

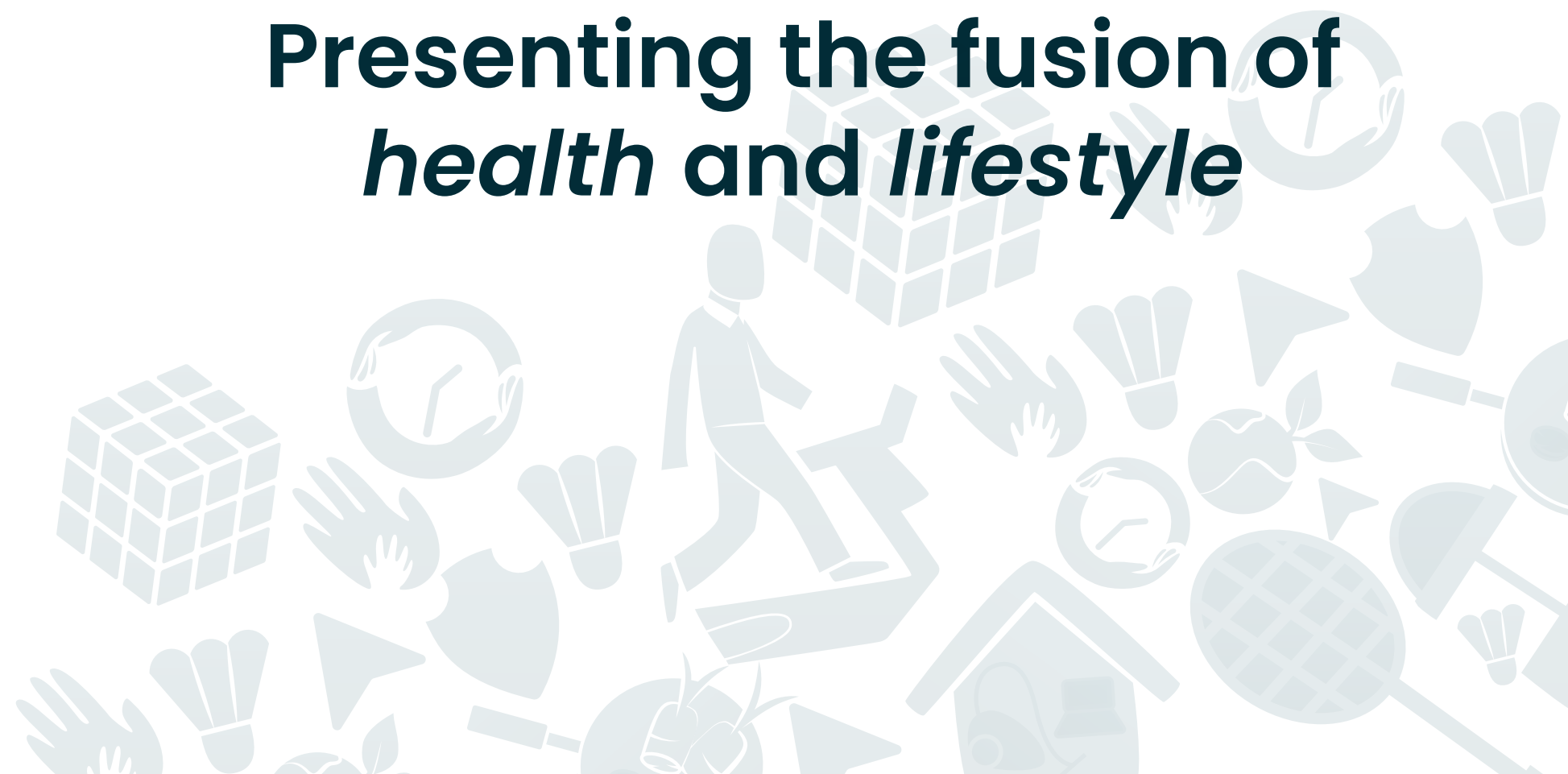
mahindra
Happinest



Tathawade

New tower launch

**Presenting the fusion of
*health and lifestyle***



Homes that evolve like you

Throughout life, you play multiple roles. You are a fusion of many likes, passions, aspirations, needs, dreams, desires. When you are a fusion of many things, then why should your home not be the same way?

