

Crafting Life at India's first Health Sampanna homes

mahindra
Happinest



Kalyan - 2

Evolve into your healthiest self with homes that enable overall well-being at Mahindra Happinest Kalyan - 2, India's first Health Sampanna homes. The thoughtful designs and distinct amenities take care of all the aspects of your health, whether social, mental, or physical, to craft a life of complete health for you and your family.

Spacious 1 & 2 BHK, just off Mumbai-Nashik Expressway

Contact your relationship manager for more details

Site address: Mahindra Happinest Kalyan - 2, Project A, Off Mumbai-Nashik Expressway, Rajnoli, Maharashtra - 421302
MahaRERA for Mahindra Happinest Kalyan - 2, Project A **P51700032925**. For more details visit: <http://maharera.mahaonline.gov.in>

Live at the heart of a well-connected and evolving neighbourhood[±]

Located off Mumbai-Nashik Expressway, your home is only 2 minutes from the planned Rajnouli metro station[±] and close to the Kalyan station. The excellent connectivity offers a future full of growth and infrastructural development. The metro-road-rail connectivity ensures that you reach anywhere and everywhere hassle-free.



2 minutes from upcoming Metro Line 5 connecting Thane-Bhiwandi-Kalyan[±]



The under-construction Dombivali-Mankoli bridge to reduce travel time



Widening of Mumbai-Nashik Expressway to improve connectivity to Thane



Upcoming Panvel-Virar rail corridor to provide access to proposed Navi Mumbai International Airport



Two upcoming modern business districts scheduled to be completed by 2028



Samruddhi Mahamarg and Mumbai-Delhi Industrial Corridor to provide multi-modal connectivity



Under construction Dombivali-Mankoli bridge



Ready Rajnouli over-bridge



Widening of Mumbai-Nashik Expressway



Ready Durgadi bridge



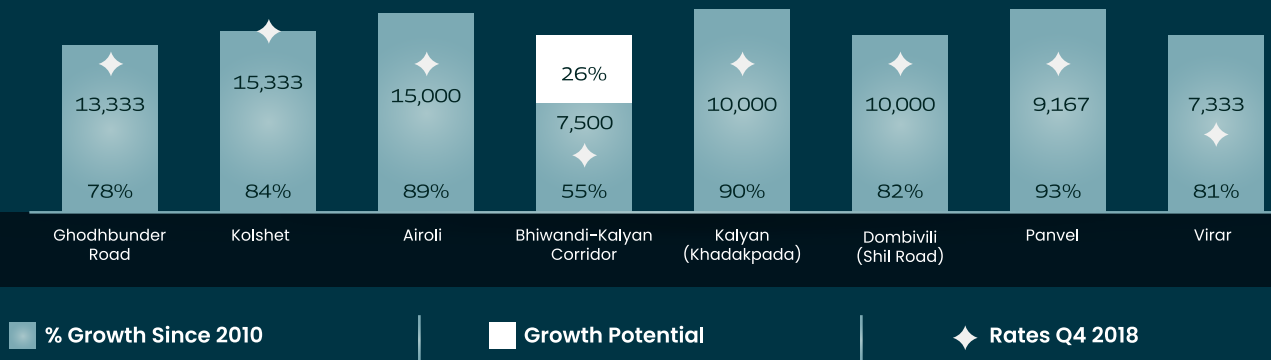
Work in progress - Metro Line 5

Shot on 28th April 2022

The Bhiwandi-Kalyan Corridor real estate - A pathway to investment opportunities

The emerging growth of the logistics sector and shift in the business district, coupled with extensive infrastructure-led development indicate that the Bhiwandi-Kalyan Corridor is likely to witness an explosive growth in property prices, much similar to those recorded by other micro-markets with the same development trajectory. Capitalising on this future boom, growth of social infrastructure, appreciation potential of 26% and rental yields of around 2.6%, Kalyan-Bhiwandi corridor is on the cusp of an inflexion point, making it a goldmine full of investment opportunities.

