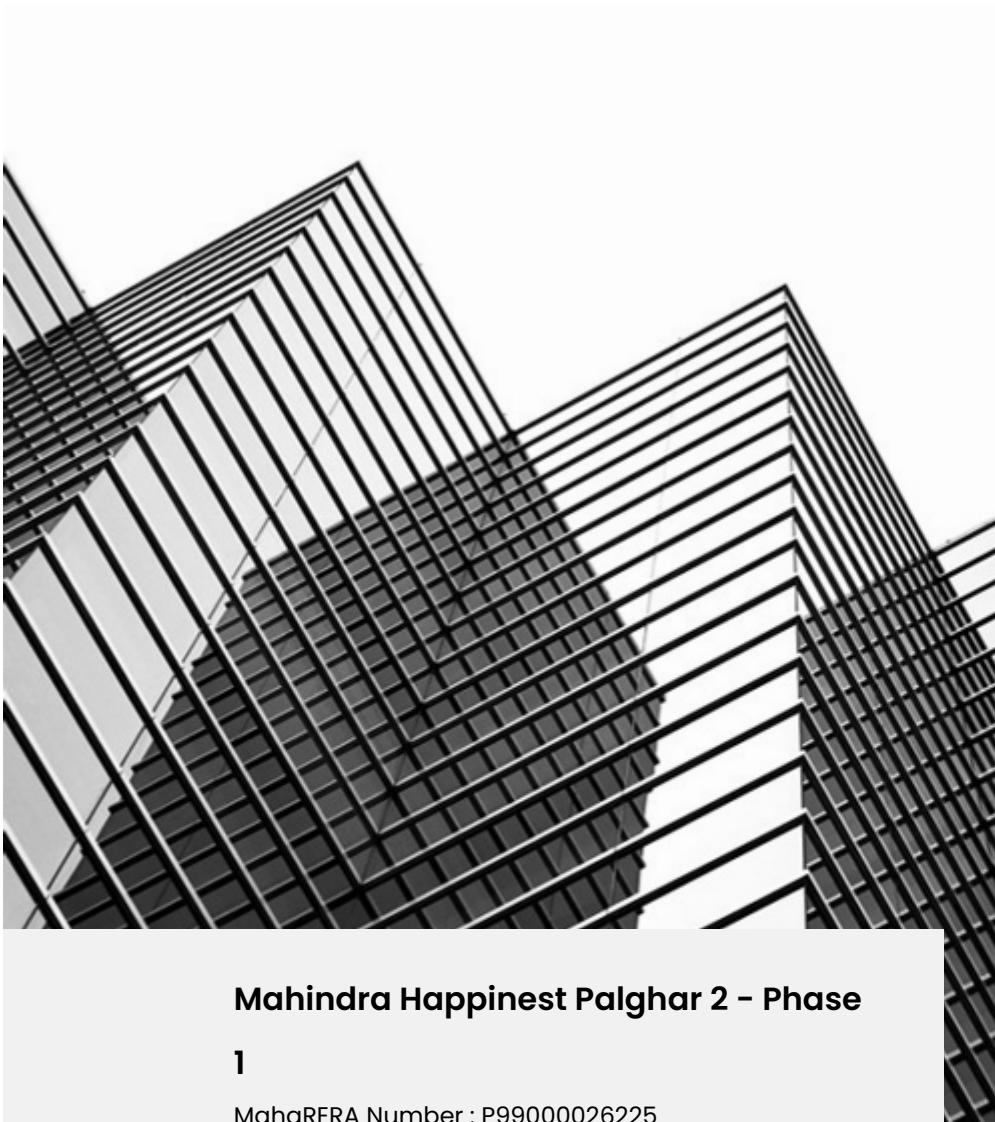


# PROP REPORT



**Mahindra Happinest Palghar 2 - Phase**

**1**

MahaRERA Number : P99000026225



# 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

MAHINDRA HAPPINEST

PALGHAR 2 – PHASE 1

## 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, 2024	3.5 Acre	1 BHK,2 BHK,Studio

## Project Amenities

Sports	Multipurpose Court,Jogging Track,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area,Reflexology Park
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 5 Wing A	1	4	8	1 BHK,2 BHK	32
BLOCK 5 Wing B	2	4	11	1 BHK,2 BHK	44
BLOCK 6 Wing A	2	4	12	1 BHK	48
BLOCK 7 Wing A	2	4	18	1 BHK,Studio	72
BLOCK 7 Wing B	2	4	18	1 BHK,Studio	72
BLOCK 8 Wing A	2	4	18	1 BHK,Studio	72
BLOCK 8 Wing B	2	4	21	1 BHK,Studio	84
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