With this thought, We present Mahindra Happinest Tathawade – India's first-ever fusion homes with higher P.s.I. Explore the simplicity of life in a home that is also equipped to handle your complex and ever-changing needs. Experience homes that reflect you, and let you express yourself without any compromise. At Mahindra Happinest Tathawade, you step into a home that gives you more personal space.

- PLOT SIZE: 6.9 ACRES
- 7 TOWERS
- TYPOLOGY: 1 BHK AND 2 BHK HOMES

Artist's impression, for representation only



Live

Discover designs developed for everyday convenience. Well-connected to India's largest IT hub, Mahindra Happinest Tathawade offers daily living full of opportunities. Smart designs give you more ventilation, sunlight and higher usable space indoors. Your home also offers security features and retail at your doorstep, so that you and your family can live to the fullest.



Smile

Explore work for home as well as work from home features. Whether you want to relax or recharge, discover avenues for both. Enjoy leisure time in spaces that also promote your active lifestyle. Sustainable features ensure healthy living and co-created spaces enable you to choose your preferred amenity. With many such features, your home gives you and your family multiple reasons to smile.



Prosper

Discover fusion features like organic farms where you can eat what you grow and uniquely designed activities for teens and the elderly alike. Your home is a mix of traditional art from around the country and modern design. With amenities to take care of your personal as well as social well-being, your home propels you towards a better future.



A location of *multiple possibilities*

Located at a convenient distance from Aundh, Akurdi and Chinchwad, Tathawade also enjoys excellent connectivity with the IT hub Hinjewadi. Tathawade is a significant contributor in making Pimpri-Chinchwad one of the fastest-growing cities in the country. Home to many reputed schools and colleges, and also known as the education hub of Pimpri-Chinchwad, Tathawade has become one of the most sought-after residential locales in and around Pune – and for good reason.



