mahindra Happinest

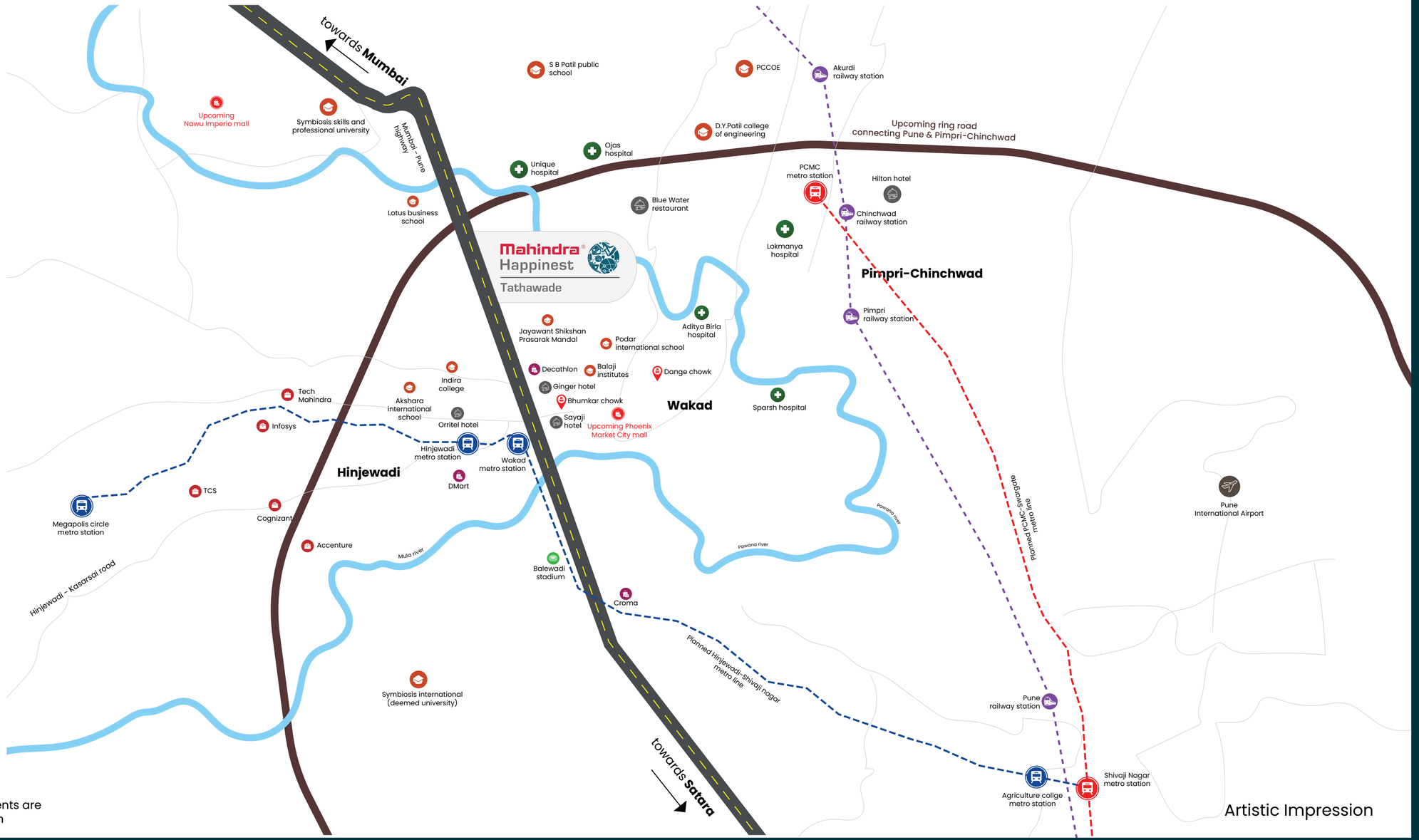
Tathawade

MahaRERA no.: Phase 2 - P52100045388 | Phase 3 - P52100052559. For more details visit http://maharera.mahaonline.gov.in

