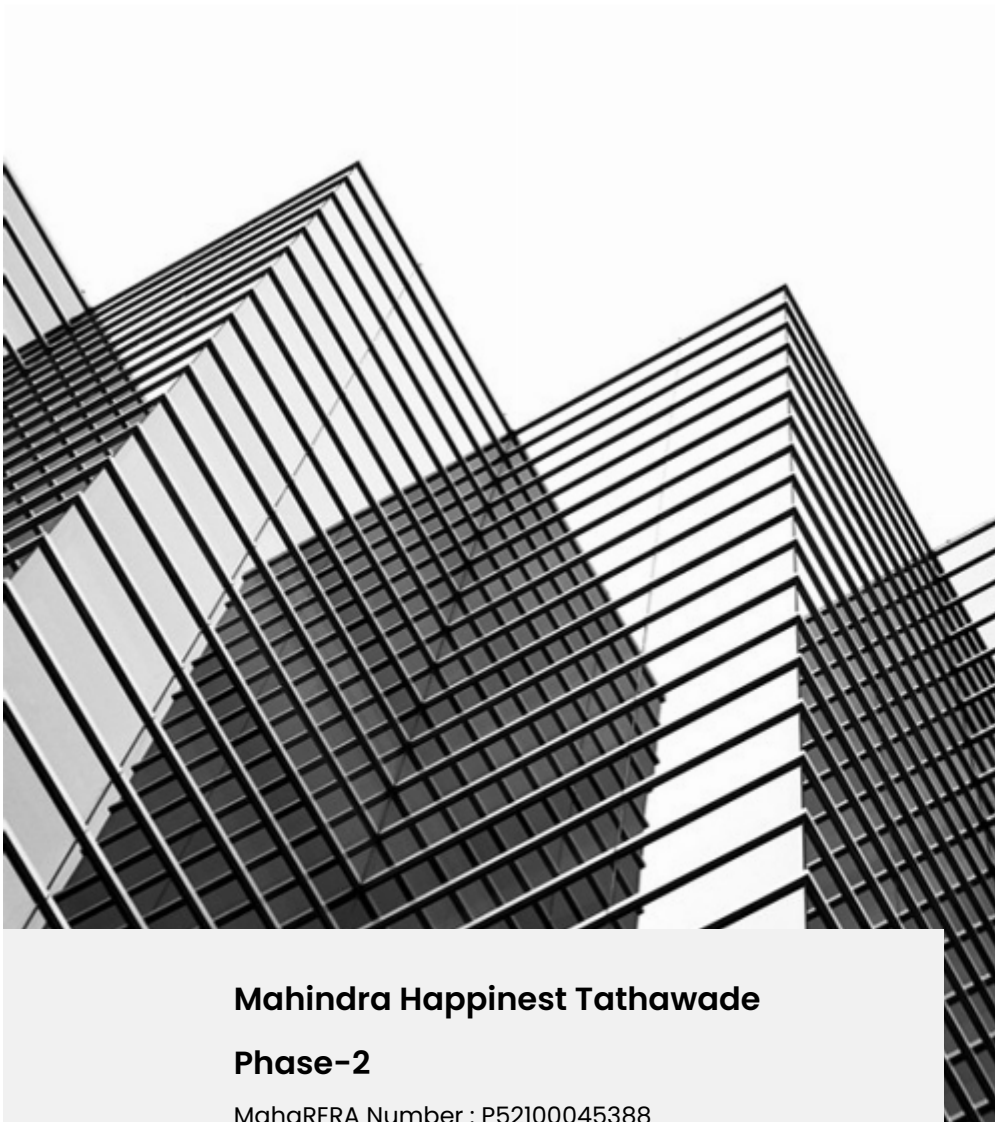


# PROP REPORT



**Mahindra Happinest Tathawade**

**Phase-2**

MahaRERA Number : P52100045388



## 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 147 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Pune International Airport **27.1 Km**
- Vittbhatti XPS Company **850 Km**
- Akurdi Railway Station **4.2 Km**
- NH 48, Jeevan Nagar **650 Km**
- Aditya Birla Memorial Hospital **6 Km**
- Adhira International School **1.5 Km**
- Xion Mall **6.1 Km**
- D Mart **6.2 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
November 2022	NA	1

MAHINDRA HAPPINEST  
TATHAWADE PHASE-2

# 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 31st May, 2027	1234.49 Sqmt	1 BHK,2 BHK,Duplex

## Project Amenities

Sports	Badminton Court,Cricket Pitch,Multipurpose Court,Squash Court,Putting Green,Skating Rink,Football Field,Jogging Track,Kids Play Area,Kids Gym,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Open Stage Theatre,Yoga Room / Zone,Library / Reading Room,Pet Friendly,Sit-out Area,Reflexology Park
Business & Hospitality	Conference / Meeting Room,Party Lawn,Clubhouse,Multipurpose Hall
Eco Friendly Features	Green Zone

# BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Building C	4	32	7	1 BHK,2 BHK,Duplex	224
First Habitable Floor				1st Floor	

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System,Fire Hose
- **Sanitation** : The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation** : High Speed Elevators,Goods Lift

MAHINDRA HAPPINEST TATHAWADE PHASE-2
---

# FLAT INTERIORS

Configuration	RERA Carpet Range
---------------	-------------------

1 BHK	470 sqft
2 BHK	619.32 – 702.45 sqft
Duplex	1200 – 1300 sqft

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

<b>Flooring</b>	Marble Flooring,Vitrified Tiles,Anti Skid 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,Double glazed glass windows
<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	NA
<b>White Goods</b>	NA

MAHINDRA HAPPINEST  
TATHAWADE PHASE-2

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 8893.62	INR 4180000	INR 4400000
2 BHK	INR 9510.43	INR 5890000	INR 6200000 to 7200000
Duplex	INR 10450	INR 12540000	INR 13200000 to 15200000

**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,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

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

MAHINDRA HAPPINEST  
TATHAWADE PHASE-2

## ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
January 2023	636	23	INR 6395737	INR 10056.19
January 2023	636	15	INR 6320002	INR 9937.11
December 2022	415	4	INR 3780457	INR 9109.53
December 2022	415	9	INR 4113647	INR 9912.4

<b>December 2022</b>	636	1	INR 6231885	INR 9798.56
<b>December 2022</b>	572	6	INR 5223027	INR 9131.17
<b>November 2022</b>	415	3	INR 3766874	INR 9076.8
<b>November 2022</b>	415	21	INR 4178526	INR 10068.74
<b>November 2022</b>	415	8	INR 4059741	INR 9782.51
<b>October 2022</b>	573	13	INR 5454008	INR 9518.34
<b>October 2022</b>	573	11	INR 5373038	INR 9377.03
<b>October 2022</b>	573	4	INR 4975266	INR 8682.84
<b>October 2022</b>	415	29	INR 4192942	INR 10103.47
<b>September 2022</b>	573	7	INR 5027091	INR 8773.28

**September  
2022**

573

8

INR 5431624

INR 9479.27

MAHINDRA HAPPINEST  
TATHAWADE PHASE-2

## 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	53
Connectivity	23
Infrastructure	44
Local Environment	90
Land & Approvals	50
Project	66

<b>People</b>	56
<b>Amenities</b>	70
<b>Building</b>	55
<b>Layout</b>	57
<b>Interiors</b>	73
<b>Pricing</b>	40
<b>Total</b>	<b>56/100</b>

---

MAHINDRA HAPPINEST  
TATHAWADE PHASE-2

### **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.