Image for representation purpose only

HIGHLIGHTS †

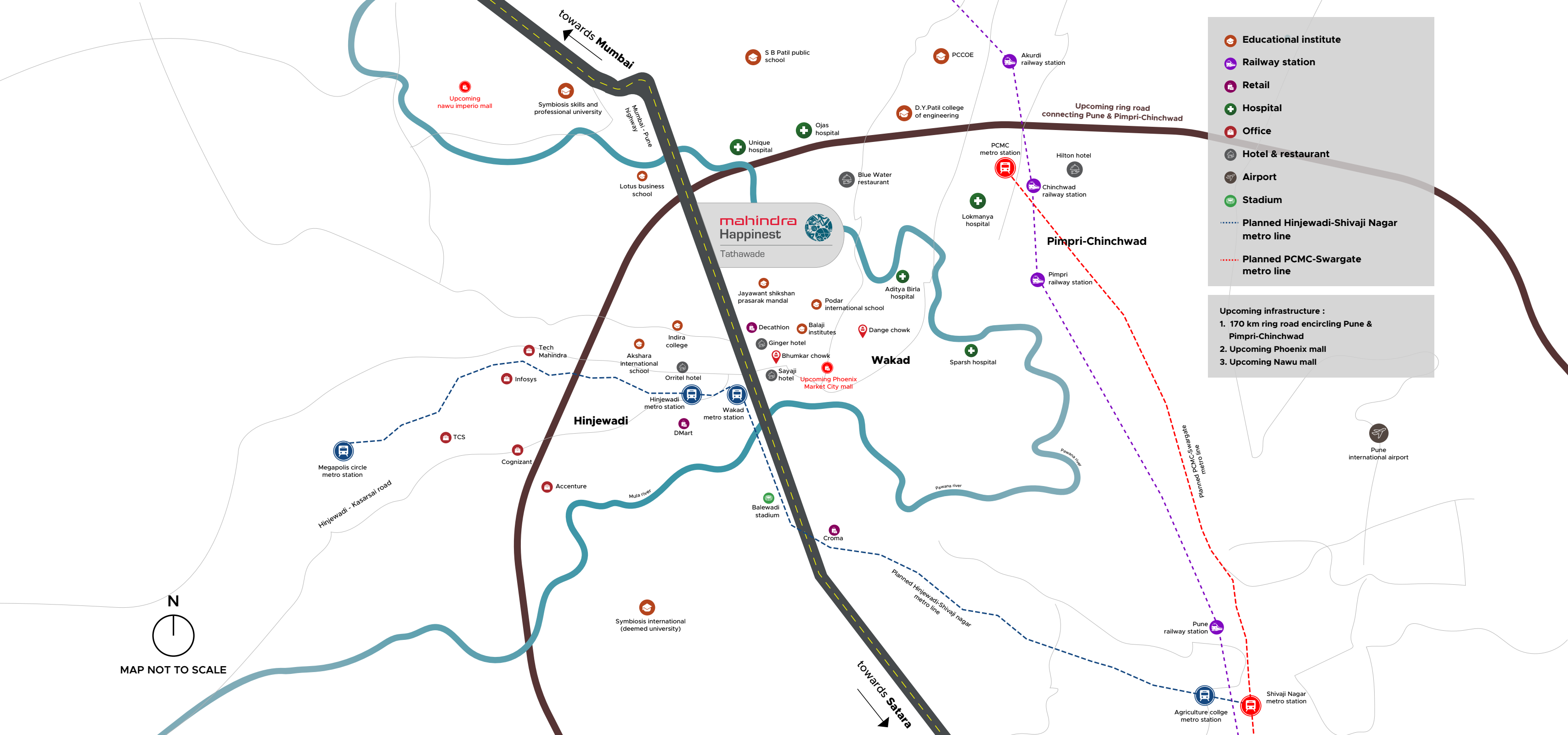
- 9.5 km away from Rajiv Gandhi infotech park and IT companies like TCS, Infosys, Wipro, Tech Mahindra
- In vicinity to the proposed metro station at Hinjewadi Junction[^]
- Vicinity to the proposed 170 km ring road that would encircle Pune and Pimpri-Chinchwad
- Close to many important locations like Bhumkar chowk, Dange chowk and Wakad
- Lifestyle malls like Phoenix Market City and Nawu coming up in the area
- Near reputed schools and colleges like Podar International school, D. Y. Patil college of engineering and Lotus business school
- Close to many multispeciality hospitals like Unique multispeciality hospital, Ojas multispeciality hospital and Aditya Birla hospital

[^]Source - <https://www.punemetrorail.org/>

[†]Landmarks and upcoming developments are indicative and as per data available in the public domain.



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-  Educational institute
-  Railway station
-  Retail
-  Hospital
-  Office
-  Hotel & restaurant
-  Airport
-  Stadium
-  Planned Hinjewadi-Shivaji Nagar metro line
-  Planned PCMC-Swargate metro line

Upcoming infrastructure :

1. 170 km ring road encircling Pune & Pimpri-Chinchwad
2. Upcoming Phoenix mall
3. Upcoming Nawu mall

N
MAP NOT TO SCALE

mahindra
Happinest
Tathawade

Hinjewadi

Wakad

Pimpri-Chinchwad

Accenture

Balewadi stadium

Croma

Symbiosis international (deemed university)

