

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.

## Launching Mahindra Happinest Kalyan - 2, Project A

**1 and 2 BHK starting ₹35.45 Lakh (all-inclusive)**  
Price inclusive of GST, SDR and 2 years of maintenance



**Register online and get assured savings of ₹51,000 and more\***

**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>

\*Terms & Conditions Apply

# A neighbourhood that enhances your quality of life

Located off Mumbai-Nashik Expressway, in the vicinity of the planned Rajnoli metro station on the upcoming Thane-Bhiwandi-Kalyan metro line 5, Mahindra Happinest Kalyan - 2, is at the heart of connectivity. The metro, road, and rail connectivity ensures that you reach any corner of the city conveniently and allows you time for quality social interaction.



## Location with future benefits<sup>±</sup>

- Planned Metro Line 5 connecting Thane-Bhiwandi-Kalyan
- Panvel-Virar rail corridor
- Dombivli-Mankoli road
- Two upcoming modern business districts
- Western Dedicated Freight Corridor
- 126 km long 8-lane Virag-Alibaug Multi Modal Corridor
- Samruddhi Mahamarg and Mumbai-Delhi Industrial Corridor

Connecting Roads	Proposed Dombivli Mankoli Road	Proposed Virar Alibaug Multi Modal Corridor	Metro Line 5 & 12
Hospital	Bank	Hotel	Electronics
Supermarket	Office	School	Bus Depot
Railway station	College	Petrol & CNG	Restaurant
Multiplex	Mall	Auto stand	
Proposed Rajnoli Metro Station			

<sup>±</sup> Proposed developments are announced and as per data available in the public domain. Yet to be developed by the respective 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