LOCATION MAP

- 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
W E
S

*Map not to scale. Landmarks and upcoming developments are indicative and as per data available in the public domain

Artistic Impression

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Discover the *fusion lifestyle*

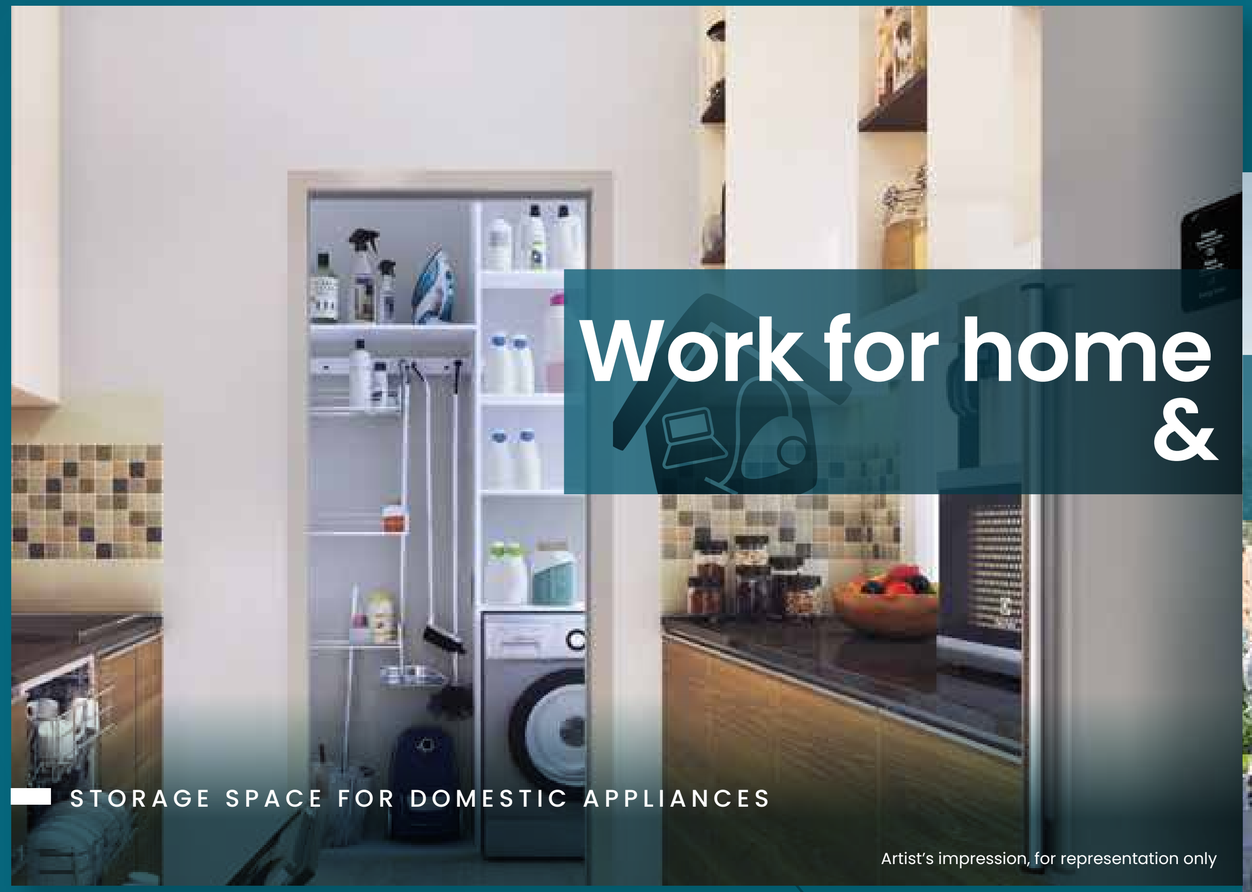
Combining the multiple needs of your present and the anticipated needs of your future, Mahindra Happinest Tathawade introduces India's first-ever fusion homes.