Agriculture college metro station

Shivaji Nagar metro station

Pune railway station

Pune international airport

Pawana river

Mula river

Cognizant

TCS

Tech Mahindra

Akshara international school

Indira college

Jayawant shikshan prasarak mandal

Podar international school

Aditya Birla hospital

Sparsh hospital

Pimpri railway station

Chinchwad railway station

PCMC metro station

Hilton hotel

Blue Water restaurant

Ojas hospital

Unique hospital

Lotus business school

Symbiosis skills and professional university

S B Patil public school

PCCOE

D.Y.Patil college of engineering

Upcoming nawu imperio mall

Upcoming Phoenix Market City mall

Upcoming ring road connecting Pune & Pimpri-Chinchwad

Mumbai - Pune highway

towards Mumbai

towards Satara

Hinjewadi - Kasarsai road

Planned Hinjewadi-Shivaji Nagar metro line

Planned PCMC-Swargate metro line



Discover the *fusion lifestyle*

Combining the multiple needs of your present and the anticipated needs of your future, Mahindra Happinest Tathawade introduces India's first-ever fusion homes.

Thoughtfully designed, these homes offer you features that are as multidimensional as you are. Specially created amenities will give expression to the various roles you play in your life. Your home will now be a true reflection of you and your multifaceted personality.



Artist's impression, for representation only



Work for home &

Work from home

STORAGE SPACE FOR DOMESTIC APPLIANCES

Artist's impression, for representation only

WORKING POD AMIDST NATURE

Artist's impression, for representation only



BALINESE THEMED CLUBHOUSE | ROPE WALL YOGA | HAMMOCK

Artist's impression, for representation only

Relax & Recharge



CLIMBING PYRAMID WITH ROPE | PLAY WALL WITH RINGS
| WAVE BAR WITH ROPE NET

Artist's impression, for representation only



PEDAL READING STATION

**Active
& Passive**

Artist's impression, for representation only



Home-grown &



Homemade

— KITCHEN WITH PARALLEL PLATFORM

— ORGANIC FARM

Artist's impression, for representation only

Artist's impression, for representation only



**Teens
& Elders**

LIFE-SIZED GAMES | WALL PUZZLES

Artist's impression, for representation only



Modern & Traditional



MODERN FURNITURE | CONTEMPORARY BUILDING FAÇADE

Artist's impression, for representation only



ART WALL IN FLOOR LOBBIES | BALINESE THEMED CLUBHOUSE DESIGN

Artist's impression, for representation only



Mental & Physical

HUMAN-SIZED RUBIK'S CUBE

Artist's impression, for representation only



Me time & We time



HOBBY POD

Artist's impression, for representation only



OPEN AIR THEATRE

Artist's impression, for representation only



Nature & Adventure



FRUIT ORCHARD | MEDICINAL GROVE AND A REFLEXOLOGY WALK
| BUTTERFLY GARDEN | FOREST TRAIL WITH TENT AND CAMPING ARENA

Artist's impression, for representation only



ADVENTURE WALK | BALANCE WALK | CLIMBING PLANKS | MUD WALK

Artist's impression, for representation only

Explore a fusion of amenities that matches your fusion lifestyle



1. CLUB HOUSE IN OPEN SPACE

Ground Floor

- (c) Multipurpose hall with options for party hall, yoga & meditation

First Floor

- (b) Indoor games room with table tennis table, carrom area cum library, pool game, putting green

2. FITNESS CENTER (CLUB HOUSE) IN MLCP BUILDING

Ground Floor

- (a) Badminton court
- (b) Indoor games area
- (c) Squash Court
- (d) Gym

3. GROUND RG OPEN SPACE

- | | |
|-------------------------------|---------------------|
| (a) Organic farm | (n) Obstacle course |
| (b) Fruit orchard | (o) Rope walk |
| (c) Pavilion seating | (p) Ladder walk |
| (d) Forest trail | (q) Swing bridge |
| (e) Clubhouse spill over lawn | (r) Tamar poles |
| (f) Cricket pitch | (s) Climbing planks |
| (g) Medicinal Groove walk | (t) Adventure walk |
| (h) Reflexology path | (u) Balance walk |
| (i) Butterfly Garden | (v) Mud walk |
| (j) Pet walk | (w) Rope bridge |
| (k) Fragrance garden | (x) Obstacle run |
| (l) Tent & camping arena | (y) Running course |
| (m) Floral walk | |