Property price growth comparison since 2010



Source: Cushman & Wakefield 2019 report - Emergency of Bhiwandi-Kalyan Corridor

Samruddhi Mahamarg on its way to complete soon[±]

Mumbai-Nagpur Expressway: Another 80 km of Samruddhi Mahamarg to be ready next month

The 520 km stretch between Shirdi and Nagpur has been in operation since Dec 11, 2022, when Prime Minister Narendra Modi inaugurated it.

PM Modi inaugurates first phase of Nagpur-Mumbai 'Samruddhi Expressway'

The project is the brainchild of Deputy Chief Minister Devendra Fadnis and was conceptualised when he was the CM in 2015.

Samruddhi Mahamarg Expressway to cut Mumbai, Nagpur travel time by half: 5 points

The first phase of the Maharashtra Samruddhi Mahamarg project was launched by PM Modi on Sunday, paving way for super-fast travel.

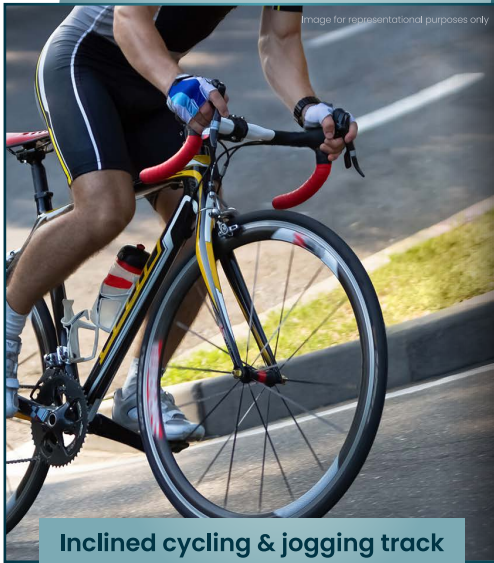
[±]Upcoming developments are indicative and are to be developed by appropriate authorities.

Begin your journey today for a Health Sampanna tomorrow

Being Health Sampanna means all the aspects of your health are well taken care of. Homes at Mahindra Happinest Kalyan - 2 help develop your physical health, boost your mental health and improve your social health so that you and your family can lead a Health Sampanna life.

