



## Well-connected, OC-ready homes that offer a progressive lifestyle



Shot at location

Located strategically on the Kalyan-Bhiwandi Road, just 2 minutes from planned Rajnoli metro station<sup>‡</sup>, discover thoughtfully designed homes with modern lifestyle amenities, a grand clubhouse and ample greenery at Mahindra Happinest Kalyan.

**Contact your relationship manager for more details**

Site address: Mahindra Happinest Kalyan, Kalyan Bhiwandi Road, Rajnoli, Maharashtra 421311



# A home that connects you to the world



Situated on the Kalyan-Bhiwandi Road and near the proposed Rajnoli metro station on the upcoming Thane-Bhiwandi-Kalyan Metro Line 5\*, Mahindra Happinest Kalyan will be well-connected to all major hubs across Mumbai. The neighbourhood offers reputed schools, colleges, business hubs, hospitals, and markets.

## Location with future benefits\*

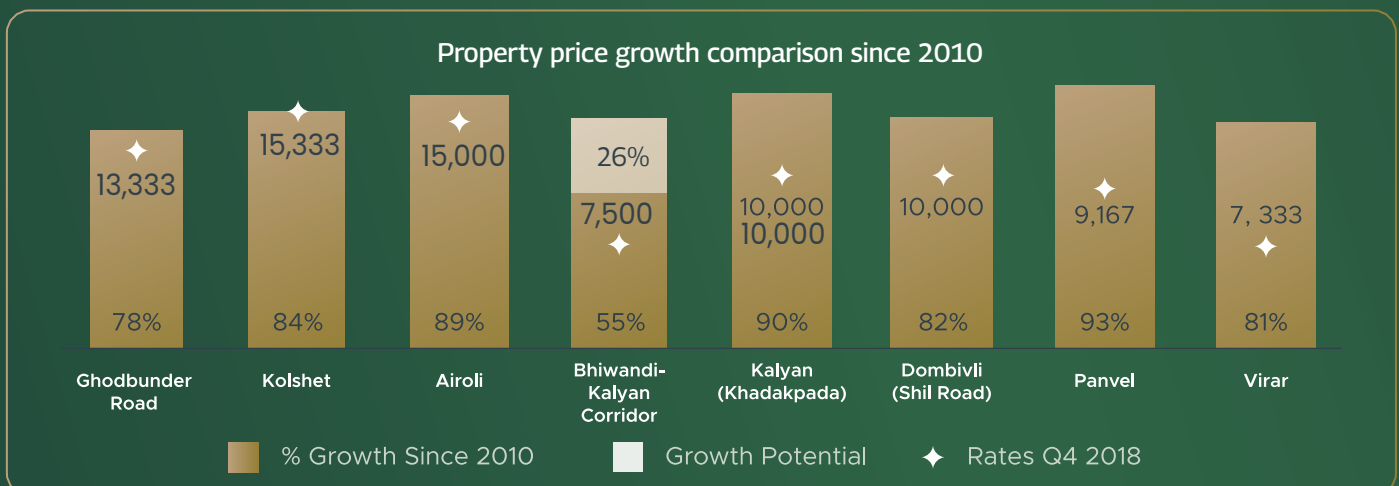
- ◆ Upcoming Navi Mumbai International Airport
- ◆ Planned Metro Line 5 connecting Thane-Bhiwandi-Kalyan
- ◆ 126 km long 8-lane Virar-Alibaug Multimodal Corridor
- ◆ Mumbai-Delhi Industrial Corridor
- ◆ Two upcoming modern business districts
- ◆ Western Dedicated Freight Corridor
- ◆ Panvel-Virar rail corridor

\*Proposed developments are announced and as per data available in the public domain. Yet to be developed by the respective authorities.



## Bhiwandi-Kalyan Corridor Real Estate At the cusp of inflection

The emerging growth of logistics sector and shift in business district coupled with extensive infrastructure-led development signal that the Bhiwandi-Kalyan Corridor is likely to witness an upswing in property prices similar to that recorded by other micro-markets that have already undergone similar inflection in property prices. Capitalizing on this future boom, growth of social infrastructure, appreciation potential of 26% and rental yields of around 2.6%, Bhiwandi-Kalyan Corridor is on the cusp of inflection.