4. MLCP TOP

- | | | |
|-----------------------------|-------------------------------------|------------------------------------|
| (a) Multipurpose court | (n) Skating Rink | (aa) Climbing rings |
| (b) Party Lawn | (o) Obstacle course | (bb) Amphitheatre |
| (c) Children's Play Area | (p) Meeting and event zone | (cc) Open Theatre |
| (d) Meditation lawn | (q) Climbing pyramid with rope | (dd) Kids climbing & graffiti wall |
| (e) Fragrance garden | (r) Slide & wooden plank with holds | |
| (f) Informal working pods | (s) Climbing Net | |
| (g) Active - Passive ribbon | (t) Hula hoops | |
| (h) Leisure Lawn | (u) Play wall with rings | |
| (i) Outdoor Gym | (v) Trampoline | |
| (j) Reflexology path | (w) Barrel walk | |
| (k) Futsal court | (x) Wave bar with rope net | |
| (l) Kabaddi court | (y) Xylophone | |
| (m) Fitness activity wall | (z) Lifesize board game | |



Daily convenience *is just a step away*

- Weekly pop-up for fresh produce
- Dedicated space for renowned creche by The Learning Curve®
- Dedicated space for garage operated by Garage Works®
- Mahindra Happinest Tathawade homeowners can avail special discounts on services from Agarwal Packers & Movers Ltd®
- Convenience retail



®The services are to be provided by third parties and are subject to contract and economic viability



Image for representation purpose only



Image for representation purpose only

Homes with smart designs of today that will help protect your tomorrow



- Rooftop solar panels for water heating
- Sewage treatment plant
- Rainwater harvesting
- Organic waste converter
- Solid waste management



The perfect combination of security inside and outside your home

- CCTV
- Boom barrier
- Fire alarm
- Sprinkler system
- Smoke detector
- Fire hose reel and hydrants



Image for representation purpose only

Even 24 hours in less to explore all the activities on the activity ribbon

- Obstacle pole
- Active-passive ribbon
- Swing band
- Pipe mouth
- Swing
- Stretching band
- Barrel walk
- Xylophone



Challenge yourself for a physical feat at the obstacle course

- Slides and wooden plank with holds
- Climbing net
- Active mounds with tree canopy
- Hula hoops
- Mound with tunnel
- Climbing rings
- Pull-up bar
- Obstacle run
- Rope bridge
- Running course





Be close to nature and adrenaline in the forest adventure area

- Swingbridge
- Ladder walk
- Tarzan poles
- Obstacle course
- Rope walk





Spend time with yourself and others in one of the many social avenues

- Amphitheatre
- Cove sitting
- Pavilion seating
- Pet walk
- Kids climbing and graffiti wall
- Tables with board games
- Meeting and events zone



Go on peaceful walks as you explore the greenery

- Meditation lawn
- Leisure lawn
- Fragrance garden
- Clubhouse spillover lawn
- MLCP façade covered with green planters
- Floral walk
- Party lawn

With so many amenities for your health, *everyday fitness is just a resolution away*

- Outdoor gym
- Fitness track
- Fitness activity wall
- Calorie calculator on the staircase





Add sports to your every schedule

- Multipurpose court
- Futsal court
- Kabaddi court
- Cricket pitch
- Golf putting
- Skating rink
- Kids play area
- Trampoline



If peace of mind and elegance had an address, this would be it

Inspired by Balinese architecture, the clubhouse has all the elements that make it the perfect venue to celebrate occasions, unwind or gather for a game of pool.



PODIUM CLUBHOUSE

- Badminton court
- Squash court
- Gymnasium
- Indoor games area



GARDEN CLUBHOUSE

- Multipurpose hall with options for party hall, rope wall yoga and meditation
- Indoor games with TT and carrom
- Pool game
- Putting green
- Library





Now you can shape the world you want to live in

With Mahindra Happinest Tathawade, you get the opportunity to co-create a few common spaces# so that your home has all that you want.

