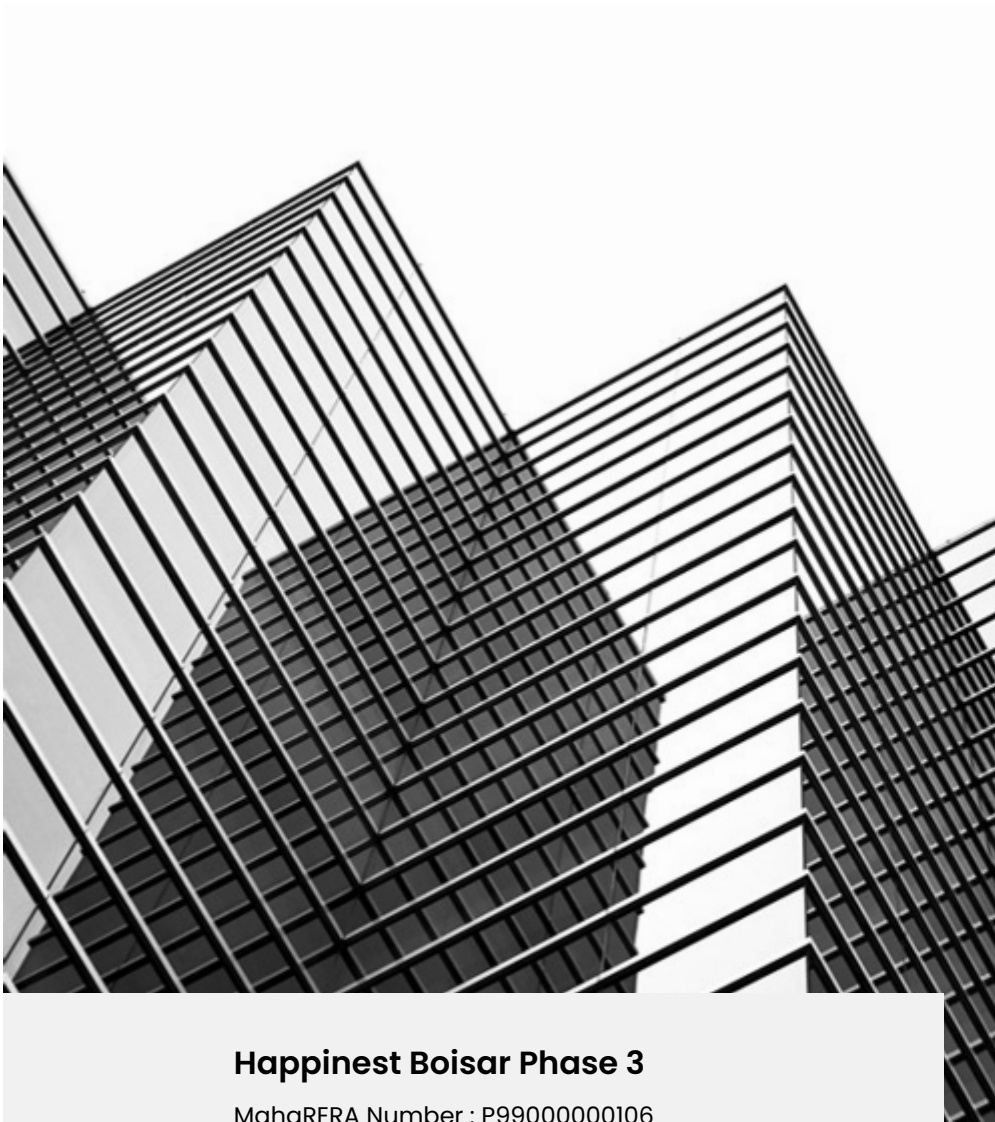


propscience.com

PROP REPORT



Happinest Boisar Phase 3

MahaRERA Number : P99000000106



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 160 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **104 Km**
- Yashwant Shrushti Bus Stop **4.4 Km**
- Boisar Railway Station **4.9 Km**
- Boisar Road **1.8 Km**
- Adhikari Lifeline Hospital Betegaon **3.2 Km**
- Rahul International school **3.9 Km**
- BARC Shopping Complex **7.3 Km**
- D-Mart **4.2 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	1	1

HAPPINEST BOISAR PHASE

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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

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2018	1.87 Acre	1 BHK,2 BHK,Studio

Project Amenities

Sports	Badminton Court,Multipurpose Court,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Sit-out Area
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
C1/9/1C	2	4	10	1 BHK,2 BHK,Studio	40
C2/10/1D	2	4	10	1 BHK,2 BHK,Studio	40
D1/11/2	2	4	10	1 BHK,2 BHK,Studio	40
D2/12/2	2	4	10	1 BHK,2 BHK,Studio	40
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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	381.47 sqft
2 BHK	501 sqft
Studio	252 sqft
1 BHK	381.47 sqft
2 BHK	501 sqft
Studio	252 sqft
1 BHK	381.47 sqft
2 BHK	501 sqft
Studio	252 sqft
1 BHK	381.47 sqft
2 BHK	501 sqft

Studio	252 sqft
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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 BOISAR PHASE

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 4845.24	INR 1221000	INR 1299000
1 BHK	INR 4805.1	INR 1833000	INR 1950000
2 BHK	INR 4730.54	INR 2370000	INR 2521000

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.

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	504	0	INR 1701000	INR 3375
February 2022	504	0	INR 1935900	INR 3841.07
February 2022	381	NA	INR 1618920	INR 4249.13
February 2022	381	0	INR 1492920	INR 3918.43
September 2021	384	0	INR 1488784	INR 3877.04
July 2021	384	NA	INR 1485000	INR 3867.19
June 2021	506	NA	INR 2085750	INR 4122.04
April 2021	384	NA	INR 1708560	INR 4449.38
March 2021	383	0	INR 1579050	INR 4122.85

March 2021	381	NA	INR 1611440	INR 4229.5
March 2021	383	NA	INR 1620000	INR 4229.77
March 2021	381	NA	INR 1620000	INR 4251.97
February 2021	506	0	INR 1901450	INR 3757.81

HAPPINEST BOISAR PHASE

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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.

Category	Score
Place	38
Connectivity	63
Infrastructure	48

Local Environment	90
Land & Approvals	56
Project	61
People	56
Amenities	56
Building	78
Layout	53
Interiors	55
Pricing	40
Total	58/100

HAPPINEST BOISAR PHASE

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