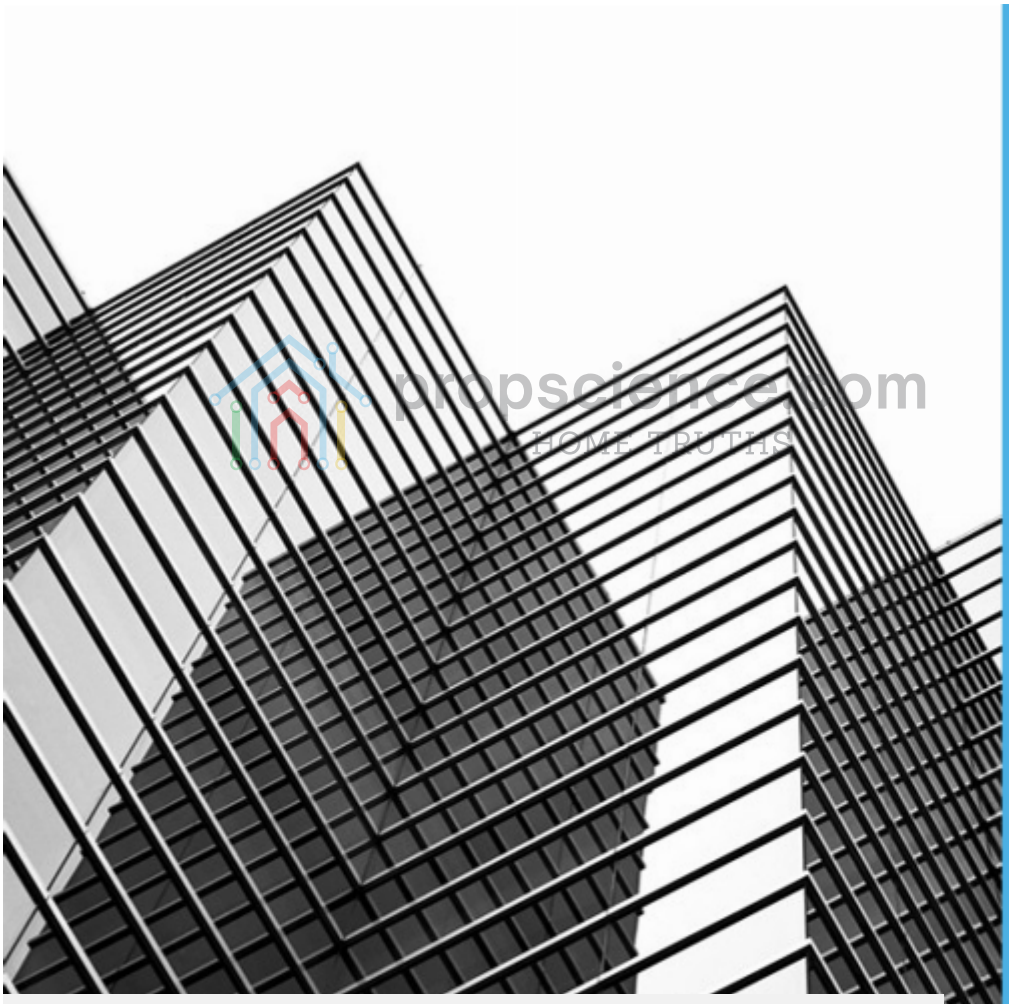
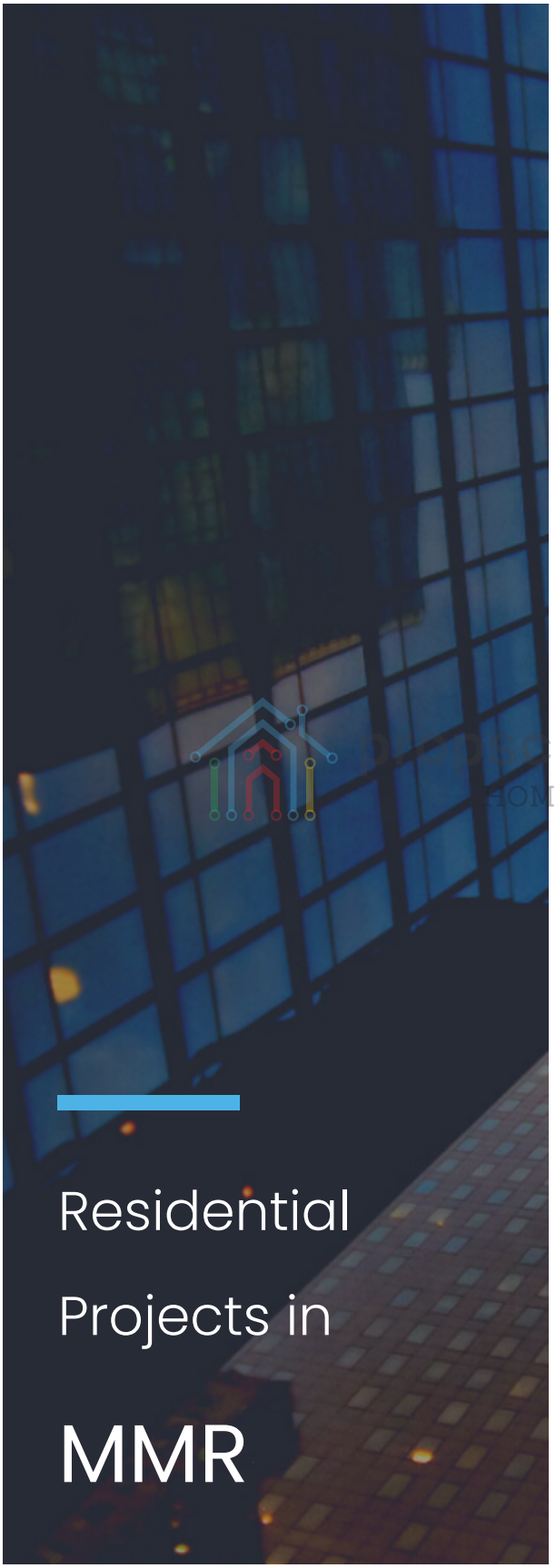
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PROP REPORT