MyScreen

Mini-theatre

MyStage

Hobby room

MyAcademy

Tuition room

MyMarket

Exhibition space

MyGreet

Guest room

#The residents will be given an opportunity to choose a maximum of three of these pay-per-use amenities. The final offering will be based on popularity, economic viability and approvals from the competent authorities.





Reimagined spaces for a reimagined life

With efficient space utilization and smart designs, your home is well-lit, well-ventilated and well-equipped for all your needs. Your home is designed to provide more usable space within each room. Impeccable finishes, top-quality materials and smart designs make your home comfortable for you and your family.



LIVING AND DINING ROOM



Artist's impression, for representation only

KITCHEN



Artist's impression, for representation only

MASTER BEDROOM



Artist's impression, for representation only

BALCONY



Artist's impression, for representation only

KID'S BEDROOM



Artist Impression



Image for representation purpose only



Introducing fusion homes with higher P.S.I.

P.S.I. is Personal Space Index, which is the measure of usable space available to you and your family. When you buy a home with higher P.S.I., you get value for money as you get more usable space. At Mahindra Happinest Tathawade, your homes are efficiently designed to minimise carpet area wastage. Spaces consumed by passages and foyers are reduced to make space for your needs. Fusion homes with higher P.S.I. offer a cupboard niche, a work-from-home corner, guest room and hobby room in the clubhouse. With these fusion homes, enjoy a P.S.I. of 94%#, which is the highest in the category!

Here is how you calculate P.S.I.:

$$\text{P.S.I.} = \frac{\text{Usable space inside your rooms in sq. ft.}}{\text{Total home size in sq. ft.}}$$

#The P.S.I. mentioned above is for Happinest Tathawade's 2 BHA - B unit.

Unit plan



2 BHK A

	m ²	Sq.ft.
Carpet	53.15	572.11
Balcony	3.02	32.51
Dry Balcony	1.37	14.70
Aggregate Area[∧]	57.54	619.32



2 BHK C

	m ²	Sq.ft.
Carpet	59.08	635.88
Balcony	4.48	48.27
Dry Balcony	1.70	18.30
Aggregate Area[∧]	65.26	702.45

About Mahindra Lifespace Developers Ltd.

Established in 1994, Mahindra Lifespace Developers Ltd. ('Mahindra Lifespaces') brings the Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems. The Company's development footprint spans 34.46 million sq. ft. of completed, ongoing, and forthcoming residential projects across seven Indian cities; and over 5000 acres of ongoing and forthcoming projects under development/management at its integrated developments / industrial clusters across four locations.

Mahindra Lifespaces' development portfolio comprises premium residential projects; value homes under the 'Mahindra Happinest®' brand; and integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands respectively. The Company leverages innovation, thoughtful design, and a deep commitment to sustainability to craft quality life and business growth.

The first real estate company in India to have committed to the global Science Based Targets initiative (SBTi), all Mahindra Lifespaces' projects are certified environment friendly. With a 100% Green portfolio since 2014, the Company is working towards carbon neutrality by 2040 and actively supports research on green buildings tailored to climatic conditions in India. Mahindra Lifespaces® is the recipient of over 80 awards for its projects and ESG initiatives.

Learn more about Mahindra Lifespaces® at www.mahindralifespaces.com

mahindra
Happinest



Tathawade

New tower launch

Site address: Happinest Tathawade, besides MTU, opposite HP petrol pump, Pune-Mumbai highway, Jeevan Nagar, Tathawade, Pune-411033

Corporate Address: Mahindra Lifespace Developers Limited, Mahindra Towers, 5th floor, Dr G.M. Bhosale Marg, Worli, Mumbai - 400 018

MahaRERA no.: Phase 3 - P52100052559

For more details visit <http://maharera.mahaonline.gov.in>

Contact your relationship manger for more details

*T&Cs apply. The Project Mahindra Happinest Tathawade is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phase-wise manner. MLDL reserves the right to make changes or alterations with requisite approvals. Amenities are being developed for use across all project phases. The official website of the company is <https://www.mahindralifespaces.com>.

