

July 25, 2025

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Re:

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended – Earnings Presentation for the first quarter ended June 30, 2025

Ref: Letter dated July 21, 2025

Dear Sir / Madam,

Further to our letter dated July 21, 2025 giving advance intimation of the earnings call for the first quarter ended June 30, 2025 (“Mahindra Lifespace Developers Limited Q1&FY26 Earnings Update”), please find enclosed herewith the Earnings Presentation for the said Investor meet, inter-alia, encompassing an overview of the Company, its operations and the Unaudited Standalone and Consolidated Financial Results for the first quarter ended June 30, 2025.

The same is also uploaded on the website of the Company at <https://www.mahindralifespaces.com/investor-center/?category=earningsconference-call>.

You are requested to kindly take the above information on record.

Thanking you,

Yours faithfully,

For **Mahindra Lifespace Developers Limited**

Snehal Patil
Interim Company Secretary & Compliance Officer

Encl: As above

Investor Presentation

Q1FY26

Disclaimer

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The Company uses carpet areas as per RERA in its customer communication. However, the data in saleable area terms has been referred in this Presentation, to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers. The information given in this Presentation does not purport or tantamount to any disclosure under RERA and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

The operating numbers mentioned in the Presentation are for the Company and its subsidiaries / joint ventures / associates engaged in the real estate business (mainly MLDL, MHPL, MBDL, MHD, MWCDL, MWCJL, MIPCL & MIPPL).

MLDL Strategic Update

We are executing on a well-defined strategy

Bold ambition

Drive profitable growth to 8K - 10K Cr sales
(GDV addition of Rs 45K Cr)

1 Well-engineered portfolio choices

Depth in 3 core markets (MMR, Pune, Bengaluru)
Focus on Premium / mid-premium segments
Exit affordable segment

2 Robust BD engine

Systematic BD process, supersized deals
Strong approvals engine
Strict adherence to financial guardrails

3 Superior customer experience

Superior designs (highest PSI)
Sustainability-led themes
Customer centric innovation (usable space, large decks)

4 Project execution excellence

"First time right" approach to quality
On-time delivery
Standardization in design and specs

5 IC&IC value maximization

PLI, local manufacturing and China+1 themes
Monetization of IC&IC assets
Selective EN (Existing location, New land) investments

6 Robust financial discipline

Rigorous IRR tracking
Prudent capital allocation
Strategic funding to support growth

Future proof Mlife

High quality talent model

High performance culture

New technologies

Real Estate market update

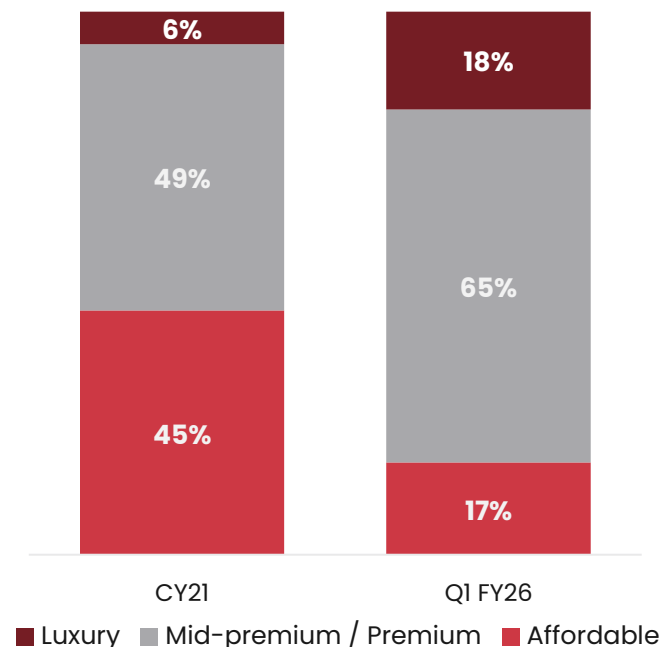
Pan India

- Demand continues to be healthy
- Recent RBI repo rate cut provides strong tailwinds
- Inventory overhang steady at 14.3 month
- Fewer launches overall, driven by regulatory approvals
- Recent launches have been focused on the premium and luxury segments, resulting in healthy pricing growth

