Click here for project details of Palghar by Mahindra Lifespaces

happinest
PALGHAR - I

902-900-4499 | Visit: www.mahindralifespaces.com

MahaRERA Registration No. for Happinest Palghar - I, P99000014911, P99000015481 available at website: http://maharera.mahaonline.gov.in

Mahindra Happinest Developers Limited, Gut No. 158/183 P/183 P/ Plot No. 1,
Village Nandore, Taluka Palghar, District Palghar - 401 404, Maharashtra.

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Mahindra LIFESPACES
JOYFUL HOMECOMINGS

happinest
PALGHAR - I

THE BEST THINGS IN LIFE AWAIT YOU.

Mahindra World City, Chennai

Bloomdale, Nagpur

Happinest, Avadi

- 11000+ happy customers
- The Company's development footprint spans 23 million sq. ft. (2.137 million sq. m.) of completed, ongoing and forthcoming residential projects across seven Indian cities

Happinest, Boisar

- More than 2 decades of excellence
- 2 World Cities Delivered
- 80+ awards

Antheia, Pune

OUR STORY THIS FAR...

Mahindra Lifespace Developers Ltd. is the real estate and infrastructure business of the $19 billion Mahindra Group. The company is a leader and pioneer in sustainable urban development. Mahindra Lifespaces has successfully launched and completed projects across the country and has been growing from strength to strength.

It made its entry in value housing with **Happinest** to meet the housing demands of the emerging middle-class. At **Happinest**, the intent is to provide homes that offer great value in terms of quality of housing & quality of life. **Happinest – Avadi (Chennai)** and **Happinest – Boisar** are two multi-phase offerings that have met with great acceptance from our customers.

Image for representative purpose only

A FULFILLING LIFE AWAITS YOU.

Families are what define us in life. One of the most rewarding experiences is to be able to give our families the life they truly deserve. With **Happinest,** it is precisely this opportunity that we offer you.

Presenting **Happinest Palghar - I,** by Mahindra Happinest Developers Limited. A home with amenities designed to deliver wonderful experiences for you and your family, at an affordable price.

Built across 8.35 acres, **Happinest Palghar – I** offers choice in the form of 1 RK, 1 BHK and 2 BHK. So no matter what your family size or your family's needs, there will always be room for happiness.

Images for Representative purpose only.
Source: Distances as per Google maps

GREAT CONNECTIVITY AWAITS YOU.

Palghar is well connected via road and rail transport. Palghar acts as the divisional headquarters of MSRTC (Maharashtra State Road Transport Corporation)[@].

Palghar lies on the Western Line of the Mumbai Suburban Railway and on the busy Mumbai-Ahmedabad rail corridor[#]. Palghar is an important railway station on the Western Railway line with shuttle/MEMU/EMU (local trains) services[^].

Proximity to Happinest Palghar-I:

- 6.9 kms from Palghar station[!]
- Approx. 10 mins from Boisar/Tarapur MIDC[<]
- Approx. 90 minutes from Andheri station by train[&]
- Proposed bullet train to improve connectivity to Mumbai City[%]
- Approx. 2 kms away from the proposed new railway station-Kharale road

Source
@ https://msrtc.maharashtra.gov.in/index.php/node/index/153
# https://en.wikipedia.org/wiki/Palghar
^ https://indiarailinfo.com/search/plg-palghar-to-drd-dahanu-road/965/0/69
! Google Maps
< http://bit.ly/2G8TGkB
& http://bit.ly/2topgla
% http://hsrc.in/projects4.html

OPPORTUNITIES AWAIT YOU.

Formed in 2014, Palghar is the newest district in Maharashtra. It is located in the fast growing Mumbai-Ahmedabad corridor. It has 8 talukas including Vasai-Virar[>] (part of the fast expanding Mumbai Metropolitan Region) & the industrial centre of Boisar.

Palghar - A new destination in the making.

Palghar today, represents an opportune investment opportunity for those looking for an investment for the future. With the City Industrial Development Corporation (CIDCO)[)] being roped-in to develop the civic infrastructure, Palghar is a new destination in the making.

The industrious side.

Palghar has its own industrial base called BIDCO[+] Industrial area & MIDC Palghar.
It is also in the vicinity of MIDC Boisar which already has 1000+ active companies/units[=].

- An employment hub, with more than 1.5 lakh[{] people working
- A new shipping terminal is to be launched in Dahanu[)] which is located in Palghar District

Picturesque at every turn.