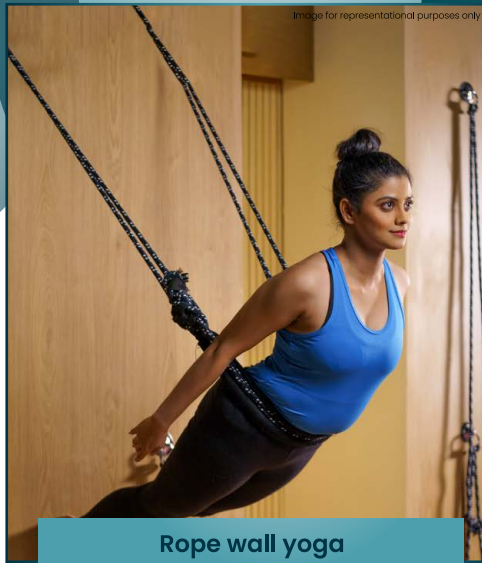
Health Sampanna homes

Physical Health



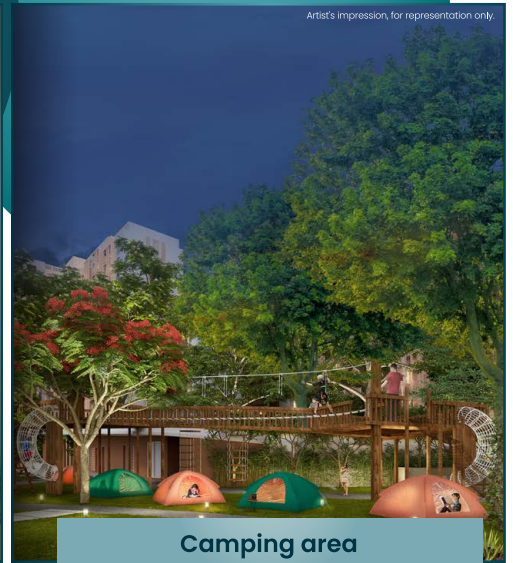
Inclined cycling & jogging track

Mental Health

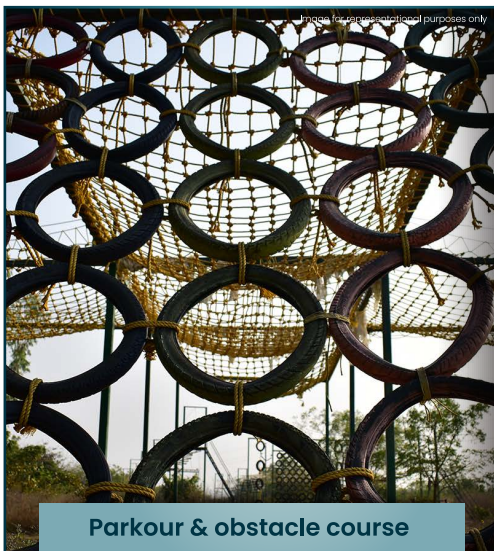


Rope wall yoga

Social Health



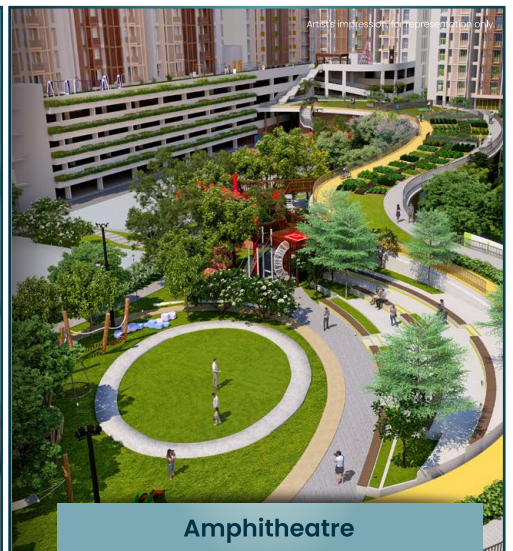
Camping area



Parkour & obstacle course



Health insurance[^]



Amphitheatre

[^]Health insurance is valid for resident Indians getting treatment only in India



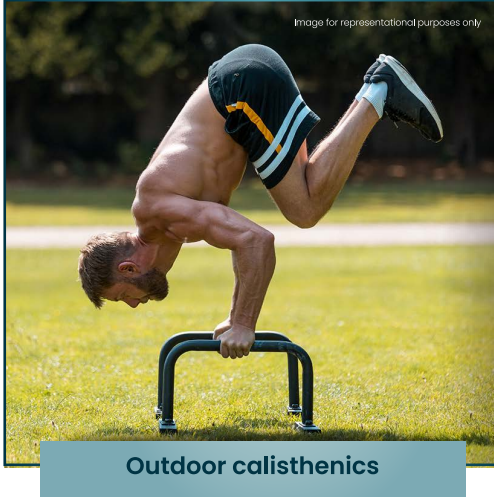
Multipurpose Court



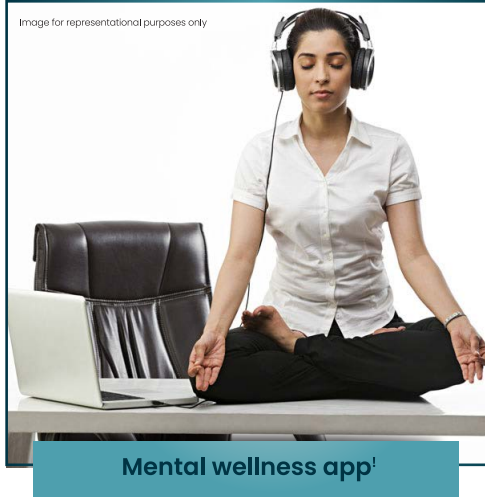
MyStage – Hobby room[§]