Specific Markets

- MMR and Pune witnessed fewer launches but had high pricing growth. However, NCR and Bengaluru continue to witness both volume and pricing growth. Inventory overhang:
 - MMR: 15.8 months
 - Pune: 9.6 months
 - Bengaluru: 9.2 months
 - NCR: 12.8 months

Market segmentation (value)



GDV additions worth ~Rs 3,500 Cr in Q1 FY26

	Lokhandwala 2, Mumbai	Mulund, Mumbai	Navrat 2, Bengaluru
Acres	2.22	3.08	8.79
Definitive documents	Cluster redevelopment	Society redevelopment	Outright acquisition (shares)
	Apr'25	Jun'25	Jun'25
GDV (Rs Cr)	1150	1250	1100
Project Highlights	<ul style="list-style-type: none"> Premium location in Lokhandwala complex at Andheri West Adjacent to existing Lokhandwala 1 location (3 societies added in Feb'25) under cluster development. 	<ul style="list-style-type: none"> Well established location offering excellent connectivity to business districts Near to our existing project at Bhandup (~3 km). 	<ul style="list-style-type: none"> With Navrat 1 (acquired in Jan'25), provides contiguous development potential on ~16 acres in North Bengaluru near airport Strategically located with proximity to IT hubs, commercial offices and malls.

70–80% of required land secured

Rs Cr

3,900

Current Inventory as of 30th Jun 25 (A)

- Marina64
- NewHaven
- IvyLush Ph 1 & Ph 2
- Vista Ph1 & Ph2
- Citadel
- Tathawade
- Nostalgia
- Others

2,100

Future Phases of Current Projects (B)

- Citadel Ph 3 (970)
- Citadel Commercial (510)
- Lakewoods (230)
- Chennai plotted (200)
- Others (190)

~35,000

Pipeline Projects to be launched (C)

- Pre FY24 (Rs 550 Cr)
- Santacruz West, Mumbai (550)
- FY24-- (Rs 2050 Cr)
- Hopefarm, Bengaluru (1800)
 - Whitefield, Bengaluru (250)
- FY25++ (Rs 21350 Cr)
- SaiBaba (Borivali), Mumbai (1800)
 - Bhandup, Mumbai (12400)
 - Navrat 1, Bengaluru (1000)
 - Lokhandwala, Mumbai (1000)
 - Mahalaxmi, Mumbai (1650)
 - Lokhandwala 2, Mumbai (1150)
 - Mulund, Mumbai (1250)
 - Navrat 2, Bengaluru (1100)
- Other key projects (Rs 11000 Cr)
- Thane (7500)
 - Jaipur Residential (2000)
 - Murud (1500)

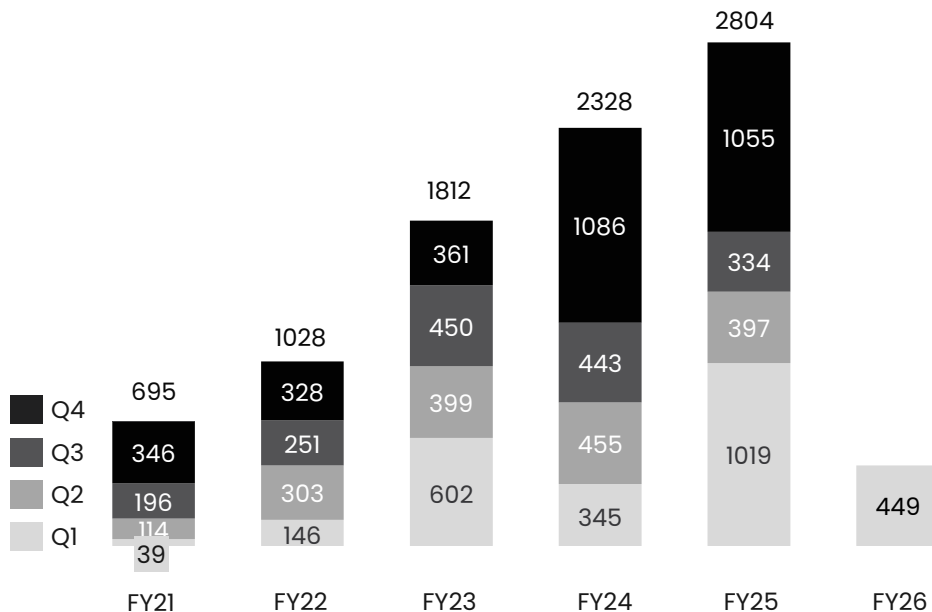
45,000

GDV
Acquired:
~Rs 41,000 Cr

Total GDV Potential (A+B+C)