The natural beauty of Palghar enhances the residential experience here. Palghar remains largely pristine and greener than mainland Mumbai. The geography is laden with picnic spots, beaches and numerous nature resorts[k].

Source
> http://palghar.gov.in/#
) http://bit.ly/2oVGyI1
+ http://dcmsme.gov.in/dips/2016-17/Palghar%20DIPS.pdf
= http://www.business-yellowpages.com/listsearch?city=boisar
{ http://dcmsme.gov.in/dips/2016-17/Palghar%20DIPS.pdf
k http://bit.ly/2G95JON
} http://bit.ly/2HfUCTi

ESTABLISHED SOCIAL FACILITIES AWAIT YOU.

Schools

3.9 kms	Holy Spirit High School
5.9 kms	Anand Ashram English High School
8.7 kms	Sacred Heart High School
9.1 kms	Sundaram Central School
9.9 kms	Sir J. P. International School
11.6 kms	Jawahar Navoday Vidyalaya

Colleges

4.1 kms	St. John College of Engineering & Technology
3.9 kms	St. John Institute of Pharmacy & Research
4.2 kms	St. John Institute of Management & Research
6.9 kms	SDSM College
11 kms	Theem College of Engineering

Hospitals

6.8 kms	Ganesh Hospital
7.2 kms	Kotis Prashanu Hospital
7.6 kms	Sharda Hospital
6.4 kms	Palghar Medical
6.9 kms	Goverment Rural Hospital
7.2 kms	Dhada Hospital
7 kms	Kanta Hospital

Tourist Attractions

20.2 kms	Kelva Fort
12.3 kms	Shirgaon Fort
15.4 kms	Mahim Beach
7.03 kms	Satpati Fish Market
18.7 kms	Kelva Beach
15.5 kms	Satpati Beach

Shopping & Entertainment

6.9 kms	Kuber Shopping Centre
6.9 kms	Amber Shopping Plaza
7.4 kms	Gold Cinema
7.4 kms	Prakash Talkies
11.2 kms	DMart
11.6 kms	Big Bazaar

Hotels & Restaurants

5.8 kms	Hotel Fountain
7 kms	Rasam Restaurant
7 kms	Hotel Sadguru
7.4 kms	Orchids Banquet

Source: Distances as per Google maps

COMFORTABLE LIVING AWAITS YOU.

Happinest Palghar-I has been well thought out, in terms of location, social infrastructure and amenities in the project. The apartments are fitted with features that ensure the well-being & comfort of your family, so that you always come home to happiness. Spread across 8.35 acres, Happinest Palghar offers a common facility centre, landscape & community areas, game courts and more facilities that encourage community living.

Artist's impression

YOUR BEAUTIFUL HOME AWAITS YOU.

Artist's impression

Bedroom Features

- Gypsum plaster on internal walls
- Low-VOC acrylic distemper paint on walls
- Flush door
- Provision for AC in bedroom (conduits only)

Kitchen Features

- Green Marble Platform with stainless steel sink
- Tiled dado above platform
- Provision for water purifier
- Provision for water supply for washing machine

Living Room Features

- Gypsum plaster on internal walls
- Low-VOC acrylic distemper paint on walls
- Laminated main door
- Provision of Cable TV and telephone point conduits in living room

Bathroom Features

- Anti-skid tiles on all bathroom floors
- Designer tiled dado up to door height
- Concealed plumbing
- Premium bath and sanitary fittings
- Naturally ventilated bathrooms
- Provision for geyser

CARE FOR YOU & YOUR ENVIRONMENT AWAITS YOU.

Artist's impression

Common Features

- Organic waste converter
- Sewage-water Treatment Plant (STP)
- Rain water harvesting
- Senior citizen and differently abled friendly, common areas

Safety Features

- Fire extinguishers
- Concealed wiring
- Earth leakage-circuit breaker
- Earthquake resistant reinforced cement concrete structure
- CCTV cameras at designated common areas
- Power back-up for elevator and key utility areas

Images for representative purpose only

Artist's impression

BEST IN LIFE AWAITS YOU.