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 &



STORAGE SPACE FOR DOMESTIC APPLIANCES

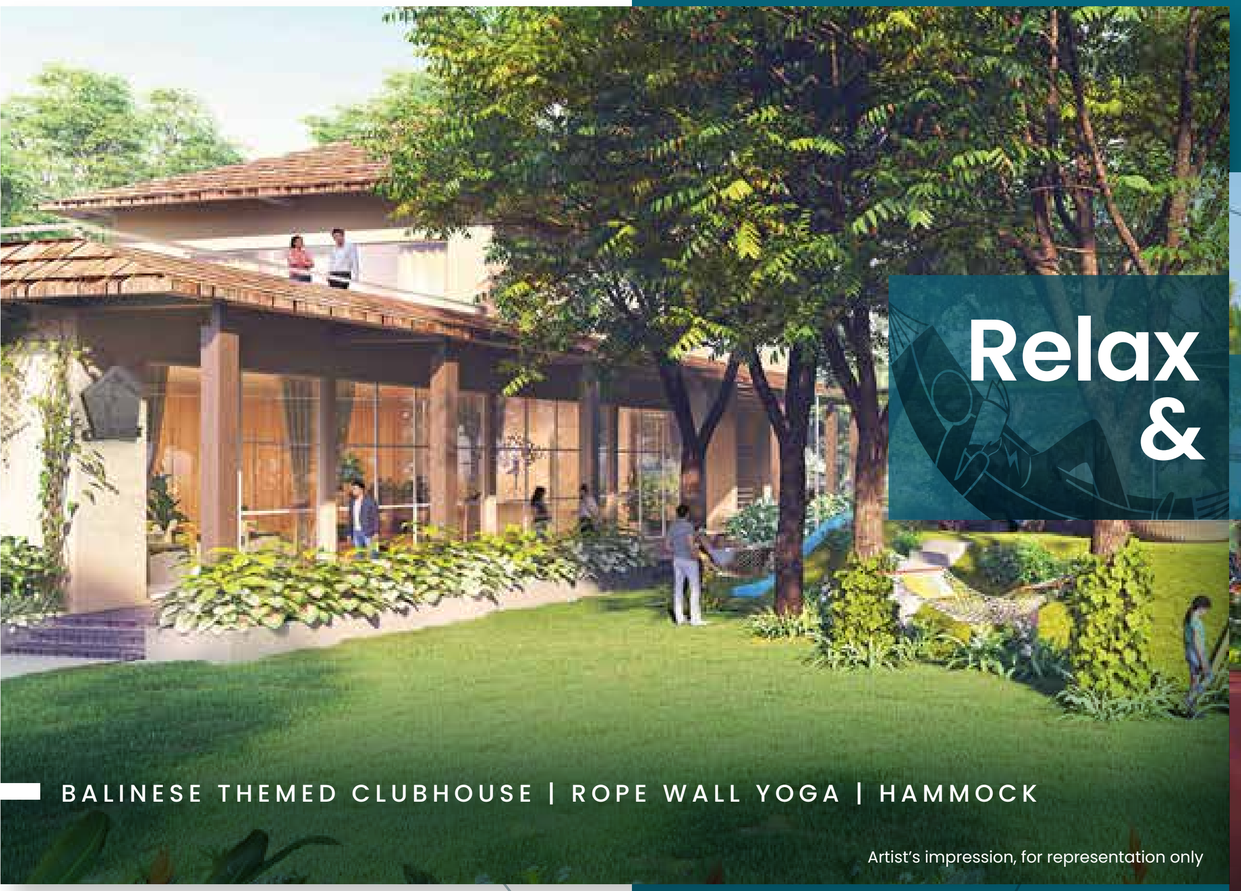
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Work from home