Happinest Kalyan Project B

MahaRERA Number : P51700023209



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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Post Office	Police Station	Municipal Ward
Bhiwandi	Kalyan Taluka Police Station	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 109 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Terminal Building **37.7 Km**
- Chhatrapati Shivaji Maharaj International Airport **38.6 Km**
- Kalyan Bypass **250 Mtrs**
- Kalyan Railway Station **6.9 Km**
- Nashik Highway **270 Mtrs**
- Life Line Multispeciality Hospital **120 Mtrs**
- Aventura International School **900 Mtrs**
- Metro Junction Mall **6.5 Km**
- D Mart **7.5 Km**

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LAND & APPROVALS

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

HAPPINEST KALYAN
PROJECT B

BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor

NA	NA	NA

HAPPINEST KALYAN
PROJECT B

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 30th December, 2024	23325.22 Sqmt	1 BHK,2 BHK

Project Amenities

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Sports	Jogging Track,Kids Play Area,Kids Zone,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Library / Reading Room,Senior Citizen Zone,Pet Friendly
Business & Hospitality	Visitor's Room,Laundromat,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Green Zone,Rain Water Harvesting,Landscaped Gardens,Water Storage

HAPPINEST KALYAN
PROJECT B

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Tower 3 / Tower 4	3	15	6	1 BHK	90
Tower 5 A Wing/B Wing	3	15	6	1 BHK,2 BHK	90
Tower 7	3	23	6	2 BHK	138
				First Habitable Floor	1st

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Services & Safety

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

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	335 - 415 sqft
1 BHK	335 - 415 sqft
2 BHK	495 - 601 sqft

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

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Flooring	Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards
Finishing	Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA

White Goods	NA

HAPPINEST KALYAN PROJECT B

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	INR 9595	INR 3214325	INR 3383500 to 4191500
2 BHK	INR 9595	INR 4749525	INR 4999500 to 6070100

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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	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,DHFL Bank,HDFC Bank,IIFL Bank,Indialbulls Home Loans,LIC Housing Finance Ltd,PNB Housing Finance Ltd

Transaction History

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

HAPPINEST KALYAN PROJECT B

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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	45

Connectivity	65
Infrastructure	58
Local Environment	90
Land & Approvals	56
Project	82
People	39
Amenities	68
Building	57
Layout	53
Interiors	55
Pricing	40
Total	**59/100**

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HAPPINEST KALYAN

PROJECT B

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