



HAPPINESS IS ...
... A HOME TO CALL YOUR OWN.

MAHINDRA GROUP THE INDIAN MULTINATIONAL

Mahindra is a household name in India with many companies united by a common purpose, to enable people to Rise. Mahindra Tractors have made every farmer's life easy. Mahindra's Utility Vehicles are making journeys more comfortable than ever. Mahindra Holidays are helping people create lifelong memories with every vacation.

The Mahindra Group operates in the key industries that drive economic growth, enjoying a leadership position in utility vehicles, information technology, tractors and vacation ownership. It has a growing presence in the automotive industry, aerospace, aftermarket, components, consulting services, defense, energy, financial services, logistics, real estate, retail and two wheelers. A US \$16.5 billion multinational group based in Mumbai, India, it has more than 200,000 people in over 100 countries.



TRACTORS



AEROSPACE



HOLIDAYS



INFORMATION
TECHNOLOGY



AUTOMOTIVE INDUSTRY

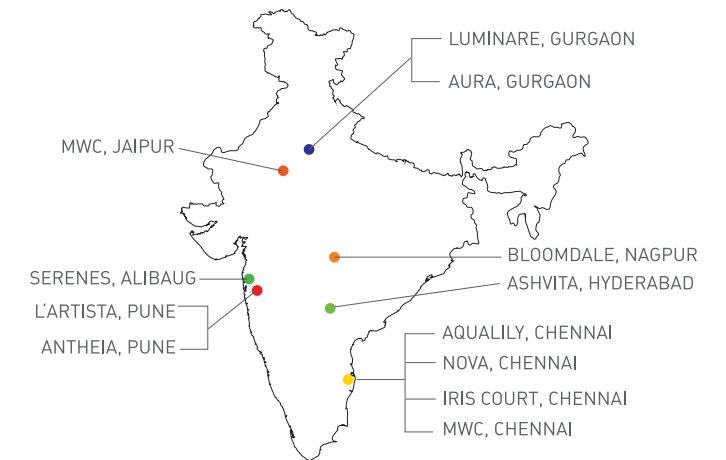
MAHINDRA LIFESPACES HOMES FULL OF JOY

Since 20 years, Mahindra Lifespaces has been at the forefront of transforming urban landscapes by creating sustainable communities and is India's first Green Homes developer. One of the first



companies to receive the Platinum rated green homes pre-certification from IGBC, today all the residential projects are pre-certified green buildings by IGBC. The company's pan-India presence and the development of India's first integrated business city have all contributed to Mahindra Lifespaces being recognised as a developer with a pioneering spirit, internationally and in India.

Mahindra Lifespaces has a footprint of over 8.46 million sq. ft. of completed projects and over 11 million sq. ft. of ongoing and forthcoming projects. The company has pioneered the concept of an integrated business city through 'Mahindra World City' developments in Chennai and Jaipur. The company's residential footprint spans across Mumbai, Pune, Delhi NCR, Nagpur, Hyderabad, Chennai and is poised to venture into Bengaluru.



WELCOME TO **happinest**

Happinest is a new initiative by Mahindra Lifespaces, with a vision to provide good quality housing at an affordable price to the emerging middle class. We have made home ownership more affordable by reducing the cost and time within which we build our projects, while maintaining high quality standards. This has been made possible through value engineering and use of innovative technologies, so that consumers can be offered an attractive price as well as move into their Happinest home at the earliest. With this philosophy in mind, Happinest has launched first two projects in Avadi, Chennai and Boisar near Mumbai.



