



# Presenting the fusion of *health and lifestyle*



Direct sunlight + Ample space  
= Fusion living

Introducing premium residences in one of Tathawade's tallest tower. Enjoy the fusion of health and lifestyle with spacious east or west facing homes that offer you an uncompromised lifestyle. Savour sunrise or sunset with expansive unobstructed views of the internal landscape & amenities on one side and the Mumbai-Pune expressway on the other.



On Mumbai-Pune  
Expressway



Convenience  
retail



Proximity to  
clubhouse



Easy entry  
and exit

## 2 BHK

starting ₹65.9 Lacs\* (all-incl.)

**For more details, contact your relationship manager**

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

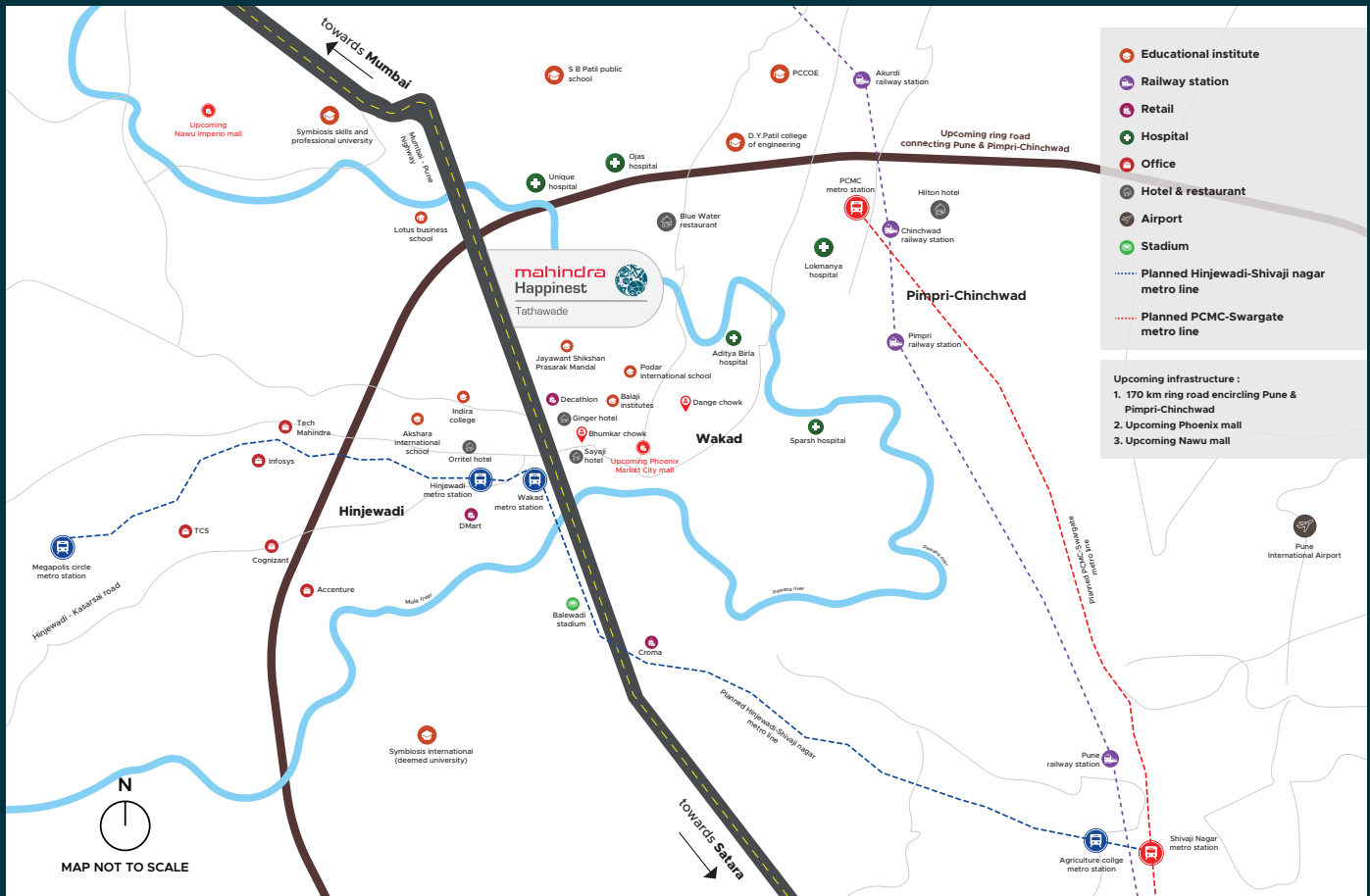


MahaRERA no.: Phase 3 - P52100052559 For more details visit <http://maharera.mahaonline.gov.in>

\*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>.



