



DINESH KUWADIA
Chairman, Happy Homes

Tell us something about HAPPY HOMES? ALSO, how do you define your work?

OUR PHILOSOPHY

"An acre of performance is worth the whole world of promise."

Dinesh J. Kuwadia (Founder Chairman)
Naresh B. Chheda (Managing Director)

Happy Home Group offering optimum space utilisation, better amenities, enhanced safety standards and lifestyles in tune with modern living and high thinking. The company has successfully delivered possession of more than 3.5 million sq. ft and 3500 Happy Families are in the portfolio of Happy Home Group. Enriching Lifestyle and asset value to create "Win-Win" for all, is our motto as pioneers of redevelopment projects in Mumbai City having presence in Dadar, Matunga, Bandra and Mulund, its current projects spread over another two million sq. ft. of construction area in upmarket locations such as Dadar, Matunga, Bandra and Mulund.

MR. NARESH B. CHHEDA (The young real estate wizard. is an expert on Land acquisition and effortlessly deals with more than 300 tenants / occupants on daily basis with an ingenuity that deserves trust. He believes in going the extra mile for the sake of customer satisfaction)

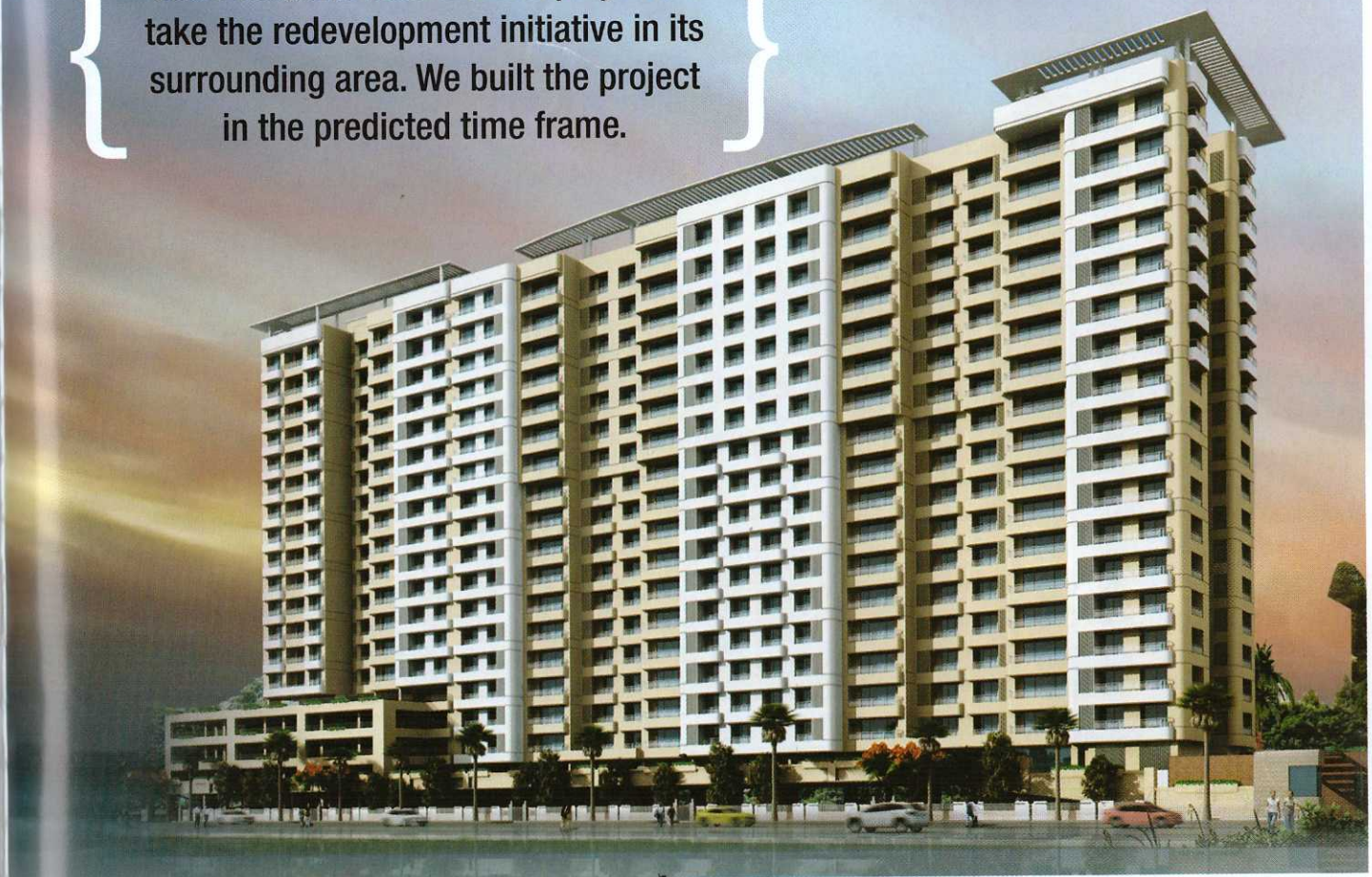
“ We are very proud to announce we have been awarded **“Excellence in Real Estate”** for Jade Gardens for Redevelopment Project of the year by Accommodation Times. Another milestone that we have achieved is IGBC’s **“Best Green Initiated Project”** of the Year by Construction Times Builders Awards 2015 ”