**A VIBRANT
COMMUNITY**

AN ACTIVE LIFE



EASY TO BUY

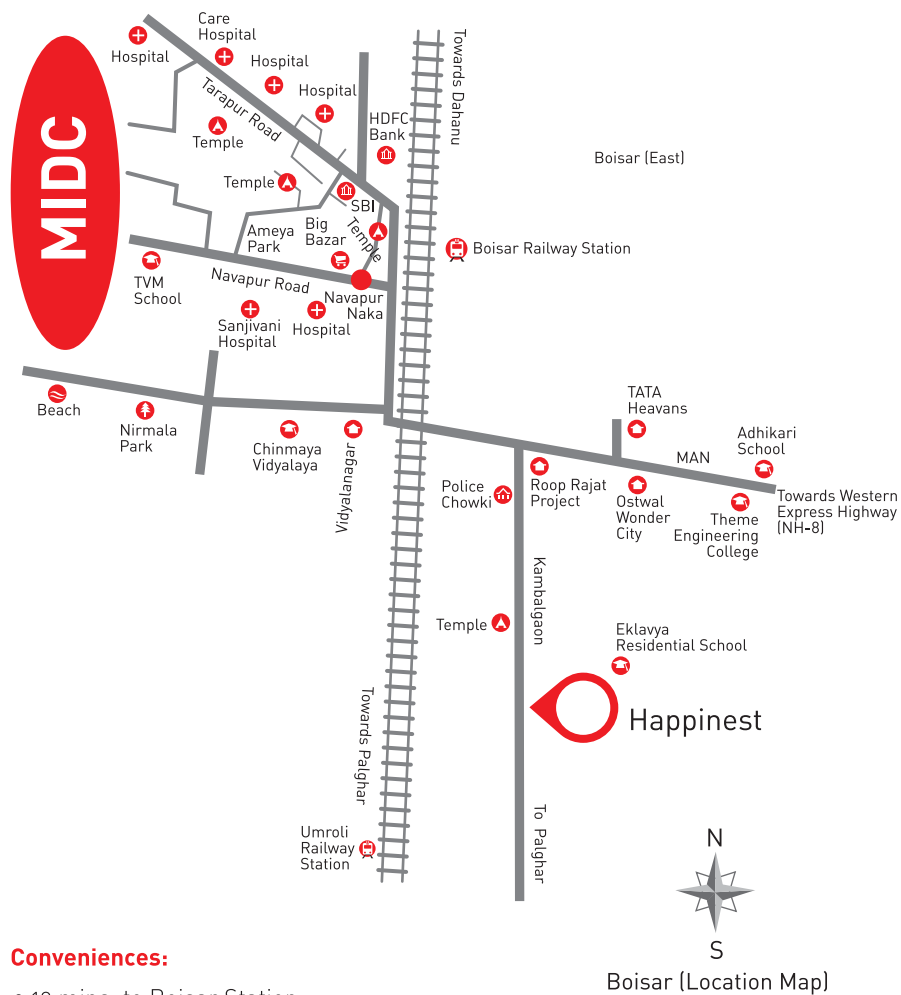


**THE PRIDE
OF OWNING
YOUR OWN
HOME**



**GOOD CONNECTIVITY
TO MASS TRANSPORT**





Conveniences:

- 10 mins. to Boisar Station
- 15 mins. to Boisar Bus Depot
- 20 mins. to Hospital

Legend

- | | | |
|------------------|--------------------|----------------|
| Railway Station | Residential colony | Park |
| School / College | Bank | Police Station |
| Hospital | Market | Temple |

happinest AT BOISAR

Happinest is conveniently located at Boisar, home to Maharashtra's largest MIDC. The township has an ideal location with schools, colleges, shopping malls and hospitals in close vicinity. It is well connected to Mumbai & Gujarat by buses & train services and is also close to the upcoming Delhi / Mumbai Industrial Corridor.

Happinest is spread over 13.5 acres that has about 75% open space where your children can play. The township will house over 1,200 families.

The project comes with a host of amenities to cater to all your needs. Whether it is a special occasion or some fun and games, it is all possible here. Enjoy a relaxed time or take a healthy walk, this places offers you much more than just a house. It's an entire living space.



Vibrant buildings that spread a cheerful mood around the community



- SCHOOLS / COLLEGES**
- Chinmaya School
 - TVM School
 - Ostwal School
 - Teens World Corporate
 - Theme College



- RESTAURANTS / GENERAL STORES**
- Silver Avenue
 - Mama Cha Gaon
 - Hotel Blue Diamond
 - Big Bazaar



- HOSPITALS**
- Care Hospital
 - City General Hospital
 - TMRCT Thunga Hospital
 - Sai Lila Hospital

LIFE BEYOND THE FOUR WALLS

Life is not lived only within four walls, but it is enriched by its surroundings.

At Happinest by Mahindra Lifespaces our goal is to provide amenities that are designed to create an active and fulfilling life without being heavy on maintainence.



OVAL CRICKET
A special provision for all cricket enthusiasts to indulge in their favorite sport.

VOLLEYBALL
For the ultimate sports enthusiasts who want more than cricket there is a volleyball court.

AMPHITHEATRE
Whether it's singing, dancing, acting or playing a musical instrument, uncover the talent at the amphitheatre purpose built to handle such events.

COMMUNITY HALL
A perfect place for you to get together and organise community events and create a sense of brotherhood in the community.