FY26 launch plan

Rs Cr



Key Launches

- ✓ New Haven, Bengaluru (Q1)
- ✓ Citadel (T-L), Pune (Q1)
- ✓ Marina64, Mumbai (Q2)
- ✓ Lakewoods H&I, Chennai (Q2)
- ✓ Alembic, Bengaluru (Q3)
- ✓ Mahalaxmi, Mumbai (Q3)
- ✓ Bhandup , Mumbai (Q4)
- ✓ Citadel Ph 3, Pune (Q4)
- ✓ Others to be finalized

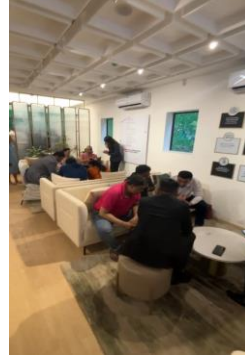
Recent Launches (1/2)

NewHaven (Singasandra, Bengaluru)



Recent Launches (2/2)

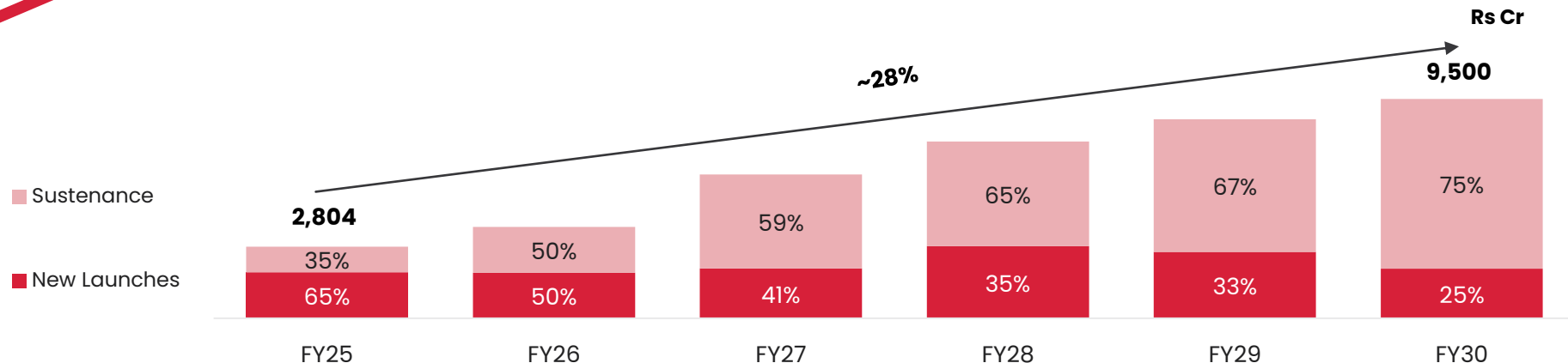
Marina64 (Malad West, Mumbai)



Citadel Tower-L (Pimpri, Pune)



