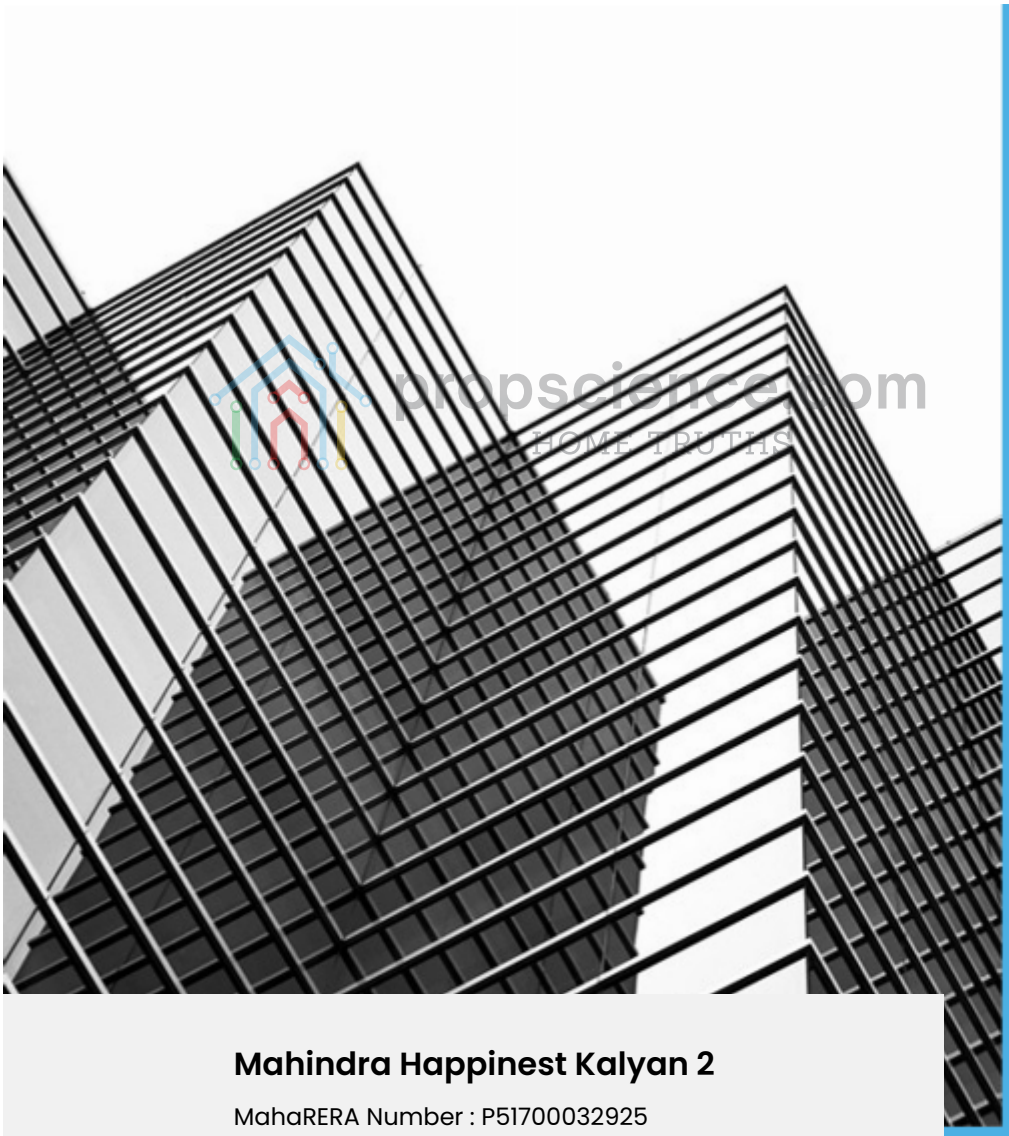
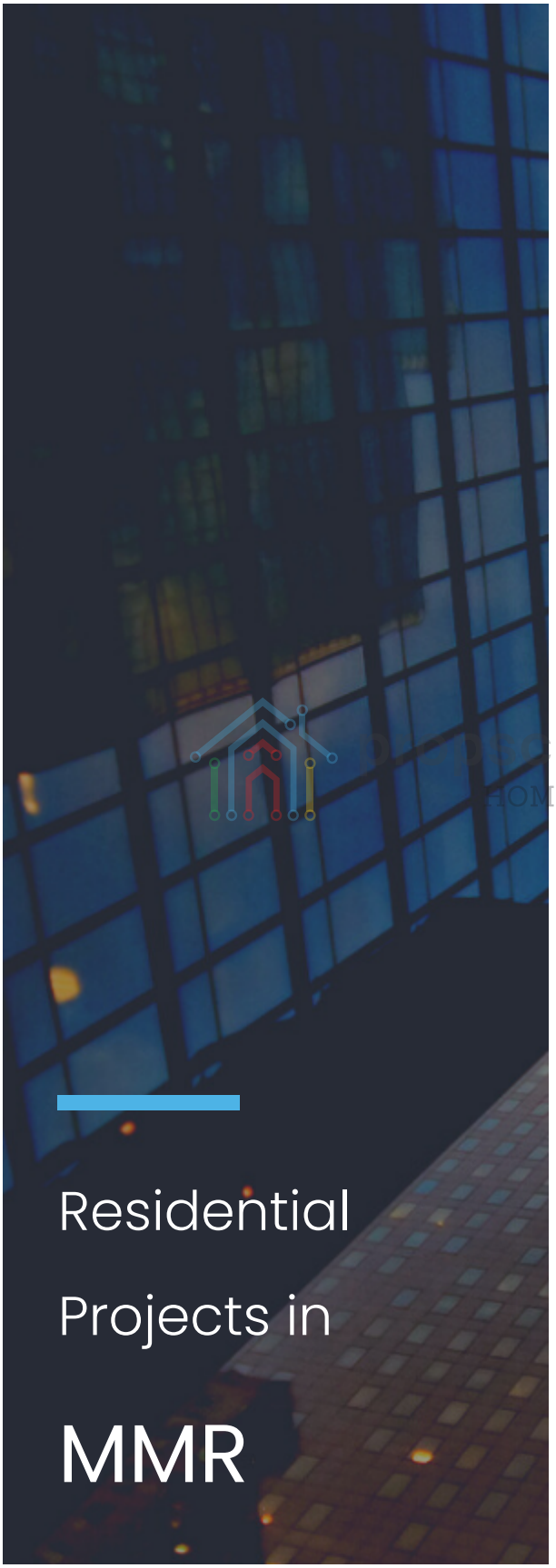
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PROP REPORT