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



# Rapid infrastructural development



Shot at location



Shot at location

Work in progress - Metro line 5



Shot at location

Ready Rajnoli over-bridge



Shot at location

Ready Durgadi bridge

**THE TIMES OF INDIA**

Last phase of Samruddhi Mahamarg to be finished by December-end: CM

Santosh Sawane / TNN / Updated: May 27, 2023, 10:04 IST

**GETTING TO THE ROUTE**

**SAMRUDDHI MAHAMARG (NAGPUR-MUMBAI EXPRESSWAY)**

**Phase 1: 520km**  
Nagpur to Shirdi – Inaugurated on December 11, 2022

**Phase 2: 80km**  
Shirdi to Bharvir Khurd (Igatpuri taluka, Nashik) – Inaugurated on May 26, 2023

**Last phase: 101km**  
Bharvir Khurd to Mumbai – Work in progress

Total cost of project **₹55,000 crore**



Shinde addresses the gathering at Friday's Phase 2 inauguration event

PHASE 2 FACTS		Cost of Phase 2: ₹3,200 crore
7 major bridges	for vehicles	56 toll booths
18 minor bridges	3 interchanges at tall plazas	6 weigh bridges
53 underpasses		

Ready Samruddhi Mahamarg

**TIMESPROPERTY.COM**

Motagaon-Mankoli Creek Bridge Likely To Be Ready By August 2023!

By Times Property | 23 May 2023



Ready Dombivali-Mankoli bridge



# The happiest place to grow

Mahindra Happinest Kalyan is a place where you and your family will thrive in harmony with nature

- Tower orientation enabling better ventilation, light and privacy
- Sustainable development with power and water-efficient features<sup>^</sup>
- Modern lifestyle amenities with a grand clubhouse
- Ample greenery with a variety of recreational amenities
- Designed for low maintenance<sup>^</sup>