High visibility in our sales plan

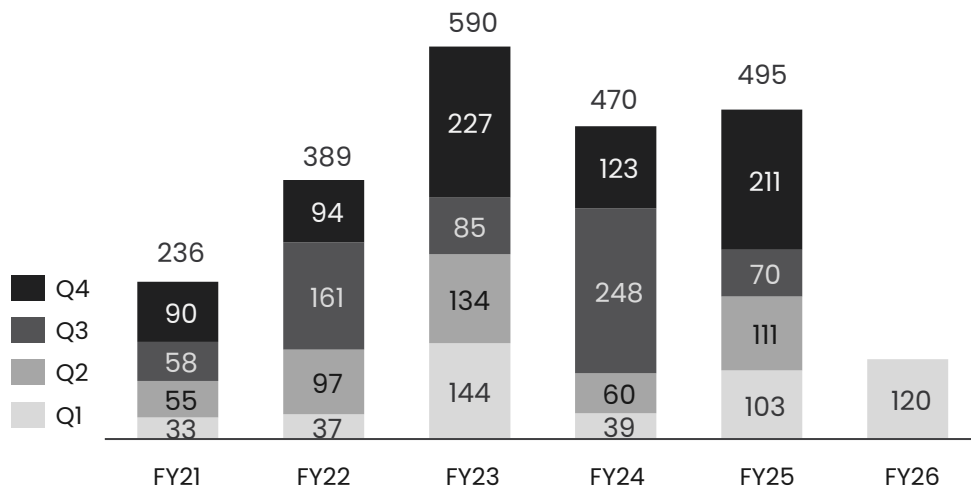


Major contributors	FY25	FY26	FY27	FY28	FY29	FY30
New Launches	<ul style="list-style-type: none"> ✓ Ivy Lush ✓ Vista Ph2 ✓ Zen ✓ Green Estates ✓ Tathawade (T-A) 	<ul style="list-style-type: none"> ✓ NewHaven ✓ Marina64 • Hopefarm Ph1 • Citadel Ph3 • Bhandup Ph1.1 	<ul style="list-style-type: none"> • Bhandup Ph 1.2 • Hopefarm Ph2 • Mahalaxmi • Santacruz • Navrat 1 	<ul style="list-style-type: none"> • Thane Ph1.1 • Lokhandwala 1 • SaiBaba Ph2 ← New-project-1 (Mulund) ← New-project-2 (Navrat 2) 	<ul style="list-style-type: none"> • Bhandup Ph2 • Thane Ph1.2 • Lokhandwala 2 • New Project 3 	<ul style="list-style-type: none"> • Thane Ph2 • Bhandup Ph3 • New Project 4 • New project 5
Sustenance	<ul style="list-style-type: none"> • Vista Ph1 • Citadel Ph2 • Tathawade • Nostalgia • Alcove 	<ul style="list-style-type: none"> • Vista Ph2 • IvyLush • Tathawade • Nostalgia • Citadel 	<ul style="list-style-type: none"> • Bhandup Ph 1.1 • Pink • Hopefarm Ph 1 • SaiBaba Ph1 • Citadel 	<ul style="list-style-type: none"> • Bhandup Ph 1.2 • Navrat 1 • Citadel • Mahalaxmi • Santacruz 	<ul style="list-style-type: none"> • Thane Ph1.1 • Bhandup Ph1 • Lokhandwala 1 ← New-project-1 (Mulund) ← New-project-2 (Navrat 2) 	<ul style="list-style-type: none"> • Thane Ph1.1 & 1.2 • Bhandup Ph1 & 2 • Lokhandwala 2 • SaiBaba Ph2 • New Project 3

The above numbers are for illustrative purposes

IC&IC business continues to see good momentum

Rs Cr



Premium
per acre

2.6 2.7 2.8 3.1 4.2 4.5

Deals	Lease premium (Rs Cr)
Existing DTA customer 1	13.6
Existing DTA customer 2	25.3
New DTA customer 1	5.9
New SEZ customer 1	4.2
New SEZ customer 2	1.7
Existing Commercial customer 1	24.8
Existing Commercial customer 2	13.5
New OBL customer 1	2.6
O&M and Other income	28.2
Q1 FY26 Total	119.7

8 MOUs / LOIs signed. Strong pipeline heading in the rest of the year

We are systematically unlocking value in our IC&IC business

IC&IC Locations	Gross area (acres) (A)	Net Leasable area (acres) (B)	Net Leased area (acres) (C)	Available for lease net (acres) (D = B-C)
MWC Jaipur	2,946	1,917	1,128	789
MWC Chennai	1,594	1,216	1,120	96
Origins Chennai 1	307	229	161	68
Origins Chennai 2A & 2B	240	163	0	163
Origins Ahmedabad	338	243	0	243
Origins Pune*	312	218	0	218
Total	5,737	3,986	2,409	1,577

Expected revenues of Rs 5,000 – 6,000 Cr and PAT of ~Rs 1,500 (MLDL share)

*Origins Pune is forthcoming with gross planned area of ~500 acres; currently in land acquisition stage.

Financial – Highlights

Sales Residential

Q1 FY26: Rs 449 Cr
(Q1 FY25: Rs 1019 Cr)

IC&IC Revenues

Q1 FY26: Rs 120 Cr
(Q1 FY25: Rs 103 Cr)

GDV

Q1 FY26: Rs 3500 Cr
(Q1 FY25: Rs 1400 Cr)

Resi Collections

Q1 FY26: Rs 518 Cr
(Q1 FY25: Rs 540 Cr)

Net Debt to Equity¹

Q1 FY26: -0.23
(Q1 FY25: 0.21)

Cost of Debt

Q1 FY26: 8.1%
(Q1 FY25: 8.6%)

Note: 1. Net Debt to Equity Ratio includes debt and cash & cash equivalents of all entities on a fully consolidated basis.