WORKING POD AMIDST NATURE

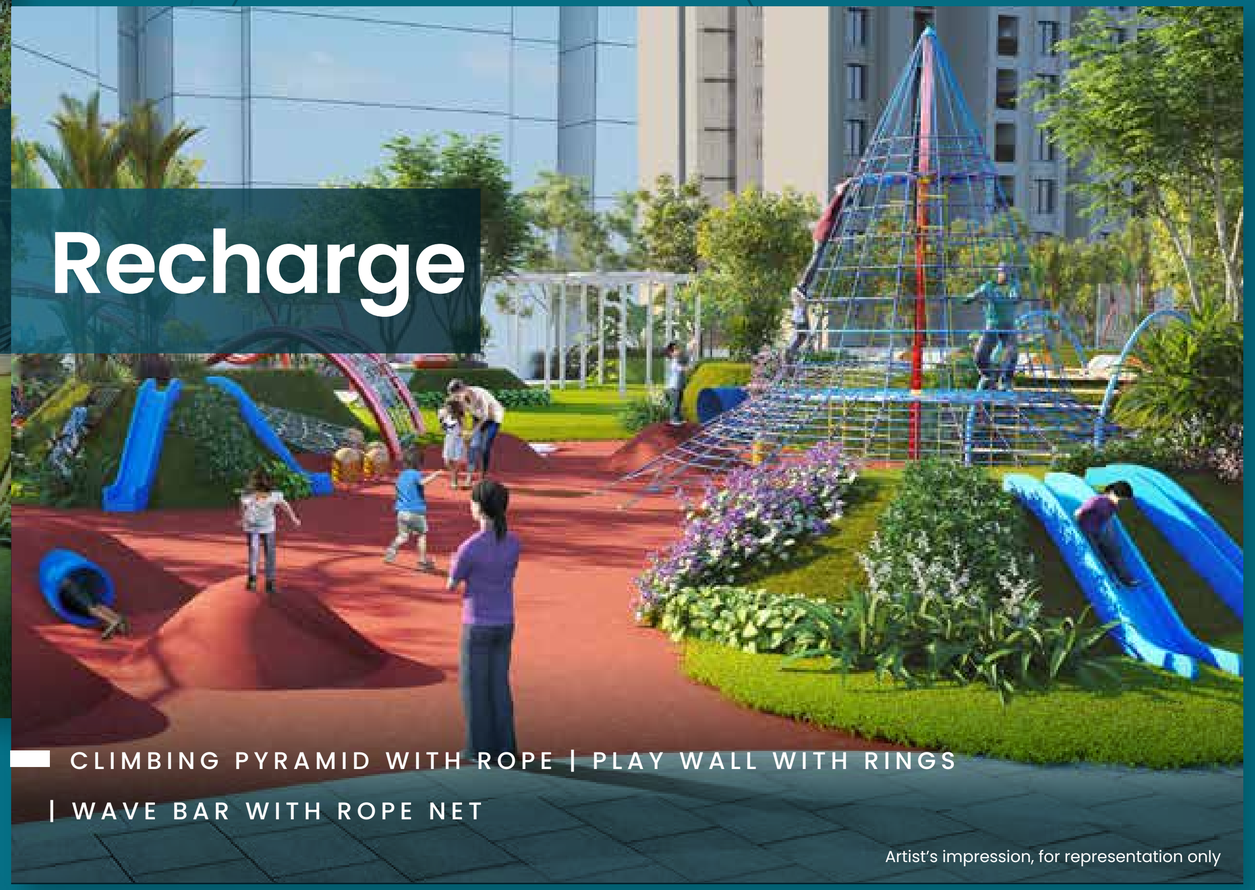
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Relax &

BALINESE THEMED CLUBHOUSE | ROPE WALL YOGA | HAMMOCK

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Recharge

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

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Active & Passive

PEDAL READING STATION

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Home-grown & Homemade



ORGANIC FARM

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KITCHEN WITH PARALLEL PLATFORM