## Did you know?



Pre-certified  
IGBC Gold -  
Project of  
national  
excellence



Reduced CO<sub>2</sub>  
emission during  
construction



Common area  
powered by  
solar<sup>^</sup>



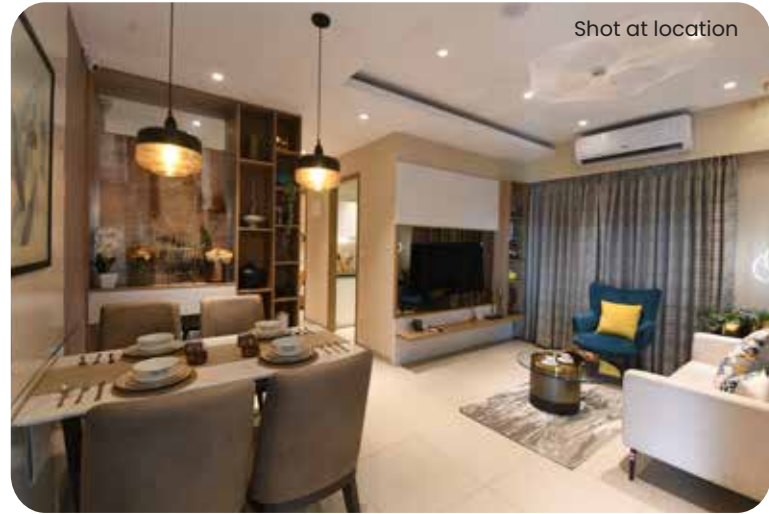
Lower  
maintenance<sup>^</sup>



~7 sq.ft. carpet  
area saved due to  
provision of piped  
gas

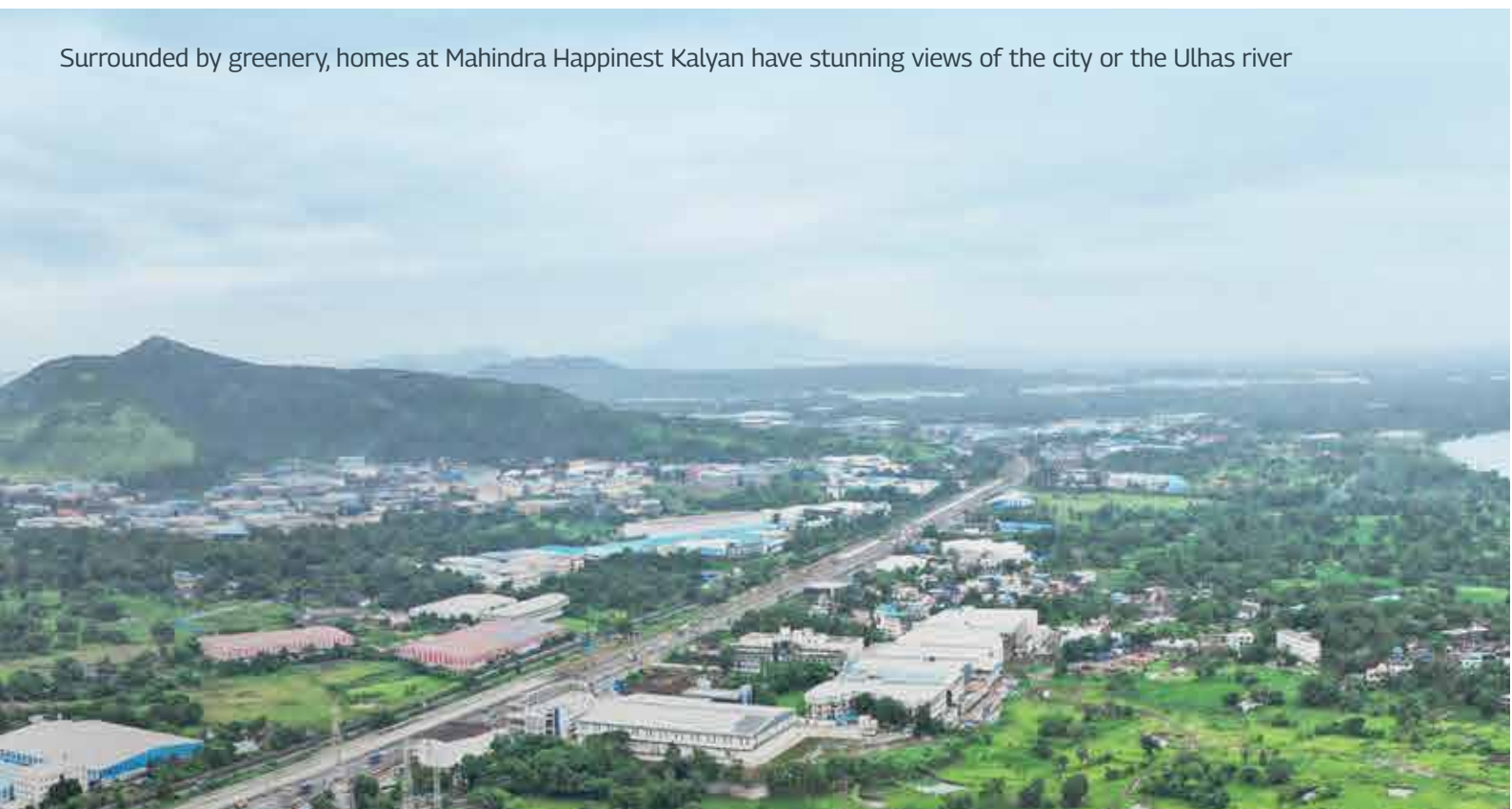


# Homes designed to maximize fresh air & light



- Rectangular living and dining room featuring full-length windows for ample natural light and ventilation
- Master bedroom features full-length windows & a storage cupboard niche, creating a clear rectangular space
- 1.5 BHK has a versatile second bedroom that can be customized to suit your needs and lifestyle
- 2 BHK offers a full sized second bedroom with a cupboard niche and a full-length window
- Spacious kitchen equipped with two platforms, piped gas, provision for a water purifier and a washing machine
- Well-appointed washrooms with branded CP fittings, sanitaryware & water-saving fixtures

Surrounded by greenery, homes at Mahindra Happinest Kalyan have stunning views of the city or the Ulhas river





# More space for important things

Spacious homes that give you more usable space within each room through smart designs and better finishes through quality materials used to make your home comfortable.