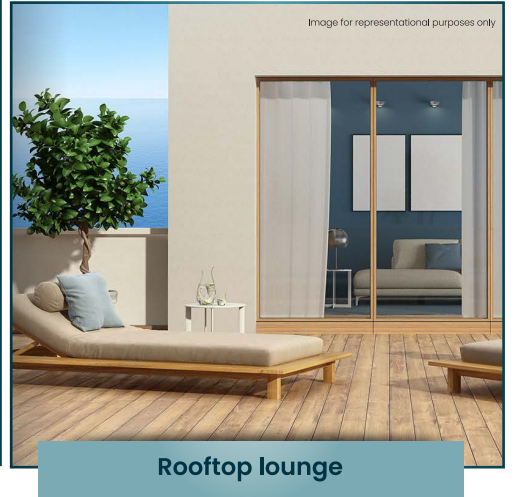
Organic farm



Outdoor calisthenics



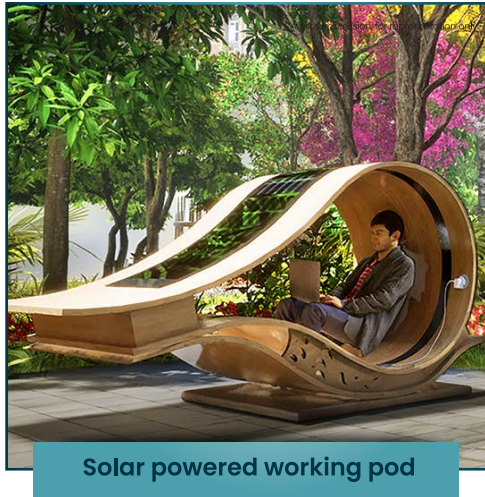
Mental wellness app[!]