Artist's impression, for representation only



Teens & Elders

LIFE-SIZED GAMES | WALL PUZZLES

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Modern & Traditional



MODERN FURNITURE | CONTEMPORARY BUILDING FAÇADE

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ART WALL IN FLOOR LOBBIES | BALINESE THEMED CLUBHOUSE DESIGN

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Mental & Physical

HUMAN-SIZED RUBIK'S CUBE

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Me time &



HOBBY POD

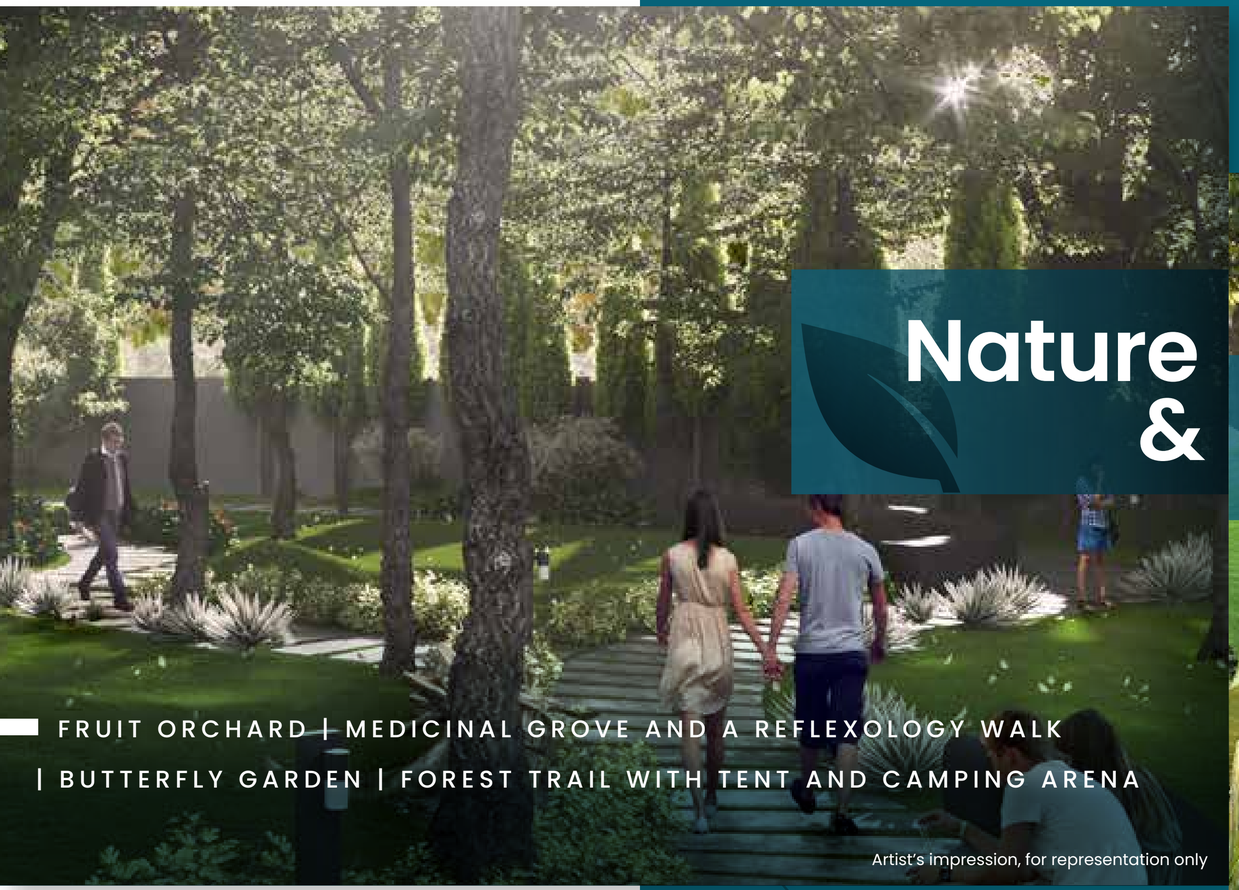
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We time