## 1.5 BHK

	Sq.m	Sq.ft
RERA Carpet Area	45.99	495.04
Enclosed Balcony	3.88	41.76
Aggregate Area <sup>#</sup>	49.87	536.80



## 2 BHK

	Sq.m	Sq.ft
RERA Carpet Area	50.86	547.46
Enclosed Balcony	4.90	52.74
Aggregate Area <sup>#</sup>	55.76	600.20

Shot at location





# Unwind, catch-up, celebrate

Camping Deck



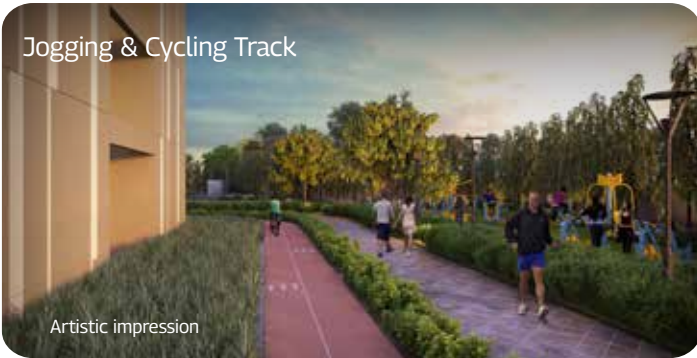
Artistic impression

Multi-purpose Court



Artistic impression

Jogging & Cycling Track



Artistic impression

Forest Walk



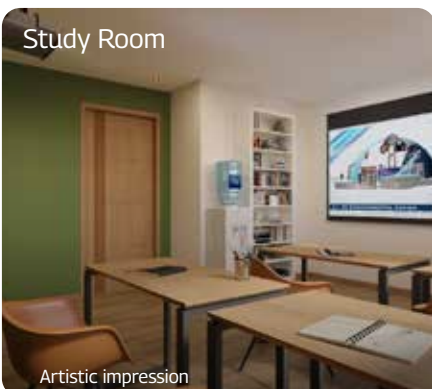
Artistic impression

Club Nest



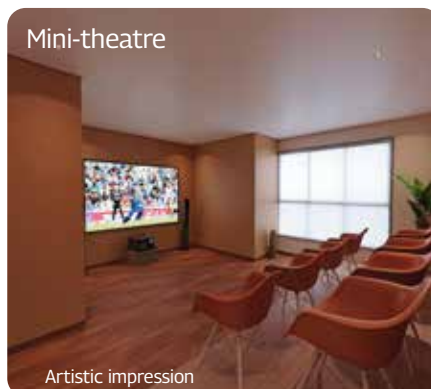
Artistic impression

Study Room



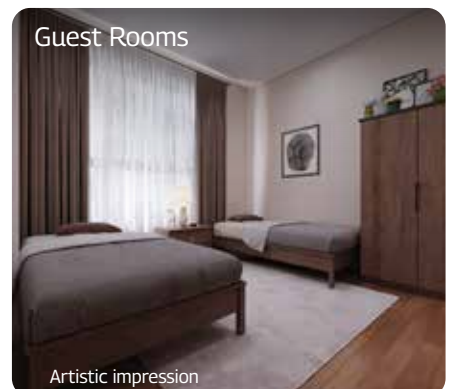
Artistic impression

Mini-theatre



Artistic impression

Guest Rooms



Artistic impression



Make the smart choice, buy now



2 min from planned  
Rajnouli metro station\*



Occupation Certificate  
received



Stunning views of the  
Ulhas river & cityscape



Ample  
greenery



Location with better  
growth potential



Higher usable space  
inside your rooms



Full-length windows for  
ventilation & natural light



Equipped with  
piped gas



Sustainable  
development



Community of  
progressive neighbours

## 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 41.11 million sq. ft. (saleable area) 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.

As a pioneer in Net Zero homes in India, Mahindra Lifespaces has launched India's first three Net Zero residential developments: One Net Zero Energy and two Net Zero Energy+ Waste, showcasing its dedication to environmental responsibility and innovation. 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 90 awards for its projects and ESG initiatives.

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

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