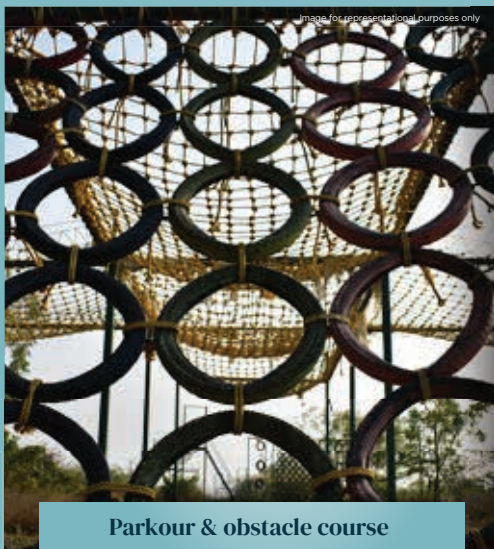


Rope wall yoga

### Social Health



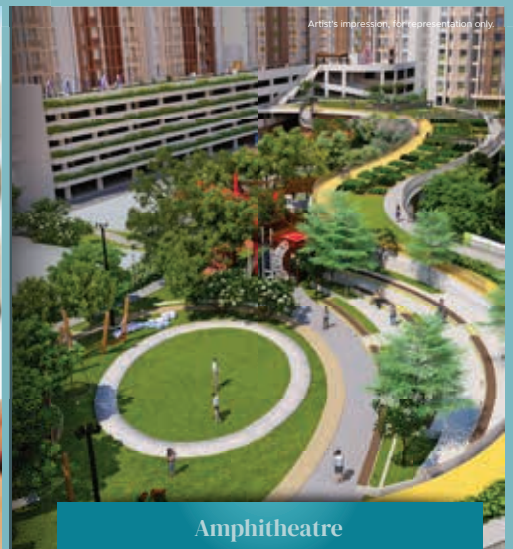
Camping area



Parkour & obstacle course



Health insurance^



Amphitheatre

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



Image for representational purposes only



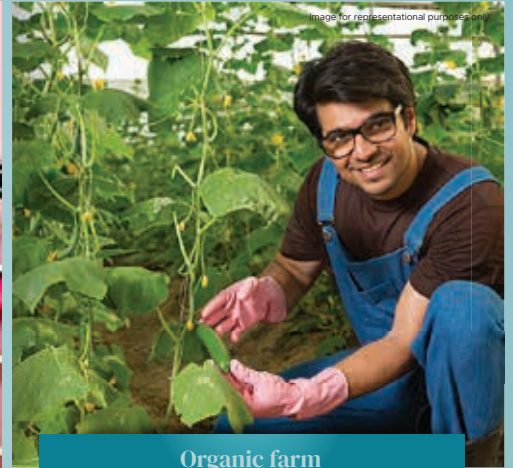
Squash court

Image for representational purposes only



MyStage - Hobby room<sup>s</sup>

Image for representational purposes only



Organic farm

Image for representational purposes only



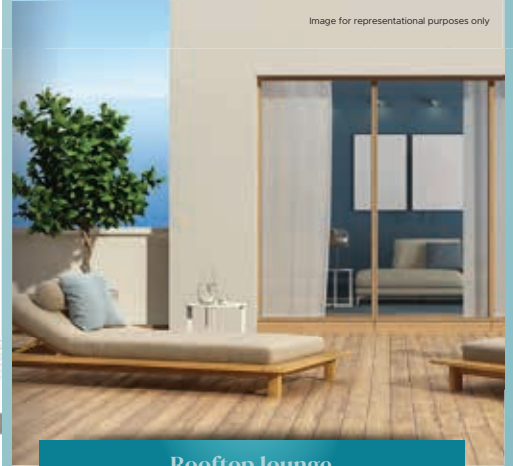
Outdoor calisthenics

Image for representational purposes only



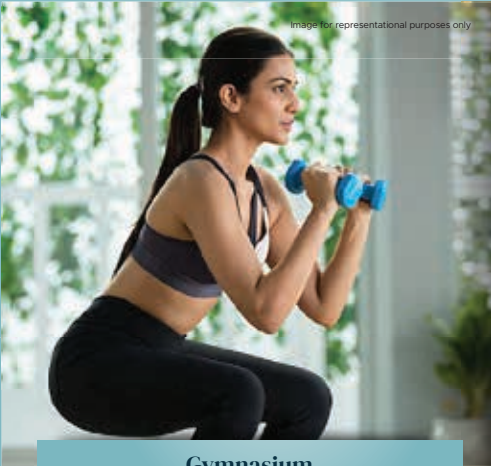
Mental wellness app<sup>1</sup>

Image for representational purposes only



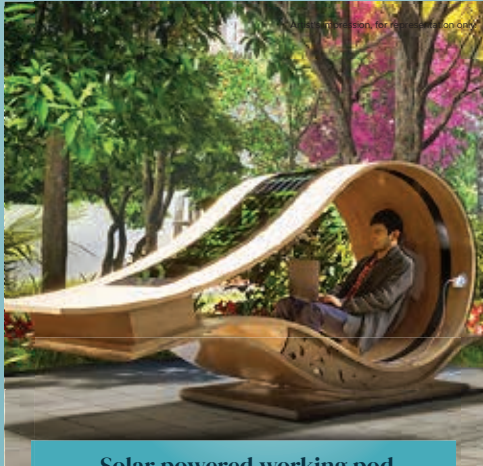
Rooftop lounge

Image for representational purposes only



Gymnasium

Image for representational purposes only



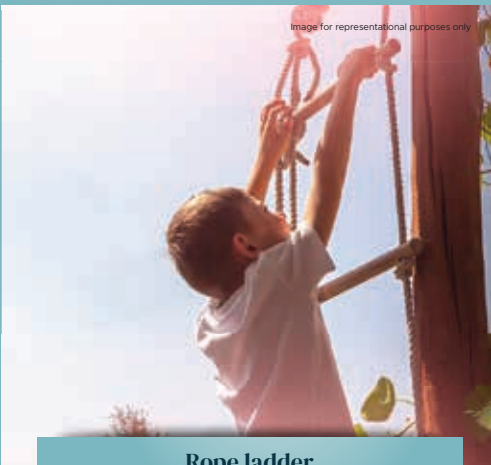
Solar powered working pod

Image for representational purposes only



Indoor games room

Image for representational purposes only



Rope ladder

Image for representational purposes only



Star gazing lounge

Image for representational purposes only



Pet park

<sup>1</sup>Services to be provided by third party service providers, and the company shall not be liable for the same in any manner whatsoever.



# Discover numerous amenities that help you evolve to your healthiest self

The thoughtfully designed 55+ amenities at Mahindra Happinest Kalyan - 2 enable you to improve your social, mental and physical health and lead a Health Sampanna life. Pick your choice and enliven your life with activities that encourage you to develop better interpersonal relationships, boost your mood and upgrade your physical fitness.

## Landscape

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

## Club House Roof

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

## Roof Of Multilevel Car Park

- Outdoor Calisthenics
- Parkour and Obstacle course
- Elevated Jogging Track
- Spider Net

## Tower Terrace

- Star Gazing Lounge
- Seating Lounge

## Now You Can Shape The World You Want To Live In\*

Mahindra Happinest Kalyan - 2 gives you the opportunity to co-create a few common spaces that will help in facilitating your health.

- MyStage - Hobby room
- MyGreet - Guest room
- MyMarket - Exhibition space
- MyAcademy - Tuition room
- MyAttic - Store room

## Clubhouse

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



\*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.