OPEN AIR THEATRE

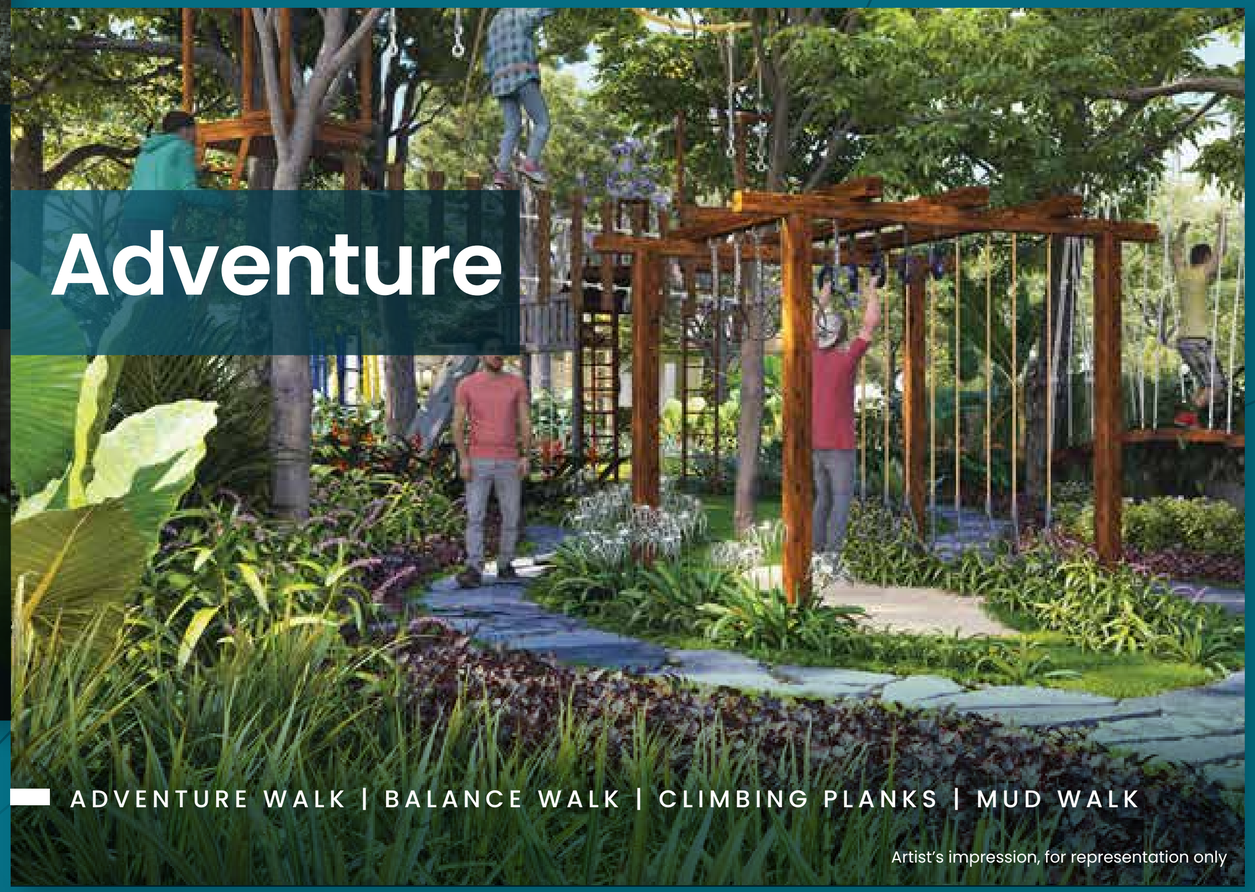
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Nature &

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

Artist's impression, for representation only



Adventure

ADVENTURE WALK | BALANCE WALK | CLIMBING PLANKS | MUD WALK

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MASTER PLAN

1. CLUB HOUSE IN OPEN SPACE

Ground Floor

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

(a) Multipurpose court
(b) Party Lawn
(c) Children's' Play Area
(d) Meditation lawn
(e) Fragrance garden
(f) Informal working pods
(g) Active - Passive ribbon
(h) Leisure Lawn
(i) Outdoor Gym
(j) Reflexology path
(k) Futsal court
(l) Kabbadi court
(m) Fitness activity wall

4. MLCP TOP

(n) Skating Rink
(o) Obstacle course
(p) Meeting and event zone
(q) Climbing pyramid with rope
(r) Slide & wooden plank with holds
(s) Climbing Net
(t) Hola hoops
(u) Play wall with rings
(v) Trampoline
(w) Barrel walk
(x) Wave bar with rope net
(y) Xylophone
(z) Lifesize board game

