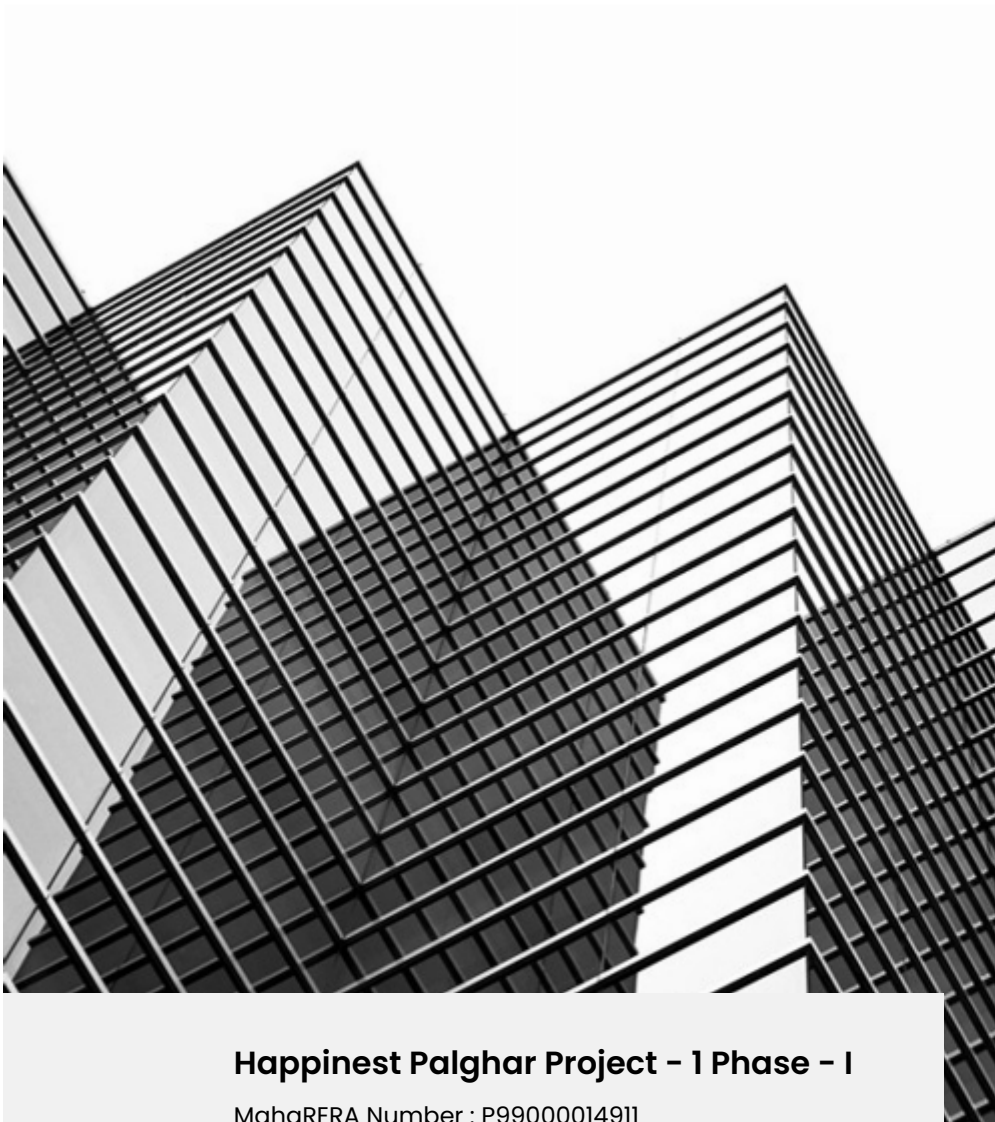


PROP REPORT



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

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

HAPPINEST PALGHAR
PROJECT - I PHASE - I

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

HAPPINEST PALGHAR
PROJECT - 1 PHASE - I

FLAT INTERIORS

Configuration	RERA Carpet Range
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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

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

Flooring	Vitrified 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
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA
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HAPPINEST PALGHAR PROJECT – 1 PHASE – I
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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

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

Transaction History

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

HAPPINEST PALGHAR
PROJECT – I PHASE – I

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

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

**September
2019**

157

NA

INR 862524

INR 5493.78

HAPPINEST PALGHAR
PROJECT - 1 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.

Category	Score
Place	38
Connectivity	55
Infrastructure	30
Local Environment	90
Land & Approvals	56
Project	61

People	56
Amenities	50
Building	78
Layout	53
Interiors	55
Pricing	40
Total	55/100

HAPPINEST PALGHAR
PROJECT – 1 PHASE – I

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