Financials – Segment performance

Rs Cr

SEGMENT RESULTS	Q1 FY26			Q1 FY25		
	Residential	IC&IC	Total	Residential	IC&IC	Total
Area Sold (msft) / Land Leased (acres)	0.58 msft	18.7 acres	-	1.17 msft	18.7 acres	-
Sales / IC&IC revenues	449	120	569	1019	103	1121
Income from Operations	64	120	184	222	103	324
Other Income	9	99	108	25	4	29
Total Income	73	219	292	247	106	353
Less Cost of Sales	46	28	74	195	37	232
Less Other Operating Expenses	54	10	64	56	9	65
EBITDA (excluding Other Income)	(36)	82	46	(29)	56	27
Less Interest and Depreciation	13	8	21	13	12	25
Add Exception Item – Gain / (Loss)	0	0	0	0	0	0
PBT	(40)	173	133	(17)	48	31
Less Provision for Tax	(4)	44	40	(7)	13	6
Less Minority Interest	1	40	41	4	8	12
PAT (after Non-Controlling Interest)	(37)	89	51	(14)	27	13
Net Debt to Equity Ratio	(0.23)			0.21		

Note: Above details are provided for better understanding of the performance of Residential & IC&IC business of the Company and are not prepared in accordance with any Accounting Standards. The financial figures are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by Management. Some of the figures have been reclassified and hence not comparable vs. previous years

Financials – Consolidated Profit & Loss A/C

	Rs Cr			
PROFIT & LOSS STATEMENT	Q1 FY26	Q1 FY25	Q4 FY25	FY25
Income from Operations	32	188	9	372
Other Income	9	19	46	92
Total Revenues	41	207	55	464
Operating Expenses	28	173	(1)	316
Employee Remuneration & Benefits	28	28	26	112
Finance Costs	4	6	2	19
Depreciation & Amortisation	6	4	6	18
Administration & Other Expenses	31	28	40	114
Total Expenditure	97	240	72	579
Exceptional Items	0	-	-	-
Profit before Tax & Share in Net Profit / Loss of Associates	(56)	(33)	(17)	(116)
Share in Net Profit / (Loss) of JV/Associates	98	36	103	186
Profit from Ordinary Activities before Tax	42	3	87	71
Less : Provision for Current Taxation	1	1	1	3
Less : Provision for Deferred Taxation	(10)	(10)	1	7
Net Profit for the period	51	13	85	61
Less: Minority Interest	0	0	0	0
Net Profit / (Loss) after Taxes and Minority Interest	51	13	85	61

Note: As per IND AS Financials

Financials – Consolidated Balance Sheet

			Rs Cr		
EQUITY & LIABILITIES	30 th Jun 25	31 st Mar 25	ASSETS	30 th Jun 25	31 st Mar 25
Equity Share Capital	213	155	Property, Plant and Equipment	14	18
Other Equity	3,220	1,741	Right of Use Assets	20	7
Net Worth	3,433	1,896	Capital Work-In-Progress	6	5
Non-Controlling Interest	0	0	Other Intangible Assets	0	0
Financial Liabilities			Financial Assets		
(i) Borrowings	214	918	(i) Investments	947	844
(ii) Lease Liabilities	11	6	(ii) Trade Receivables	-	-
(iii) Other Financial Liabilities	2	2	(iii) Loans	43	41
Provisions	9	9	(iv) Other Financial Assets	161	148
			Deferred Tax Assets (Net)	110	99
			Income Tax Assets (Net)	95	89
Non-Current Liabilities	236	934	Non-Current Assets	1,397	1,253
Financial Liabilities			Inventories	4,842	4,462
(i) Borrowings	447	514	Financial Assets		
(ii) Lease Liabilities	9	2	(i) Investments	86	60
(iii) Trade Payables	221	233	(ii) Trade Receivables	125	139
(iv) Other Financial Liabilities	260	256	(iii) Cash and Cash Equivalents	747	238
Other Current Liabilities	2,892	2,578	(iv) Bank Balances other than (iii) above	20	18
Provisions	7	7	(v) Loans	-	-
Current Tax Liabilities (Net)	1	1	(vi) Other Financial Assets	23	17
			Other Current Assets	267	234
Current Liabilities	3,836	3,591	Current Assets	6,109	5,168
TOTAL	7,506	6,421	TOTAL	7,506	6,421

Note: As per IND AS Financials

An artistic rendering of a park at sunset. In the foreground, a man and a woman in light-colored clothing stand on a brick-paved path, looking towards a body of water in the distance. The path is lined with several tall, stone pillars topped with large, mushroom-shaped light fixtures that glow from within. The sky is a mix of orange, yellow, and blue, with the sun low on the horizon. Lush green trees and plants are visible on either side of the path.