TENNIS COURT
Fitness takes the lead in your lifestyle at our well-maintained tennis courts. Give yourself a workout with some healthy competition.

BADMINTON COURT
Showcase your skill and speed at the badminton court

SENIOR CITIZEN PARK & YOGA SPACE
A specially designed space for the wise and old among us to meditate, boost their health and get energized with the ancient art form of yoga.

AMPLE PARKING
Sufficient parking space is provided for your vehicles within the premises

WALKING TRACK
Spend your mornings or evenings on the path to better health at the walking track, designed specifically for your wellbeing.

SHOPPING COMPLEX
Every family member's shopping needs are met at this extensive shopping mall

75% OPEN SPACE



1 RK
351/ 369 sq.ft.



1 BHK
522/ 540/ 571/ 591 sq.ft.



2 BHK
675/ 695/ 742/ 762 sq.ft.

TYPES OF UNIT

FUTURE-READY HOMES

Life is constantly evolving and we always strive to upgrade our lifestyle. All homes at Happinest are built, keeping in mind your future requirements to upgrade.

Happinest homes are meticulously built keeping your needs at the centre of the plan. It comes equipped with modern amenities so that you can enjoy a better lifestyle with your family.

SPECIFICATIONS

FEATURE	AREA	MATERIAL
FLOOR FINISHES	Living and Kitchen	Vitrified Porcelain Tiles
	Bedroom	Wooden Pattern Vitrified Porcelain Tiles
	Bathroom And Toilet	Anti-Skid Ceramic Tiles
WALL FINISHES	Internal Walls and Ceiling	Nano Paint
	Toilet Dado	Ceramic Tiles 1000mm
	Bathroom Dado	Ceramic Tiles 1200mm
	Kitchen Dado	Ceramic Tiles 600mm
SLAB	Kitchen	Green Marble
SINK	Kitchen	Stainless Steel
SANITARY WARE	Toilet	Indian Style
DOOR	Main Entrance Door	Wooden Flush Door Shutter and FRP CLC
	Inside Door	Frame FRP shutter FRP CLC Frame
RAILING	Balcony	MS Railing
WINDOWS	Bedroom	UPVC Shutter and Frame



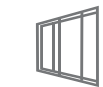
AC Points

Install your Air Conditioners, without any hassle whenever you're ready.



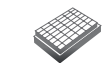
COOL WALLS

Enjoy pleasant environment within your home. The CLC blocks used in the wall prevents heat and keeps the room cool.



UPVC WINDOWS

Keep the shine on your windows for longer with premium grade, stain-resistant windows.



VITRIFIED FLOORING

Premium vitrified tiles across all floors to enhance the beauty of your home.



CONCEALED WIRING

Maintain the appeal of your walls with concealed premium wiring.



IGBC CERTIFIED

Enjoy a secure and healthy life at Happinest as all buildings are IGBC certified for eco-friendly construction and low maintenance.

What are 'Happinesters' saying?

I am confident that Mahindra will deliver homes as shown in the model house. Also, the location is ideal with positive vibrations & beautiful surroundings.

– Ms. Kathirvel, Chennai

In affordable housing, we did check out other projects in Boisar but Mahindra was delivering better value

– Ms. Marolia, Mumbai

Mahindra means faith - well established in automobile, real estate, time share. I am especially impressed with Mahindra World City

– Mr. Giridhar, Chennai

Given my meagre budget of 15 Lakhs, I never thought I will be able to buy a house in Mumbai that too in a gated complex!

– Mr. Munda, Virar

Mahindra is giving good quality housing using the latest technology. I appreciate the Chairman's vision of offering low cost housing.

– Mr. Krishnan, Chennai

The Happinest salesperson explained in detail about features like cool walls & space saving ideas in the sample flat which really impressed me!

– Mr. Raut, Vasai

happinest

A Mahindra Lifespaces initiative

Toll free No. 1800 102 3455

boisar@mahindra.com | www.happinest.co.in

Happinest | Mahindra Lifespace Developers Ltd., Gat No. 50, Plot No.1, Near Eklavya High School, Kambalgaon, Betegaon off road | Boisar (E) - 401 501.

Disclaimer - The communication is purely conceptual and not a legal offering. It is made only for promotional purposes. The information contained in this communication is only indicative of the kind of development that is proposed and is subject to change. Mahindra Lifespace Developers Ltd. reserves the right to make changes or alterations. This project has received all necessary approvals.