Rooftop lounge



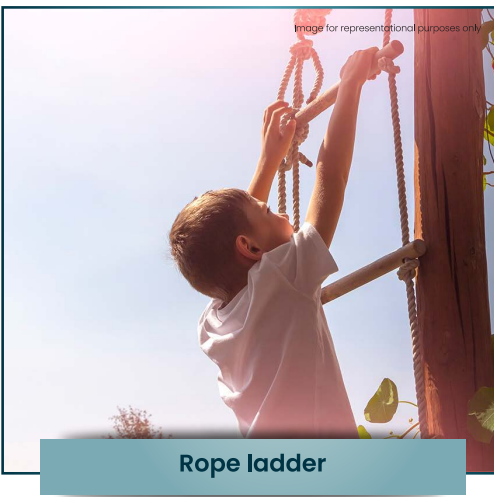
Gymnasium



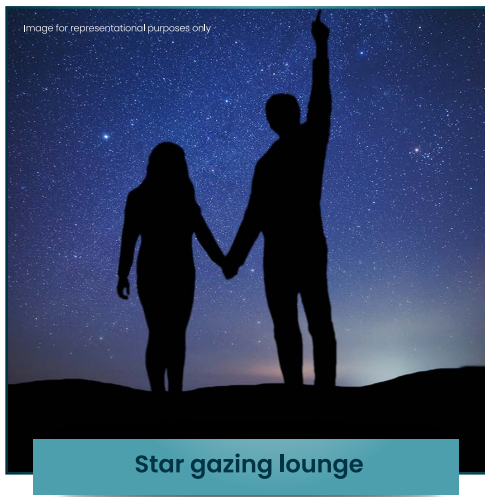
Solar powered working pod



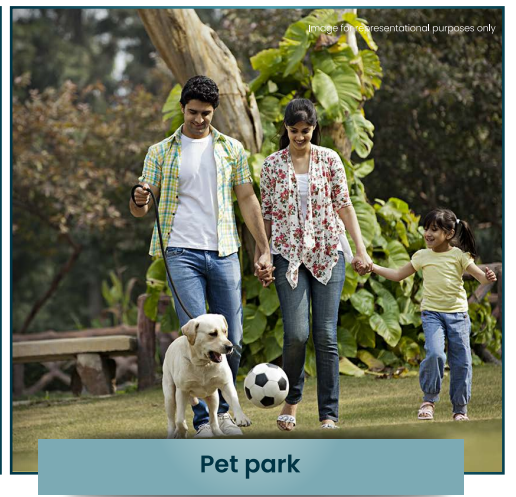
Indoor games room



Rope ladder



Star gazing lounge



Pet park

[§]Services to be provided by third party service providers, and the company shall not be liable for the same in any manner whatsoever

Discover amenities for everyone, and for every occasion



Artist Impression



Artist Impression



Artist Impression





Landscape

- ◆ Camping Area
- ◆ Kid's Adventure Zone
- ◆ Multipurpose Court
- ◆ Rope Ladder
- ◆ Peddling Seats With Charging Station
- ◆ Jog-a-drome
- ◆ Kid's Climbing Wall
- ◆ Pet Park
- ◆ Miyawaki Forest
- ◆ Reflexology Path
- ◆ Fragrance Garden
- ◆ Forest Walk with Balancing Poles
- ◆ Amphitheatre
- ◆ Mound with a slide
- ◆ Fruit Orchard
- ◆ Solar Powered Working Pods
- ◆ Machan
- ◆ Balancing Machan Walk
- ◆ Net Climb
- ◆ Log Climb
- ◆ Rock Climbing
- ◆ Magnifier
- ◆ Kid's/Toddler's Obstacle Course
- ◆ Balancing Walk
- ◆ Wave Bar
- ◆ Multipurpose Lawn
- ◆ Balancing Beams
- ◆ Sound Tunnel
- ◆ Tyre Climbing Pegs
- ◆ Musical Stepping-stone

Clubhouse Roof

- ◆ Inclined Jogging Track
- ◆ Inclined Cycling Track
- ◆ Medicinal Garden
- ◆ Exercise Deck
- ◆ Organic Farm
- ◆ Calorie Steps

Roof of Multilevel Car Park

- ◆ Outdoor Calisthenics
- ◆ Obstacle & Parkour Course
- ◆ Elevated Jogging Track
- ◆ Spider Net

Tower Terrace

- ◆ Star Gazing Lounge
- ◆ Seating Lounge

Now you can shape the world you want to live in



Artist impression

Mahindra Happinest Kalyan - 2 gives you the opportunity to co-create a few common spaces so that your home has all that you want.

- ◆ MyStage - Hobby room[&]
- ◆ MyAcademy - Tuition room[&]
- ◆ MyMarket - Exhibition space[&]
- ◆ MyGreet - Guest room[&]
- ◆ MyAttic - Store room[&]

[&]The residents will be given an opportunity to choose three of these pay-per-use amenities. The final offering will be based on popularity and economic viability.

Clubhouse

Be it hosting a gathering for your loved ones or catching up for a game of chess or billiards, the clubhouse at Mahindra Happinest Kalyan - 2 has multiple options to upgrade your lifestyle.

- ◆ Business Centre
- ◆ Yoga & Meditation Room
- ◆ Kid's Play Area and Trampoline Park
- ◆ Gymnasium
- ◆ Mini-theatre
- ◆ Multipurpose Hall with Badminton Facility
- ◆ Squash Court
- ◆ Indoor Games Room



Artist impression

Homes that upgrade nature's health, while upgrading yours too



image for representational purposes only

Your home aims to create a greener future for not just you but for your future generations as well. It does this by employing eco-friendly practices right from the stage of construction, and by reducing carbon emissions thereby crafting a life of complete wellness.