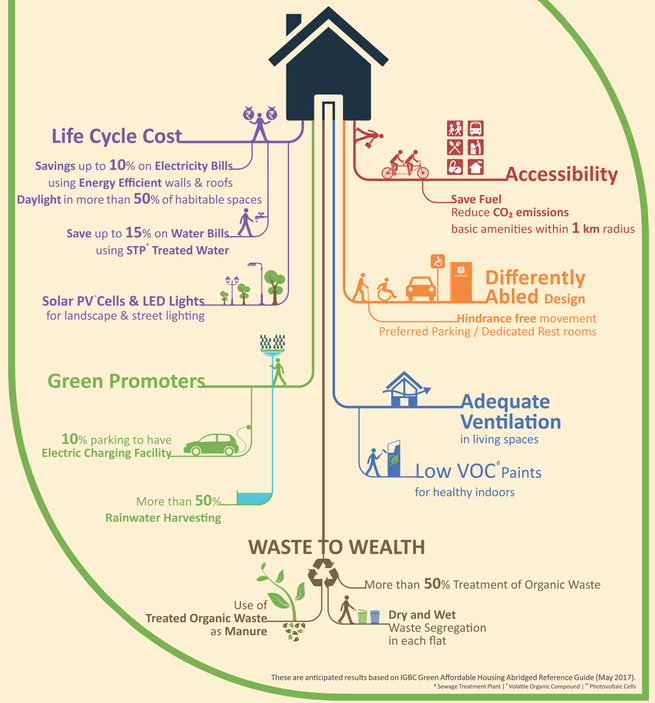
- Common facility centre
- Joggers track
- Cricket pitch
- Indoor games room with gym
- Community hall
- Seating area for senior citizens
- Landscaped garden and children's play area
- Badminton court (Outdoor)
- Entrance lobby with quality finishing

Note:- Cricket pitch and Badminton court are not as per standard dimension.

Happinest Palghar - I

Offering Healthy Lifestyles...

Actual results could differ from those expressed or implied.



These are anticipated results based on IGBC Green Affordable Housing Abridged Reference Guide (May 2017).

* Sewage Treatment Plant | # Volatile Organic Compound | ** Photovoltaic Cells

Artist's impression

MASTER PLAN

AR Interactive

Start 'Mahindra Palghar 1 AR App'.
Point your mobile camera on this plan
to see 3D model.

* For details, please refer sales agreement.

APARTMENT SPECIFICATIONS

Floor finishes
- **Living, Dining, Bedroom, Kitchen, Passage & Lift Lobby:** Ceramic Tiles in 1 RK & 1 BHK Compact, Vitrified Tiles in 1 BHK Regular & 2 BHK.
- **Bathroom & Balcony:** Anti-skid ceramic tiles.

Walls & Ceiling finishes
- **External Walls, Shaft Entrance & Balcony:** Water-based Acrylic Distemper Exterior Grade Paint or Equivalent.
- **Internal Walls, Living, Dining, Kitchen, Corridors & Bedroom:** Gypsum plaster or equivalent with Low VOC Water-based Acrylic Distemper Paint or equivalent.
- **Bathroom & Toilet:** Cement Sand Plaster & Low VOC Water-based Acrylic Distemper Paint or equivalent.

Dado Tiling
- **Bathroom:** Ceramic Tiles upto door height from the floor level.
- **Toilet:** Ceramic Tiles upto 900 mm from the floor level.
- **Kitchen:** Ceramic Tiles upto 600 mm above Kitchen counter.

Sanitary & CP fittings
- **Water Closet (WC):** EWC with Cistern & Health Faucet.
- **Flush Tank (Cistern):** PVC Flush Tank (Cistern).
- **Kitchen:** Stainless Steel Sink in Green Marble Kitchen Counter.
- **Wash Basin:** Wall-mounted Ceramic Wash Basin with Fixtures.
- **External Shower Mixer & Taps:** Premium Quality Chrome Plated Fixtures.

Plumbing & Electrical Fixtures & Provisions
- **Washing Machine, Water Purifier:** Provision of plumbing point & electrical point.
- **Internal plumbing pipes**: cPVC piping for hot water & uPVC for cold water.
- **Electrical Fixtures:** Modular Electrical Switches, Distribution Box (DB) & ELCBs.
- **Geyser & Exhaust Fan:** Provision for Geyser Point in Bathroom & Exhaust Fan point in Kitchen.
- **TV & Telephone:** Provision of conduits for Cable TV & Telephone in Living Room.
- **Provision for AC:** Provision of eletrical point conduit in Bedrooms.

Doors & Accessories
- **Living Room (Door & Door Frame):** Concrete / Composite / Wooden Door Frame with Laminted Door Shutter.
- **Bedroom**: Concrete / Composite / Wooden Door Frame with Flush Door Shutter & SS / Chromium Plated Accessories.
- **Bathroom & Toilet:** Premium Quality PVC Frame & PVC Door Shutter.

Windows
- Aluminium / uPVC / MS Openable Windows.

Structure
- Earthquake Resistant RCC Structure.