MAHINDRA HAPPINEST  
PALGHAR 2 – PHASE 1

## FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	391 sqft
2 BHK	542 sqft
1 BHK	391 sqft
2 BHK	542 sqft
1 BHK	290 sqft
1 BHK	290 sqft

Studio	157 sqft
1 BHK	290 sqft
Studio	157 sqft
1 BHK	290 sqft
Studio	157 sqft
1 BHK	290 sqft
Studio	157 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

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	NA



Technology	NA
White Goods	NA

MAHINDRA HAPPINEST  
PALGHAR 2 - PHASE 1

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Studio	INR 5703.82	INR 895500	INR 995000
1 BHK	INR 5029.41	INR 1546000	INR 1717000 to 2185000
2 BHK	INR 3628.23	INR 1966500	INR 2185000 to 3030000

**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	6%	INR 30000
Floor Rise	Parking Charges	Other Charges

NA	NA	NA
----	----	----

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

### Transaction History

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

MAHINDRA HAPPINEST  
PALGHAR 2 – PHASE 1

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	157	2	INR 949940	INR 6050.57
July 2022	157	3	INR 890288	INR 5670.62
July 2022	290	1	INR 1656902	INR 5713.46

June 2022	328	1	INR 2156519	INR 6574.75
June 2022	516	2	INR 2933341	INR 5684.77
May 2022	157	NA	INR 911982	INR 5808.8
May 2022	290	1	INR 1663381	INR 5735.8
April 2022	328	3	INR 2199111	INR 6704.61
April 2022	290	2	INR 1679122	INR 5790.08
April 2022	157	NA	INR 962903	INR 6133.14
March 2022	290	NA	INR 1712458	INR 5905.03
March 2022	290	NA	INR 1572645	INR 5422.91
March 2022	157	NA	INR 995310	INR 6339.55
February 2022	290	NA	INR 1656900	INR 5713.45
February 2022	157	NA	INR 962905	INR 6133.15
December 2021	157	NA	INR 911982	INR 5808.8

**December  
2021**

328

NA

INR 2106532

INR 6422.35

MAHINDRA HAPPINEST  
PALGHAR 2 – PHASE 1

## 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	50
Project	66

<b>People</b>	56
<b>Amenities</b>	50
<b>Building</b>	65
<b>Layout</b>	45
<b>Interiors</b>	55
<b>Pricing</b>	40
<b>Total</b>	<b>53/100</b>

---

MAHINDRA HAPPINEST  
PALGHAR 2 – PHASE 1

### Disclaimer

This disclaimer is applicable to the entire project Report. The information contained in this Report has been provided by Propscience for information purposes only. This information does not constitute legal, professional, or commercial advice. Communication, content, and material within the Report may include photographs and conceptual representations of projects under development. All computer-generated images shown in the Report are only indicative of actual designs and are sourced from third party sites.

The information in this Report may contain certain technical inaccuracies and typographical errors. Any errors or omissions brought to the attention of Propscience will be corrected as soon as possible. The content of this Report is being constantly

modified to meet the terms, stipulations and recommendations of the Real Estate Regulation Act, 2016 ("RERA") and rules made thereunder and may vary from the content available as of date. All content may be updated from time to time and may at times be out of date. Propscience accepts no responsibility for keeping the information in this website up to date or any liability whatsoever for any failure to do so.

While every care has been taken to ensure that the content is useful, reliable, and accurate, all content and information in the Report is provided on an "as is" and "as available" basis. Propscience does not accept any responsibility or liability with regard to the content, accuracy, legality and reliability of the information provided herein, or, for any loss or damage caused arising directly or indirectly in connection with reliance on the use of such information. No information given in the Report creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law.

This Report may provide links to other websites owned by third parties. Any reference or mention to third party websites, projects or services is for purely informational purposes only. This information does not constitute either an endorsement or a recommendation. Propscience accepts no responsibility for the content, reliability and information provided on these third-party websites. Propscience will not be held liable for any personal information or data collected by these third parties or for any virus or destructive properties that may be present on these third-party sites.

Your use of the Report is solely at your own risk. You agree and acknowledge that you are solely responsible for any action you take based upon this content and that Propscience is not liable for the same. All details regarding a project/property provided in this Report is updated based on information available from the respective developers/owners/promoters. All such information will not be construed as an advertisement. To find out more about a project / development, please register/contact us or visit the site you are interested in. All decisions taken by you in this regard will be taken independently and Propscience will not be liable for any such loss in connection with the same. This Report is for guidance only. Your use of this Report- including any suggestions set out in the Report do not create any professional - client relationship between you and Propscience. Propscience cannot accept you as a client until certain formalities and requirements are met.