## Eco-friendly and sustainable features<sup>#</sup>



Pre-certified IGBC homes



Applied for IGBC health & wellness certificate



46%<sup>#</sup> reduction in carbon emission during construction



57%<sup>#</sup> water savings



60%<sup>#</sup> savings on common area power bill



64%<sup>#</sup> of landscape manure requirement can be fulfilled by waste composting

<sup>#</sup>All figures mentioned are approximate and /or based on the estimated calculations

# Spacious homes that are a breath of fresh air



**IBHK A**

	SQ.M.	SQ.FT.
RERA Carpet	36.56	393.53
Balcony	00	00
Aggregate Area <sup>2</sup>	36.56	393.53



**IBHK D**

	SQ.M.	SQ.FT.
RERA Carpet	41.45	446.17
Balcony	1.41	15.20
Aggregate Area <sup>2</sup>	42.86	461.37



**2BHK A**

	SQ.M.	SQ.FT.
RERA Carpet	52.35	563.50
Balcony	2.09	22.51
Aggregate Area <sup>2</sup>	54.44	586.01



**2BHK B**

	m <sup>2</sup>	Sq.ft.
RERA Carpet	58.60	630.77
Balcony	2.09	22.51
Aggregate Area <sup>2</sup>	60.69	653.28

<sup>2</sup>Aggregate Area includes RERA Carpet and Balcony. Plan not to scale



## Keep your home and family secure, even while you're away

- 24-hour security guards
- Automated boom barriers for vehicles
- CCTV monitoring in common areas



## Sit back and relax because convenience is at your doorstep!

- Convenience retail for daily shopping needs
- Market square with provision for weekly pop-up of fresh produce
- Retail arcade with provision for bank, salon, restaurant



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

- Climate responsive design
- Power conservation
- Water conservation

# Discover the exclusive benefits of



**MRP** stands for Multiplier Rebate Plan. It is a mandatory step for buying a home at Mahindra Happinest Kalyan - 2. Registering EARLY for MRP by paying ₹45,000 (refundable) online, reaps you assured benefits of ₹51,000 and more\* on your home buying. For example, MRP number 9 will enjoy higher savings against a customer with MRP number 99.

## Choose your preferred home

Configuration	All-inclusive price (In ₹ Lakh) Including GST, SDR and 2 years maintenance		
	Blue	Green	Yellow
1BHK A	35.45	36.30	40.46
1BHK D	42.99	44.11	48.13
2BHK A	55.44	56.77	61.15
2BHK B	61.77	63.69	68.44

Registering online will entitle you to an assured savings of ₹51,000 and more\*, on the all-inclusive price

### Steps to generate MRP online

- 1 Fill KYC and your home preference
- 2 Make payment of MRP Token Amount - ₹45,000 (Refundable)
- 3 Generate unique MRP with special benefits of ₹51,000 or more\*

### Steps for Allocation

- 1 You will receive an official intimation via SMS/Email for allocation
- 2 Mandatories to be carried at the time of allocation, as per the intimation mail
- 3 Our representative will take you through the complete on-site product experience and details
- 4 Our representative will help you in selecting the home of your choice (basis availability)
- 5 Finalization of home and booking closure

### Avail Early Booking Advantage (EBA)

Avail Early Booking Advantage (EBA) of additional ₹45,000 on your home if you pay the booking amount (BA) within 7 days of your MRP

\*Offer valid till 15<sup>th</sup> March 2022 or before 1,500 MRP Application Forms are received by the Promoter, whichever is earlier. For select homes only. Subject to change. On selecting an home by paying an MRP Token Amount (₹45,000 for online payments or ₹50,000 for cheque payments) within the MRP Advantage Period, the MRP applicant is eligible to receive an MRP Fixed Benefit of ₹51,000. The MRP Token Amount is fully refundable without interest if the applicant is not able to complete the application process to book the home within the Preferential Booking Period. Terms and Conditions apply.



Artist's impression, for representation only.



# Make the smart choice, buy now



Brought to you from the Mahindra Group



Inclined jogging and cycling track to enhance your physical fitness



Parkour and obstacle course to enhance holistic wellness



Sports amenities for an active lifestyle



Adventure zone to make your fitness routine interesting



2 minutes from Rajnoli metro station



Opportunity to choose your amenities<sup>4</sup>



A convenient WFH corner inside your home



Power & water conservation



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 27.4 million sq. ft. (2.5 million sq. m.) 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<sup>®</sup>' 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 2013, the Company is working towards carbon neutrality by 2040 and actively supports research on green buildings tailored to climatic conditions in India. Mahindra Lifespaces<sup>®</sup> is the recipient of over 80 awards for its projects and ESG initiatives.

Learn more about Mahindra Lifespaces<sup>®</sup> at [www.mahindralifespaces.com](http://www.mahindralifespaces.com)

<sup>1</sup>Information as on 24<sup>th</sup> January 2022.

## 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](http://www.mahindra.com) / Twitter and Facebook: @MahindraRise

For updates subscribe to <https://www.mahindra.com/news-room>

<sup>1</sup>Information as on 24<sup>th</sup> January 2022.

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

MahaRERA P52100028049; 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](http://www.mahindralifespaces.com). <sup>1</sup>T&C apply. <sup>2</sup>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. <sup>3</sup>Health Insurance is valid for resident Indians getting treatment only in India.

**Mahindra<sup>®</sup>**  
**Happinest**

Kalyan - 2