MLDL Overview

The Mahindra Group

**\$25B+**

GROUP TURNOVER

**324,000+**

EMPLOYEES

**100+**

COUNTRIES

**20+**

INDUSTRIES



India's number 1 SUV manufacturer by revenue market share; strong pipeline of EV products



World's largest tractor company by volume



Amongst India's leading IT service providers



India's leading vehicle financing NBFC, AUM of ~Rs 1.2 Lac Cr



Pioneering IC&IC business and residential developments



Number 1 timeshare company outside of the USA

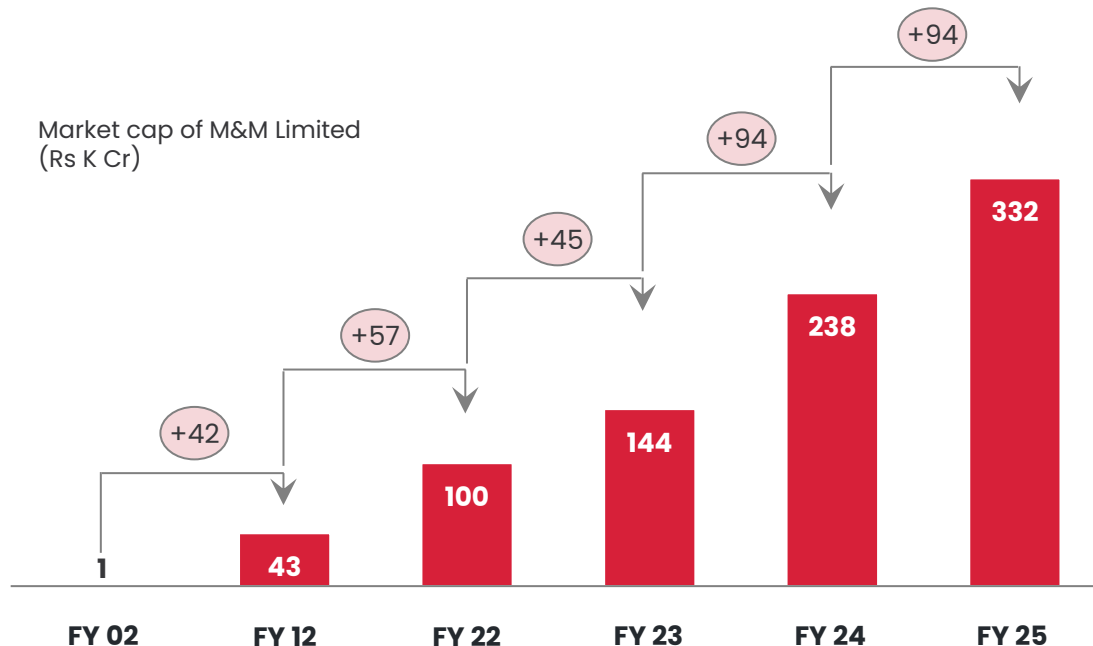


Amongst India's largest 3rd party logistics service providers



Multiple other businesses including Renewables, Steel Processing, Technology, Aerospace and Defence, Used Car Marketplace

Mahindra Group created significant value in the last two decades; MLDL a key priority for the Group



