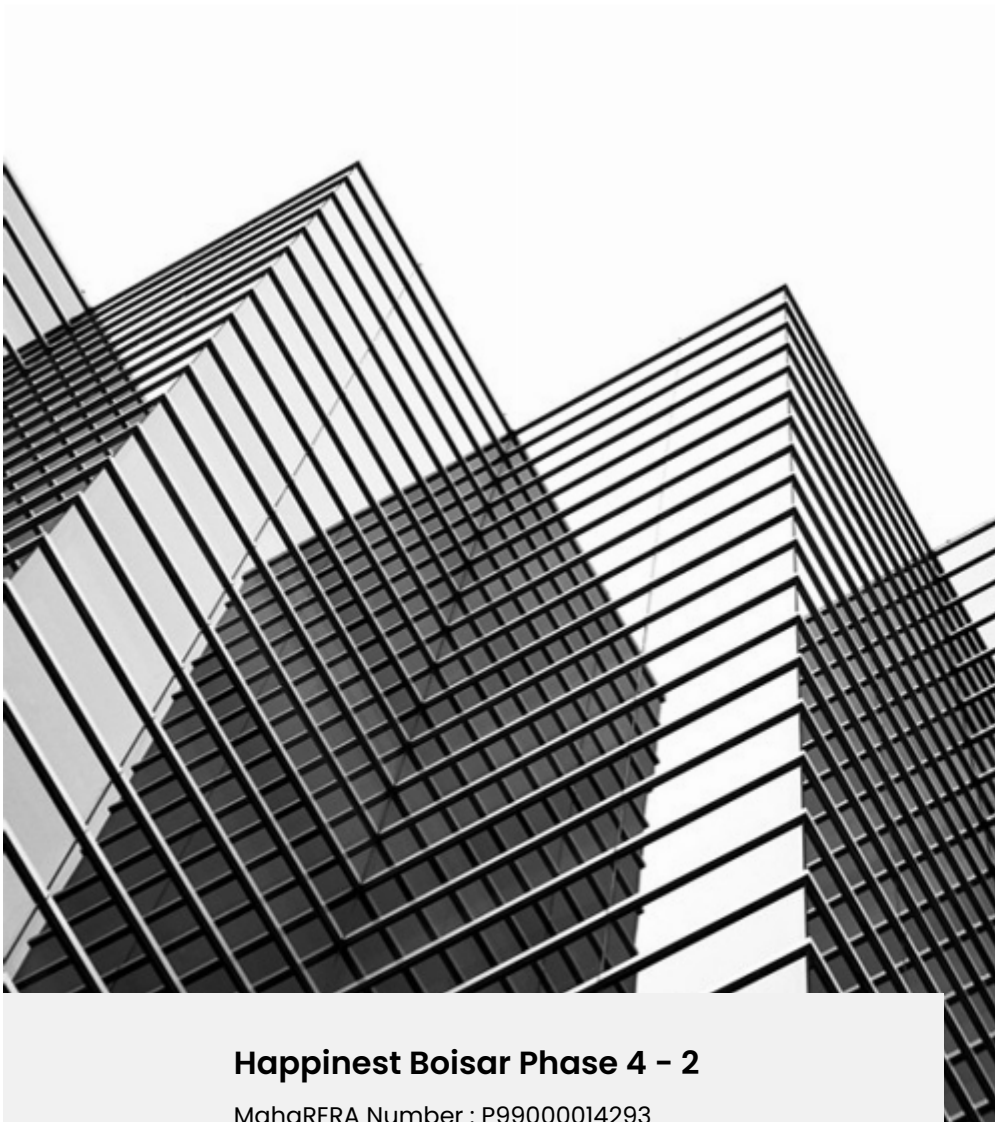


propscience.com

PROP REPORT



Happinest Boisar Phase 4 - 2

MahaRERA Number : P99000014293



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 **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 June, 2020	1.35 Acre	1 BHK,Studio

Project Amenities

Sports	Basketball 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

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
D3,13	2	4	10	1 BHK,Studio	40
D4,14	2	4	15	1 BHK,Studio	60
E1,15	2	4	15	1 BHK,Studio	60
First Habitable Floor				Ground	

Services & Safety

- **Security :** 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 BOISAR PHASE

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FLAT INTERIORS

Configuration	RERA Carpet Range
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1 BHK	378 sqft
Studio	250 sqft
1 BHK	378 sqft
Studio	250 sqft
1 BHK	378 sqft
Studio	250 sqft

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

Flooring	Vitrified Tiles,Anti Skid 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 BOISAR PHASE 4 – 2

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 4769	INR 1192250	INR 1255000
1 BHK	INR 4751.32	INR 1796000	INR 1890000

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.
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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 BOISAR PHASE

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ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
June 2022	378	0	INR 1357200	INR 3590.48
June 2022	378	0	INR 1369206	INR 3622.24
February 2022	378	0	INR 1437066	INR 3801.76
February 2022	250	0	INR 967005	INR 3868.02
January 2022	250	NA	INR 1017702	INR 4070.81

January 2022	250	1	INR 1153125	INR 4612.5
September 2021	378	NA	INR 1493100	INR 3950
September 2021	250	0	INR 1105650	INR 4422.6
September 2021	250	NA	INR 1175265	INR 4701.06
August 2021	378	NA	INR 1703700	INR 4507.14
August 2021	250	NA	INR 1042425	INR 4169.7
July 2021	250	0	INR 1081080	INR 4324.32
July 2021	378	NA	INR 1676160	INR 4434.29
May 2021	250	NA	INR 1081080	INR 4324.32
April 2021	250	0	INR 1128114	INR 4512.46
April 2021	250	NA	INR 1127295	INR 4509.18
March 2021	250	NA	INR 1051650	INR 4206.6
March 2021	378	NA	INR 1660500	INR 4392.86

March 2021	378	NA	INR 1678400	INR 4440.21
February 2021	378	NA	INR 1759320	INR 4654.29

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	48

Project	71
People	56
Amenities	42
Building	78
Layout	53
Interiors	63
Pricing	40
Total	57/100

HAPPINEST BOISAR PHASE

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