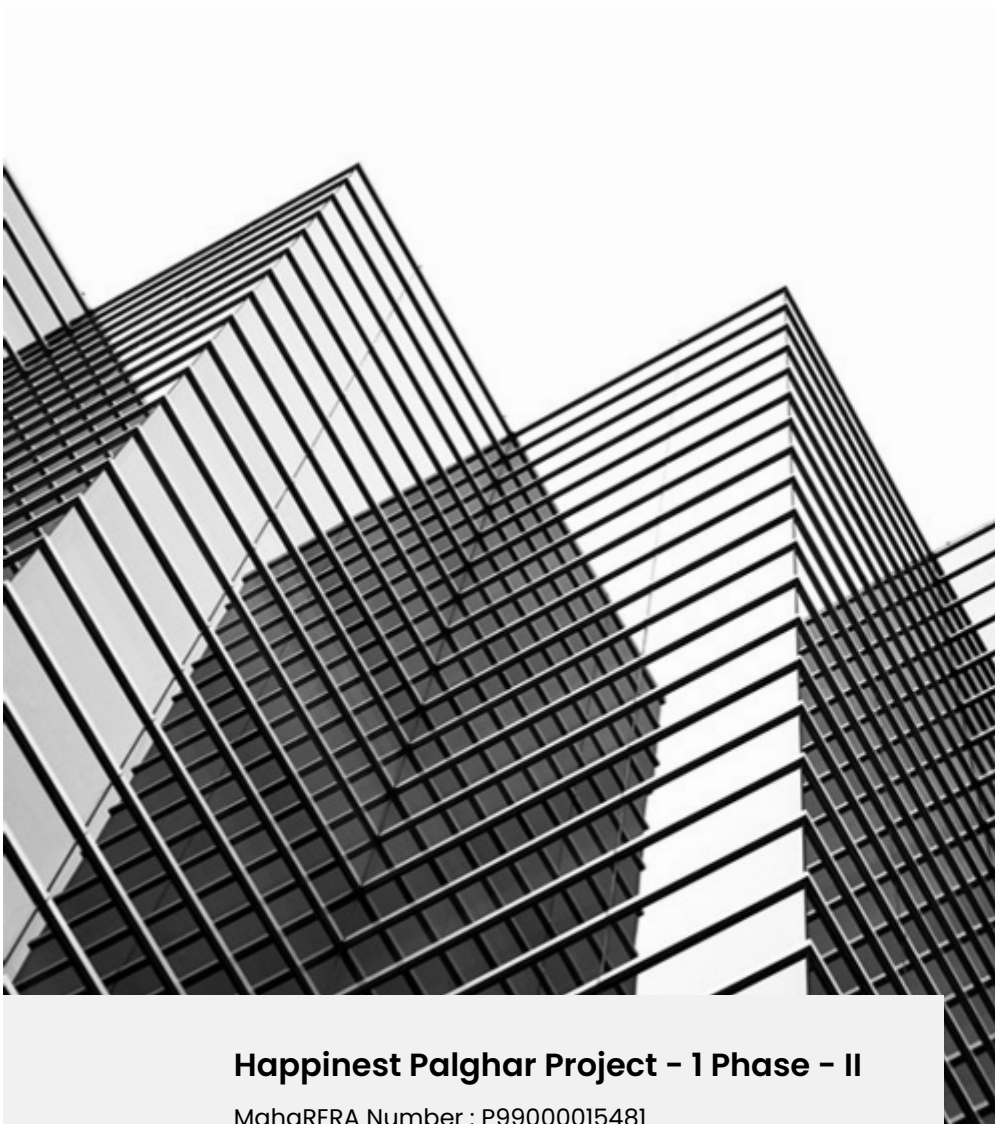


PROP REPORT



Happinest Palghar Project - 1 Phase - II

MahaRERA Number : P99000015481



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 - II

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 30th September, 2021	1.35 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,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Block 3	2	4	17	1 BHK,2 BHK	68
Block 5	2	4	14	1 BHK	56
Block 6	2	4	12	1 BHK	48
Block 8	2	4	35	1 BHK,Studio	140
First Habitable Floor				Ground	

Services & Safety

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

HAPPINEST PALGHAR
PROJECT – 1 PHASE – II

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	391 sqft
2 BHK	542 sqft
1 BHK	289 sqft
1 BHK	289 sqft
1 BHK	289 sqft
Studio	158 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

HAPPINEST PALGHAR

PROJECT – 1 PHASE – II

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 4822.78	INR 762000	INR 810000
1 BHK	INR 4803.07	INR 1390000	INR 1477000 to 1998000
2 BHK	INR 4797.05	INR 2600000	INR 2770000

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
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Time 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 – 1 PHASE – II

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	473	NA	INR 2818452	INR 5958.67
March 2022	369	NA	INR 1698400	INR 4602.71
February 2022	289	NA	INR 1514550	INR 5240.66

November 2021	289	0	INR 1492600	INR 5164.71
September 2021	268	NA	INR 1329731	INR 4961.68
September 2021	290	NA	INR 1568564	INR 5408.84
September 2021	157	NA	INR 783900	INR 4992.99
August 2021	268	NA	INR 1487771	INR 5551.38
November 2020	473	NA	INR 2793280	INR 5905.45
November 2020	157	NA	INR 903708	INR 5756.1
October 2020	268	NA	INR 1534305	INR 5725.02
March 2020	157	NA	INR 854100	INR 5440.13
February 2020	157	NA	INR 856674	INR 5456.52
December 2019	157	NA	INR 782262	INR 4982.56

December 2019	268	NA	INR 1549231	INR 5780.71
November 2019	157	NA	INR 807300	INR 5142.04
November 2019	157	NA	INR 807768	INR 5145.02
November 2019	157	NA	INR 896688	INR 5711.39
October 2019	268	NA	INR 1549231	INR 5780.71
September 2019	268	NA	INR 1558450	INR 5815.11

HAPPINEST PALGHAR
PROJECT - I PHASE - II

PROJECT PROPSCORE

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Category	Score
Place	38
Connectivity	55
Infrastructure	30
Local Environment	90
Land & Approvals	50
Project	61
People	56
Amenities	56
Building	78
Layout	53
Interiors	55
Pricing	30
Total	54/100

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