(aa) Climbing rings
(bb) Amphitheatre
(cc) Open Theatre
(dd) Kids climbing & graffiti wall



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TYPICAL FLOOR PLAN TOWER A





Key Plan

N

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REFUGE FLOOR PLAN TOWER A





Key Plan

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TYPICAL FLOOR PLAN TOWER B





Key Plan

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REFUGE FLOOR PLAN TOWER B





Key Plan

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TYPICAL FLOOR PLAN TOWER C





Key Plan

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REFUGE FLOOR PLAN TOWER C





Key Plan

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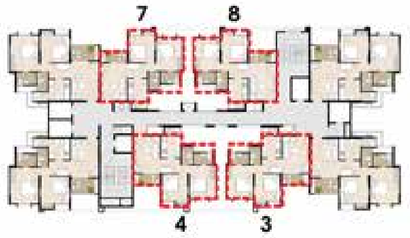
2 BHK A

	m²	Sq.ft.
RERA Carpet Area	53.15	572.11
Balcony	3.02	32.51
Dry Balcony	1.37	14.70
Aggregate Area›	57.54	619.32

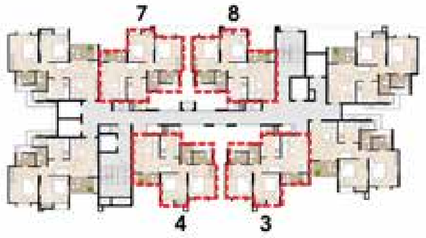
›Aggregate Area includes RERA Carpet Area, Balcony and Dry Balcony



Key Plan



Tower A



Tower B



Tower C

N

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2 BHK C

	m²	Sq.ft.
RERA Carpet Area	59.08	635.88
Balcony	4.48	48.27
Dry Balcony	1.70	18.30
Aggregate Area›	65.26	702.45

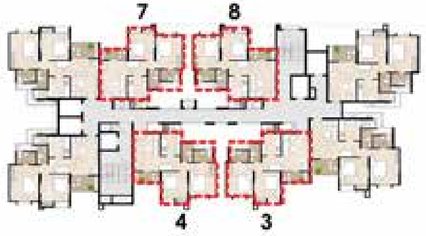
›Aggregate Area includes RERA Carpet Area, Balcony and Dry Balcony



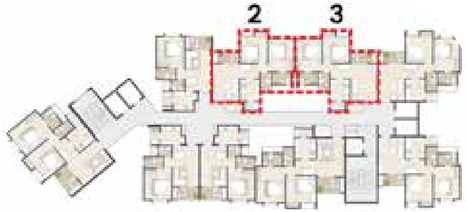
Key Plan



Tower A



Tower B



Tower C

N

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Discover great views

North view - day



Actual image

North view - evening



Actual image

South view - day



Actual image

Actual view shot on location at the height of 70 m (equivalent to approx. 22nd floor). Shoot date: 28th May 2021

Mahindra Happinest Tathawade, a prime residential destination with close to 1,400 residences and over 8,500 apartments in neighbouring developments.

With IT parks, schools, colleges, metro stations, etc. in close proximity, this is a perfect location for businesses, branded retail outlets and investors alike.

Our shops & office spaces are ideal to make any business thrive.

Project highlights

- Exclusive 24 shops & 40 office spaces
- Maximum visibility with Highway facing units
- Ample parking space
- Spread over 6.9 acres
- Captive audience of ~1400 units
- 8,500+ families in close proximity



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mahindra
Happinest

Tathawade

MahaRERA no.: Phase 2 - P52100045388 | Phase 3 - P52100052559. For more details visit http://maharera.mahaonline.gov.in

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Pune-Mumbai Highway, Jeevan Nagar, Tathawade, Pune-411033

Corporate Office:
Mahindra Towers, 5th Floor, Dr. G. M. Bhosale Marg,
Worli, Mumbai 400 018, India

**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.*