Climate-conscious design

- ◆ Buildings oriented along the North-South axis
- ◆ Optimised window shading
- ◆ Buildings designed to provide shade for each other
- ◆ High SRI, heat-reflecting paint on the roof

Energy-efficient homes

- ◆ Rooftop with solar PV cells
- ◆ Enhanced daylight and energy-efficient lighting in common areas
- ◆ Green roof in common areas

Water-saving features

- ◆ Low-flow fixtures and water-saving aerators
- ◆ Use of STP - Sewage Treatment Plant, treated water for flushing and irrigation

Better waste management

- ◆ Zero waste to landfill
- ◆ Provision for waste segregation at source
- ◆ 100% wet waste composting

Eco-friendly and sustainable features[#]



Pre-certified IGBC homes



Applied for IGBC health & wellness certificate



46%[#] reduction in carbon emission during construction



57%[#] water savings



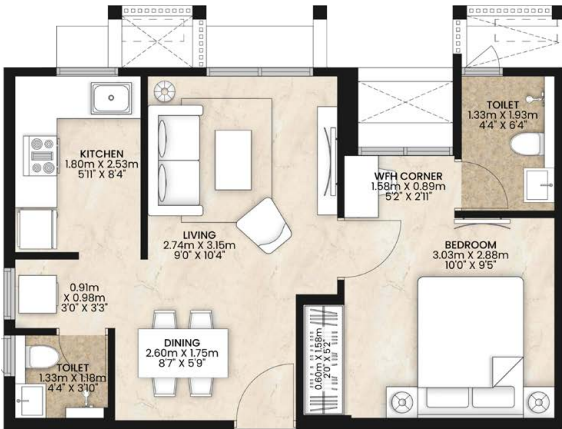
60%[#] savings on common area power bill



64%[#] of landscape manure requirement is fulfilled by waste composting

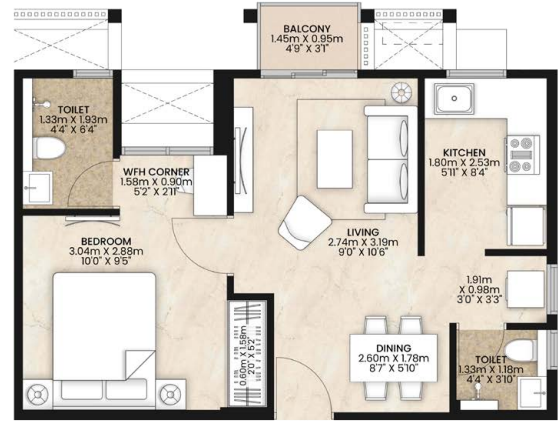
[#]All figures mentioned are approximate and/or based on the estimated calculations.

Spacious homes that are a breath of fresh air



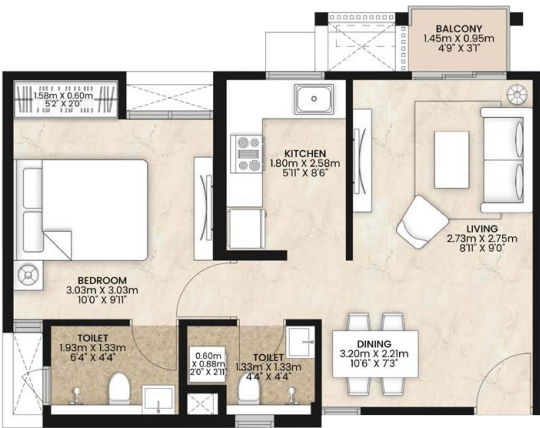
1 BHK-A

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	36.56	393.53
Balcony	-	-
Aggregate Area*	36.56	393.53



1 BHK-B

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	36.77	395.79
Balcony	1.41	15.20
Aggregate Area*	38.18	410.99