Mahindra Lifespaces is identified as a **Growth Gem** by Mahindra Group



Mahindra Group **fully committed** to support MLDL's growth aspirations



MLDL planning to scale its business 5X (Rs 8-10K Cr) over the next 5 years

MLDL at a Glance

mahindra LIFESPACES

Rs 7,705 Cr Market Cap as on 30th June 25

Residential Business

50+ projects since 1996 (49.26 msft);
21k+ satisfied customers

Strategic partnerships with Actis and
HDFC Capital

CDP A rating; Industry-first 3 Net zero
projects

IC&IC Business

2 World Cities, 3 Industrial parks;
Industrial Developer since 1994

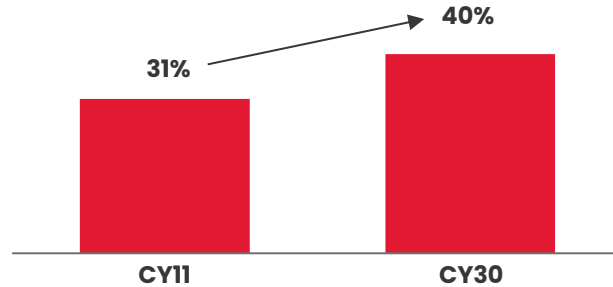
Strategic partnerships with TIIDCO,
RIICO, IFC and Sumitomo

266 clients from 15+ countries

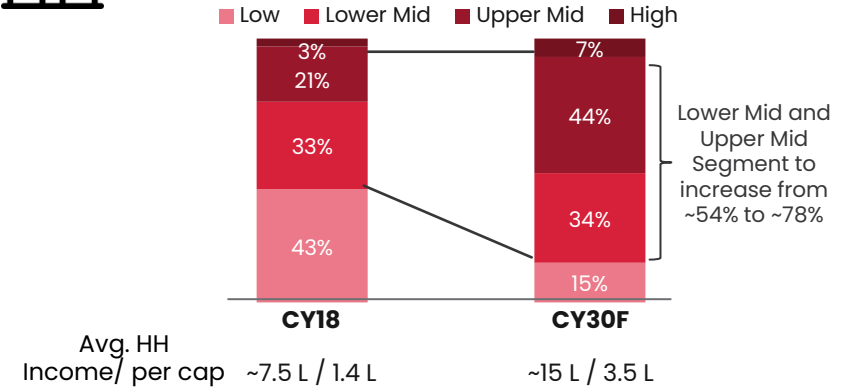
Key Industry drivers



Increasing urbanization...



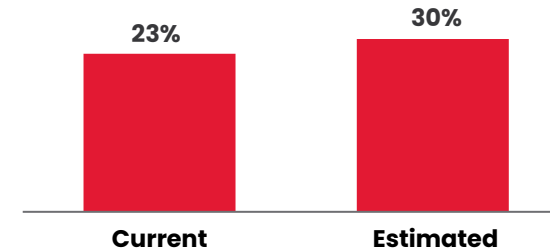
...Household income...



...& Regulatory reforms...

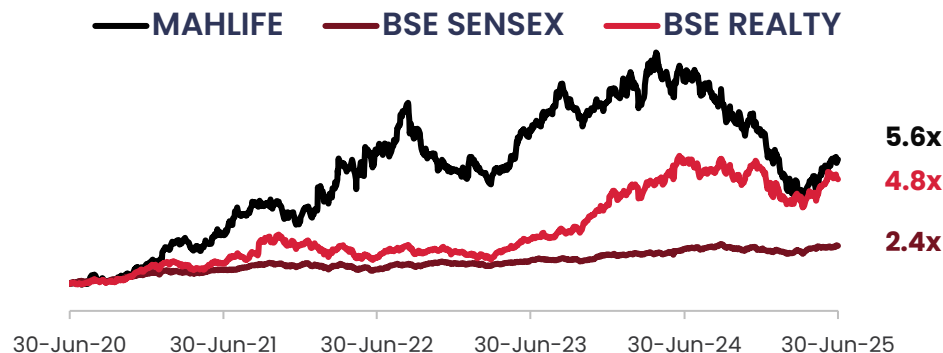


...Have led to "flight to quality"

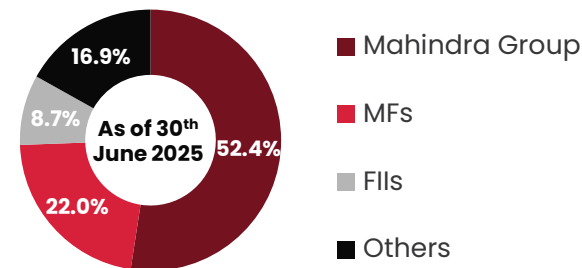


Stock performance and drivers

Stock generated 41% CAGR over the past 5 years



Shareholding Pattern (%)