Happy Home’s Forte

- Promoter’s professional and technical background blended with sharp business acumen.
- Meticulous planning and functional design.
- Superior architectural aesthetics and premium amenities.
- Techno legal compliances.
- Time bound project execution with superior quality standards.
- Complete transfer of title and benefits to the end users.
- Happy Home Group is a technologically driven company focused on enriching lifestyles, with a focus on long- term durable concept.
- Create “WIN – WIN” for all.

We believe in performance over promise. The professional approach which measures performance, combined with enthusiasm to **“Under Promise and Over Deliver”**, breathes life into the Group’s endeavour to create spaces with the appealing design. This is one of the most striking characteristic of every Happy Home creation. The Group has earned the trust and confidence of land owners, societies and flat purchasers by their excellent track record in executed prestigious residential and commercial landmarks which adorn the skyline of Mumbai and its suburbs.

Jade Gardens was the first project to take the redevelopment initiative in its surrounding area. We built the project in the predicted time frame.



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Any suggestions on policy for the new government?

What was missing in the last two years’ regime was support and commitment from the government for real estate and infrastructure sector which were constantly kept under pressure with frequent policy shift. Accordingly both sectors failed to give good results to the end user, Frequent change or policies meant that you had to take a break in ongoing construction and go back to get plans re-approved, go to authorities in pursuance of new directives every now and then. I hope the Centre, state and BMC can jointly align to solve all issues and focus on making Mumbai a destination of International reckoning and provide impetus for rental housing. A Mumbai make over can only happen if Fortune 500 companies with FDI’s and local investors including land owners believe that the Govt. & local authority wish to increase their revenue through development process and not through unjustified legislations to increase its revenues and the incremental revenues are genuinely utilised for augmentation of infrastructures.

How do you describe your latest flagship project JADE GARDENS coming from Happy Home Group? Do you have the intention to transform the area completely?

With design architects Talati and Panthaky Associated (TPA), We wanted to create an iconic building which would set standards for a redeveloped property. This project is also showcased by MHADA to Delhi Development Authority as successful redevelopment model of Mumbai.

Jade Gardens was completed in just 30 months with occupation certificate (OC). There are three towers/ wings which rehoused all 80 society members in apartments of 2-3 BHK, with initially 40 sale apartments and 45 sale apartments later on. With plenty of indoor and Outdoor amenities like Grand entrance lobby, gymnasium, Kids play area, A/c community hall, Spa with steam and Jacuzzi. Outdoor amenities include terrace landscaping with dedicated area for children and senior citizens along with view decks and a large Jogging track. All this, in a time-bound programme, was achieved because of transparency and support between both ends – the developer and the society members. Jade Gardens was the first project to take the redevelopment initiative in its surrounding area. We built the project in the targeted time frame.