1 BHK-C

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	37.92	408.17
Balcony	1.41	15.20
Aggregate Area*	39.33	423.37



1 BHK-E

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	41.98	451.87
Balcony	1.41	15.20
Aggregate Area*	43.39	467.07



2 BHK-A

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	52.35	563.50
Balcony	2.09	22.51
Aggregate Area*	54.44	586.01



2 BHK-B

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	58.60	630.77
Balcony	2.09	22.51
Aggregate Area*	60.69	653.28

Efficiently designed homes crafted for a comfortable life

- ✦ Balcony with a view of 2.1 acres of central green
- ✦ L-shaped living and dining area for an efficient use of space
- ✦ Windows in more than one direction for cross-ventilation
- ✦ Less carpet area wastage with thoughtfully designed layouts



image for representational purposes only

- ✦ Spacious master bedroom (~120~140 sq.ft.) with a cupboard niche
- ✦ Dedicated work-from-home corner in the bedroom
- ✦ Recessed window to minimise the heat gain



image for representational purposes only



image for representational purposes only

- ✦ L-shaped kitchen platform for ease of access



image for representational purposes only

- ✦ Low flow fixtures and water – saving aerators to reduce water wastage

Make the smart choice, buy now



2 minutes from planned Rajnoli metro station*



Uphill jogging and cycling track to enhance your physical fitness



Adventure zone to make your fitness routine interesting



~120~140 sq.ft. master bedroom



Cross-ventilated homes with balcony



55+ amenities for an upgraded lifestyle



2.1 acres of central green with 500+ trees



Retail at your doorstep

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 ~3.06 million m² (32.97 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

The Mahindra Group

Founded in 1945, the Mahindra Group is one of the largest and most admired multinational federation of companies with 260,000 employees in over 100 countries. It enjoys a leadership position in farm equipment, utility vehicles, information technology and financial services in India and is the world's largest tractor company by volume. It has a strong presence in renewable energy, agriculture, logistics, hospitality and real estate.

The Mahindra Group has a clear focus on leading ESG globally, enabling rural prosperity and enhancing urban living. with a goal to drive positive change in the lives of communities and stakeholders to enable them to Rise.

Learn more about Mahindra on www.mahindra.com/ Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

Information as on 31st December 2022

Spacious 1 & 2 BHK, just off Mumbai-Nashik Expressway

Contact your relationship manager for more details

Site address: Mahindra Happinest Kalyan - 2 Project A, Off Mumbai-Nashik Expressway, Rajnoli, Maharashtra - 421302

MahaRERA P51700032925; For more details visit <http://maharera.mahaonline.gov.in>.

The Phase A of the Project is registered under the provisions of RERA Act having Maharashtra RERA registration no. P51700032925 dated 02.02.2022 valid upto 30.04.2026 available on <http://maharera.mahaonline.gov.in>. This Project is being developed by Mahindra Lifespace Developers Limited ("Company") in a phase-wise manner. The Company reserves the right to make changes or alterations with requisite approvals. This communication is purely conceptual and for representational purpose only. The information contained herein is indicative of the kind of development that is proposed. Any furniture, fixtures and white goods shown are not part of the offering. Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. *Upcoming developments are indicative and are to be developed by appropriate authorities. For more information please contact our sales office / team at Mahindra Happinest Kalyan - 2, Project A, Off Mumbai-Nashik Expressway, Rajnoli, Maharashtra-421302 or visit www.mahindralifespaces.com. *T&C apply. *Hobby Room - MyStage is one of the many options of the pay-per-use amenities provided to the residents of Mahindra Happinest Kalyan - 2. The final offering of these amenities is selectively done based on popularity and economic viability. *Health Insurance is valid for resident Indians getting treatment only in India. *Services to be provided by third party service providers, and the company shall not be liable for the same in any manner whatsoever.

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Kalyan - 2