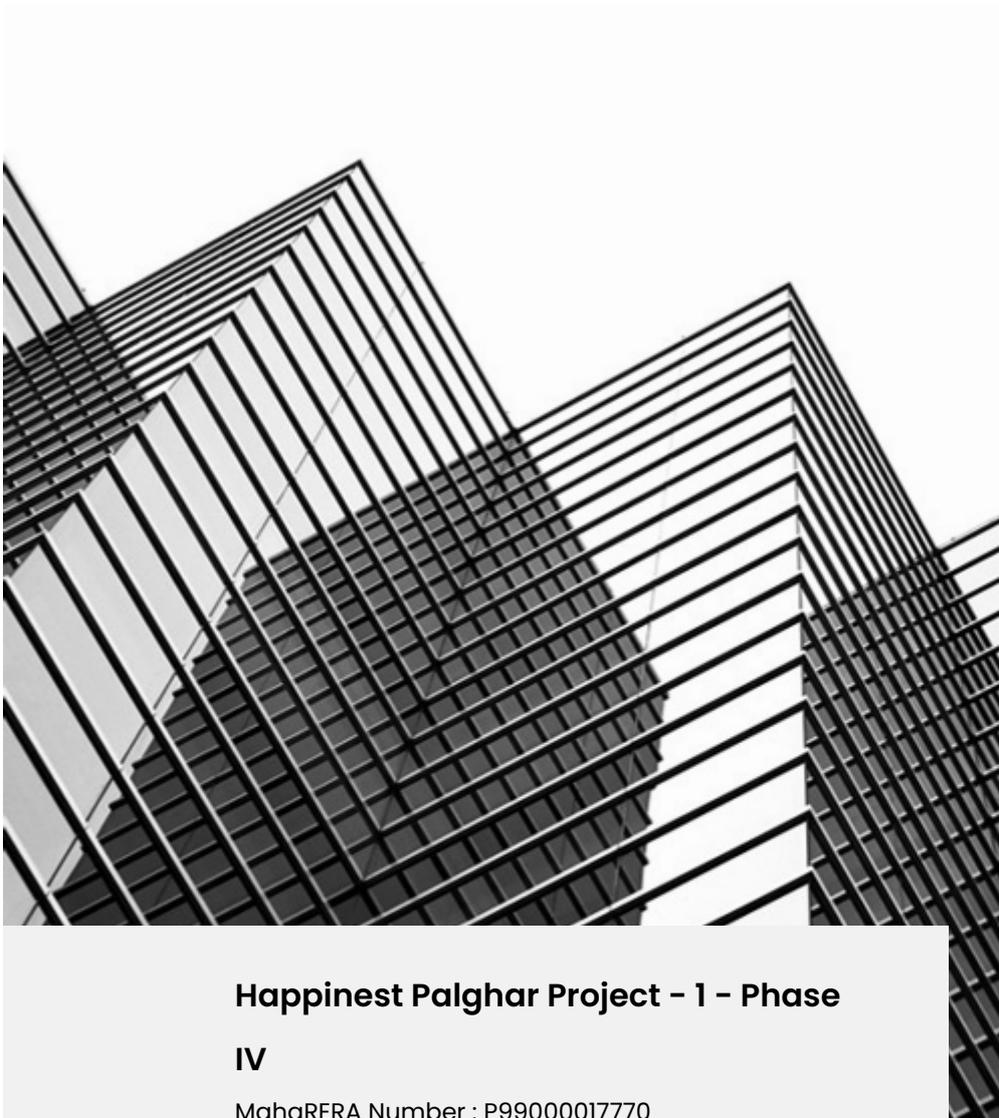


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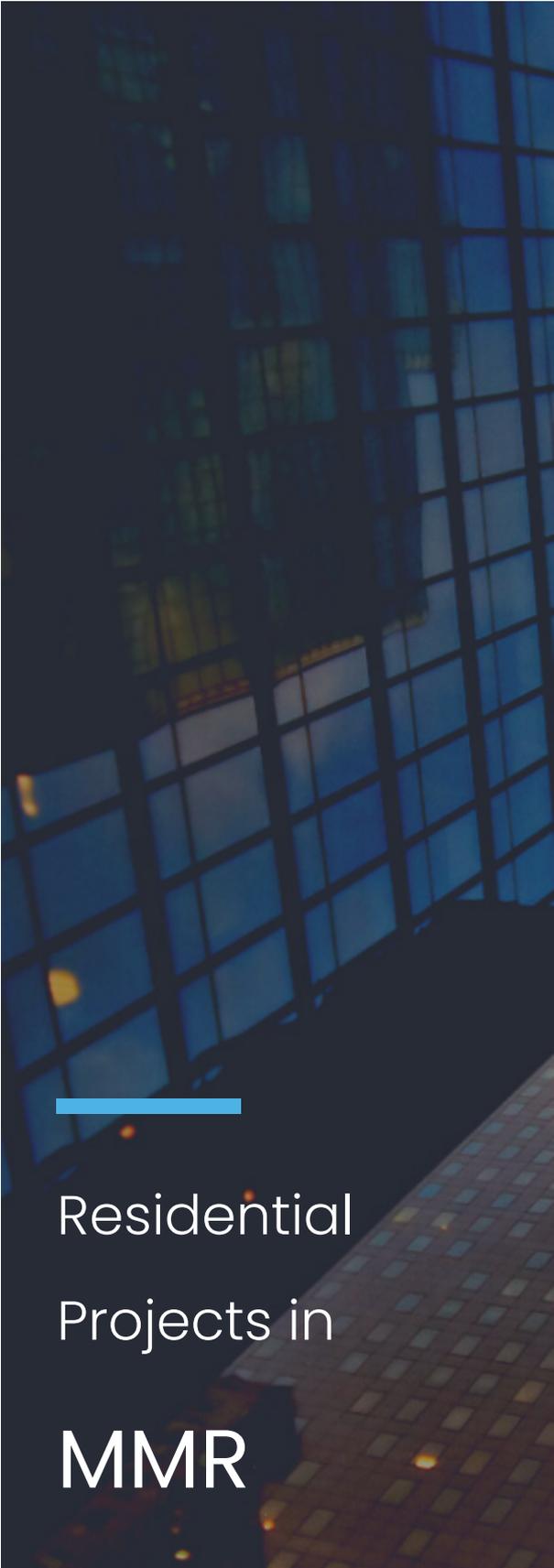
# PROP REPORT



**Happinest Palghar Project - 1 - Phase**

**IV**

MahaRERA Number : P99000017770



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 - 1 - PHASE IV

# 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 December, 2021	0.33 Acre	1 BHK,2 BHK

### Project Amenities

<b>Sports</b>	Basketball Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
<b>Leisure</b>	NA
<b>Business &amp; Hospitality</b>	Clubhouse
<b>Eco Friendly Features</b>	NA

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Block 1	2	4	14	1 BHK,2 BHK	56
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 IV

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	391 sqft
2 BHK	542 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
<b>White Goods</b>	NA

HAPPINEST PALGHAR  
PROJECT - 1 - PHASE IV

## COMMERCIALS

<b>Configuration</b>	<b>Rate Per Sqft</b>	<b>Agreement Value</b>	<b>Box Price</b>
1 BHK	INR 5029.41	INR 1966500	INR 2185000

2 BHK

INR 5031.37

INR 2727000

INR 3030000

**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 - 1 - PHASE IV

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
December 2019	391	NA	INR 1978800	INR 5060.87
November 2019	329	NA	INR 1978800	INR 6014.59
November 2019	391	NA	INR 1945626	INR 4976.03
October 2019	329	NA	INR 1956684	INR 5947.37
September 2019	329	NA	INR 1793142	INR 5450.28
September 2019	391	NA	INR 1784994	INR 4565.2
September 2019	473	NA	INR 2490404	INR 5265.12

HAPPINEST PALGHAR  
PROJECT - 1 - PHASE IV

## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propcores 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 Propcore is given. The purpose of the Propcore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

<b>Category</b>	<b>Score</b>
<b>Place</b>	38
<b>Connectivity</b>	55
<b>Infrastructure</b>	30
<b>Local Environment</b>	90
<b>Land &amp; Approvals</b>	50
<b>Project</b>	69
<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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HAPPINEST PALGHAR  
PROJECT - 1 - PHASE IV

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