Mahindra Happinest Kalyan 2

MahaRERA Number : P51700032925



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.

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LOCATION

The project is in Mumbai- Nasik Highway. Bhiwandi is a city in the Thane district. It is located 20 km northeast of Mumbai and 15 km northeast of the city of Thane and is part of the Mumbai Metropolitan Region. Bhiwandi is a well-known centre of logistics and textile industries. Although mainly inhabited by ethnic minorities, the area has become a secular city due to the development of infrastructure and industries. Bhiwandi Nizampur City Municipal Corporation is a civic body founded in 2002 Maharashtra State Government to manage the industrial community of Bhiwandi. Many renowned real estate developers are entering the market, along with some individual local developers. It is the main commercial centre connecting Mumbai and the rest of India via the Mumbai-Agra Highway.

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HOME PROPS

Post Office	Police Station	Municipal Ward
Kon	NA	Bhiwandi-Nizampur Municipal Corporation

Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is not prone to traffic jams. The air pollution levels are 30 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Domestic Airport Terminal 1-B **41.9 Km**
- Chhatrapati Shivaji Maharaj International Airport **35.1 Km**
- Bhiwandi Bus Depot, **5.2 Km**
- Bhiwandi Railway Station Rd **6 Km**
- Mumbai - Agra National Hwy, Saravali **650 Mtrs**
- Ved Hospital **4.5 Km**
- Swami Vivekanand School **3.5 Km**
- Metro Junction Mall, **8 Km**
- D Mart, Mohan Square One **8.4 Km**

MAHINDRA HAPPINEST
KALYAN 2

LAND & APPROVALS

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Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
June 2022	4	1

MAHINDRA HAPPINEST
KALYAN 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

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MAHINDRA HAPPINEST
KALYAN 2

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th April, 2026	26740.94 Sqmt	1 BHK,2 BHK,3 BHK

Project Amenities

Sports	Multipurpose Court,Squash Court,Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Pet Friendly,Reflexology Park
Business & Hospitality	Party Lawn,Multipurpose Hall
Eco Friendly Features	Herb Garden,Green Zone,Solar Pannel

MAHINDRA HAPPINEST KALYAN 2

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower - C	6	15	17	1 BHK,2 BHK,3 BHK	255
Tower - D	6	15	18	1 BHK	270
Tower - E	6	15	18	1 BHK	270
Tower - F	6	15	14	1 BHK,2 BHK	210

First Habitable Floor	1st

Services & Safety

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

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KALYAN 2

FLAT INTERIORS

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Configuration	RERA Carpet Range
1 BHK	393.39 - 451.7 sqft
2 BHK	563.29 - 630.54 sqft
3 BHK	843.05 sqft
1 BHK	393.39 - 451.7 sqft
1 BHK	395.65 - 451.7 sqft

1 BHK	446 sqft
2 BHK	563.29 - 630.54 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,Brass Joinery,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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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9533.68	INR 3751000	INR 3938550 to 4522350
2 BHK	INR 9534.68	INR 5371000	INR 5639550 to 6312600

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

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GST	Stamp Duty	Registration
5%	6%	INR 30000

Floor Rise	Parking Charges	Other Charges
NA	INR 0	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,Kotak Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

MAHINDRA HAPPINEST KALYAN 2

ANNEXURE A

Transection Date	Carpet Area	Floor	Sale Price	Rate per sq.ft.
August 2022	408	NA	INR 3387496	INR 8302.69
August 2022	395	NA	INR 3528348	INR 8932.53
July 2022	395	NA	INR 3362573	INR 8512.84
July 2022	563	7	INR 4724462	INR 8391.58
July 2022	563	NA	INR 4870178	INR 8650.4
July 2022	395	NA	INR 3460401	INR 8760.51
July 2022	408	NA	INR 3993435	INR 9787.83

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June 2022	393	NA	INR 3159582	INR 8039.65
June 2022	395	NA	INR 3465055	INR 8772.29
June 2022	395	NA	INR 3382469	INR 8563.21
June 2022	630	NA	INR 5611639	INR 8907.36
May 2022	395	NA	INR 3388152	INR 8577.6
May 2022	630	NA	INR 5922707	INR 9401.12
May 2022	563	NA	INR 4768523	INR 8469.85
May 2022	408	NA	INR 3379718	INR 8283.62

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MAHINDRA HAPPINEST KALYAN 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	45
Connectivity	48
Infrastructure	42
Local Environment	100
Land & Approvals	56
Project	65
People	56
Amenities	62
Building	55
Layout	55
Interiors	63
Pricing	40
Total	57/100

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