# A location<sup>±</sup> of multiple possibilities



Located at a convenient distance from Aundh, Akurdi and Chinchwad, Tathawade also enjoys excellent connectivity with Hinjewadi, the IT hub. 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.

## Highlights<sup>±</sup>

- 9.5 km away from Rajiv Gandhi infotech park and IT companies like TCS, Infosys, Tech Mahindra and Wipro
- In vicinity to the proposed metro station at Hinjewadi junction<sup>^</sup>
- 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

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

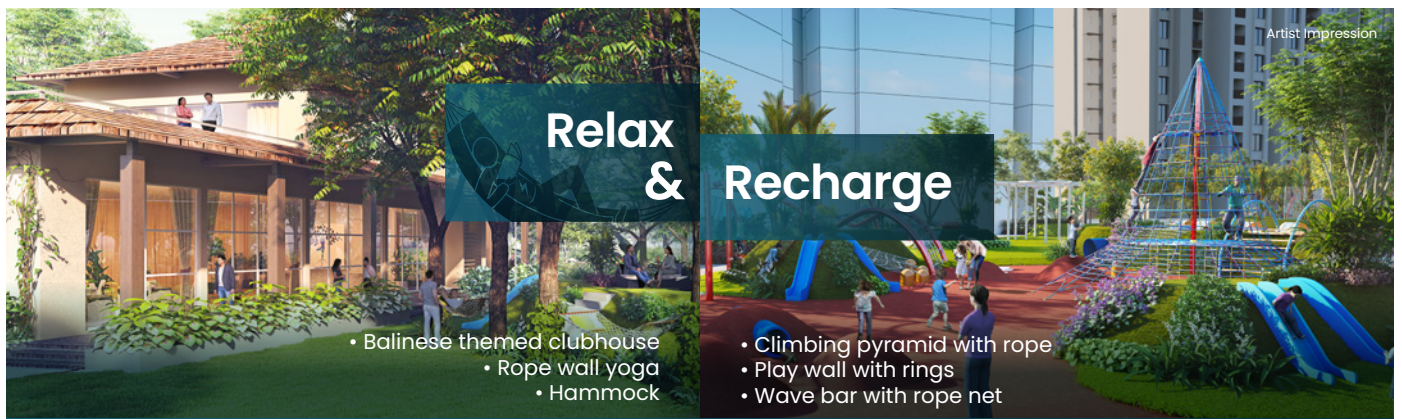
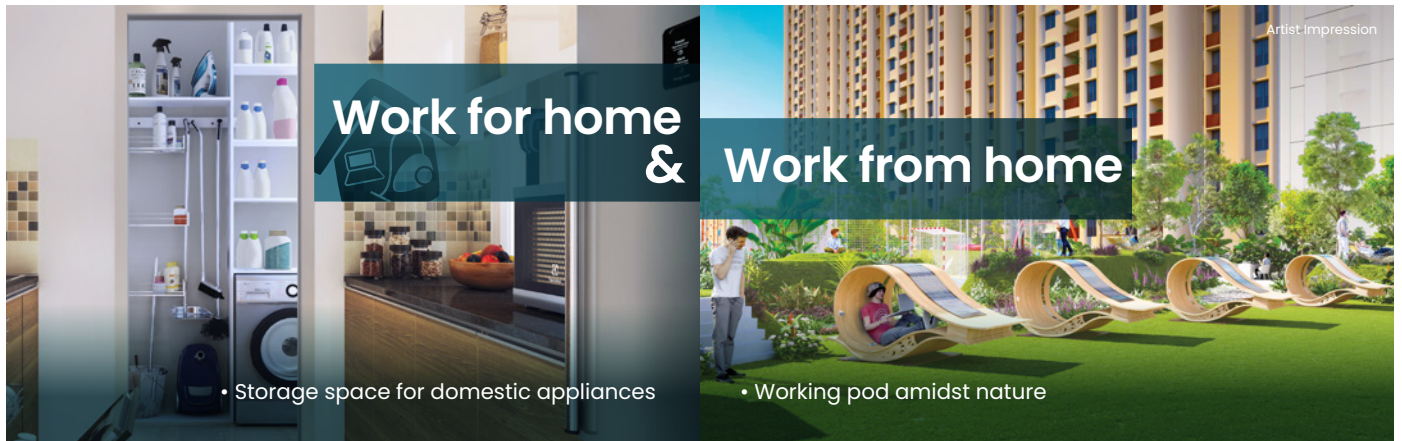
<sup>±</sup>Landmarks and upcoming developments are indicative and as per data available in the public domain





# Crossover to multidimensional living

Throughout life, you play multiple roles. You are a fusion of many passions, aspirations and dreams; then why should your home not be? With this simple thought, we are presenting Mahindra Happinest Tathawade - India's first-ever fusion homes, now with higher P.S.I.





## Teens & Elders

- Life-sized games
- Wall puzzles

## Modern & Traditional

- Modern furniture
- Contemporary building facade

- Art wall in floor lobbies
- Balinese themed clubhouse design

## Mental & Physical

- Human-sized Rubik cube

## Me time & We time

- Hobby pod

- Open air theatre

## Nature & Adventure

- Fruit orchard
- Medicinal grove and reflexology walk
- Butterfly garden
- Forest trail with tent and camping arena

- Adventure walk
- Climbing planks
- Balance walk
- Mud walk





# Homes that evolve like you

Thoughtfully designed, Mahindra Happinest Tathawade homes offer you features that are as multidimensional as you are. Specially created amenities<sup>&</sup> will facilitate the various roles you play in your life. Your home will now be a true reflection of you and your multifaceted personality.

## Activity ribbon

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

## Sports and games

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

## Obstacle course

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

## Fitness

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

## Social avenues

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

## Forest adventure area

- Swing bridge
- Ladder walk
- Tarzan poles
- Obstacle course
- Ropewalk

## Greenscape

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

<sup>&</sup>MLDL reserves the right to amend and relocate the amenities and the same are subject to approvals

## Balinese-themed clubhouse

### On the ground level

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

### On the podium level

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



Artist Impression

## Shape the world you want to live in



Image for representative purposes only

You get the opportunity to co-create a few common spaces<sup>#</sup> so that your home has all that you want.

**MyScreen**  
Mini-theatre

**MyMarket**  
Exhibition space

**MyStage**  
Hobby room

**MyGreet**  
Guest room

**MyAcademy**  
Tuition room

<sup>#</sup>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.

## Mahindra Happinest Tathawade boasts of eco-friendly and sustainable features



**GRIHA**  
pre-certified 4  
star



**70% reduction in  
carbon emission  
post occupancy<sup>1</sup>**



**60% water  
saving<sup>1</sup>**



**Friendly  
development**

<sup>1</sup>Validated by GRIHA



# Introducing the fusion of *health and lifestyle*

Nestled within the heart of your search for the perfect abode lies a secret gem – Fusion homes blessed with direct sunlight. Our thoughtfully designed east or west facing homes allow every family member to plan their daily dose of sunlight, benefiting their physical and mental health. Say goodbye to the dreariness of dimly-lit spaces and welcome to sun-kissed fusion homes.

These east or west facing homes allow unobstructed views to its residents as they overlook the internal landscape with amenities on one side and the Mumbai-Pune expressway on the other, letting you experience openness as an extension to your home. Prioritising personal space, we provide you with one of the highest carpet areas inside your rooms to live an uncompromised lifestyle.



## 2 BHK A

|                             | m <sup>2</sup> | Sq.ft.        |
|-----------------------------|----------------|---------------|
| Carpet                      | 53.15          | 572.11        |
| Balcony                     | 3.02           | 32.51         |
| Dry Balcony                 | 1.37           | 14.70         |
| Aggregate Area <sup>†</sup> | <b>57.54</b>   | <b>619.32</b> |



## 2 BHK C

|                             | m <sup>2</sup> | Sq.ft.        |
|-----------------------------|----------------|---------------|
| Carpet                      | 59.08          | 635.88        |
| Balcony                     | 4.48           | 48.27         |
| Dry Balcony                 | 1.70           | 18.30         |
| Aggregate Area <sup>†</sup> | <b>65.26</b>   | <b>702.45</b> |

**Homes with  
higher P.S.I.:**  
Personal space index

P.S.I. =

Total usable  
space in sq.ft.

–  
Passage and  
foyer areas in sq.ft.

Total home size in sq.ft.

<sup>#</sup>The P.S.I. mentioned above is for Happinest Tathawade's '2 BHK – C unit'.

<sup>†</sup>Aggregate Area includes RERA Carpet Area, Balcony and Dry Balcony  
–MLDL reserves the right to amend the layout and floor plan and the same are subject to approvals



# 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. 22<sup>nd</sup> floor). Shoot date: 28<sup>th</sup> May 2021

# Make the smart choice, buy now



Brought to you from the Mahindra Group



Avenues to relax and recharge



Leisure time with active lifestyle



Eat what you grow



Unique features to take care of your home and work needs



Vicinity to IT hub



Activities for mental and physical development



Avenues for the young and the elderly alike



Retail at your doorstep



Opportunity to choose your amenities



Sports and games for an active living



Avenues for me time and we time

## 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](http://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](http://www.mahindra.com) / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

## Launching new tower

# 2 BHK starting ₹65.9 L\* (all-incl.)

For more details, contact your relationship manager

**mahindra**  
**Happinest**



Tathawade

**New tower launch**



MahaRERA no.: Phase 3 - P52100052559

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