Key Drivers



Scale-up in business development and pre-sales



Unique IC&IC business



Strong operating cash flows



Strong capabilities across value chain



Best-in-class talent

Key Institutional Investors

Top MFs

Kotak Mahindra AMC
SBI Funds Management
ICICI Prudential AMC
Bandhan AMC
HDFC Life Insurance

Top FIIs

Vanguard Group
Dimensional Holdings
Blackrock
Govt. Pension Fund Global
Robeco Capital

Accolades

We have been recognized in many areas i.e., Home-Buying Experience, and Technology-led Campaigns

Construction Excellence



Real estate Company of the year – West

Sustainability



Carbon Disclosure
Project 2022, 2023 &
2024 – 3 years in a row



IGBC Green Homes V2
'Platinum' rating – Mahindra
Lakewoods Phase 1



Decarbonization
Excellence Awards
2024 – ISHRAE

Technology Excellence

For India's 1st home-buying experience on the Metaverse
launched via a Scannable QR Code



The Drum Awards
Marketing APAC



Brand Disruption

BRAND EQUITY.com



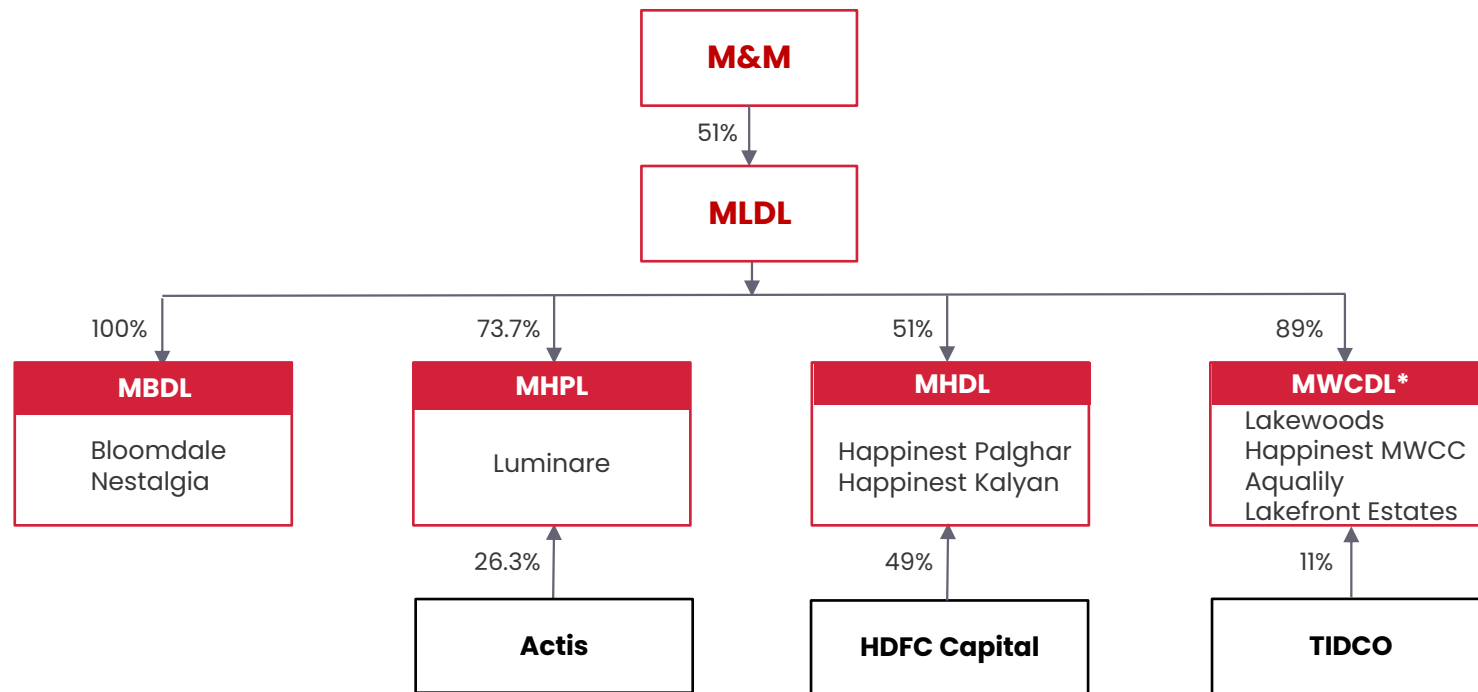
ET Brand Equity – Brand
Disruption Award



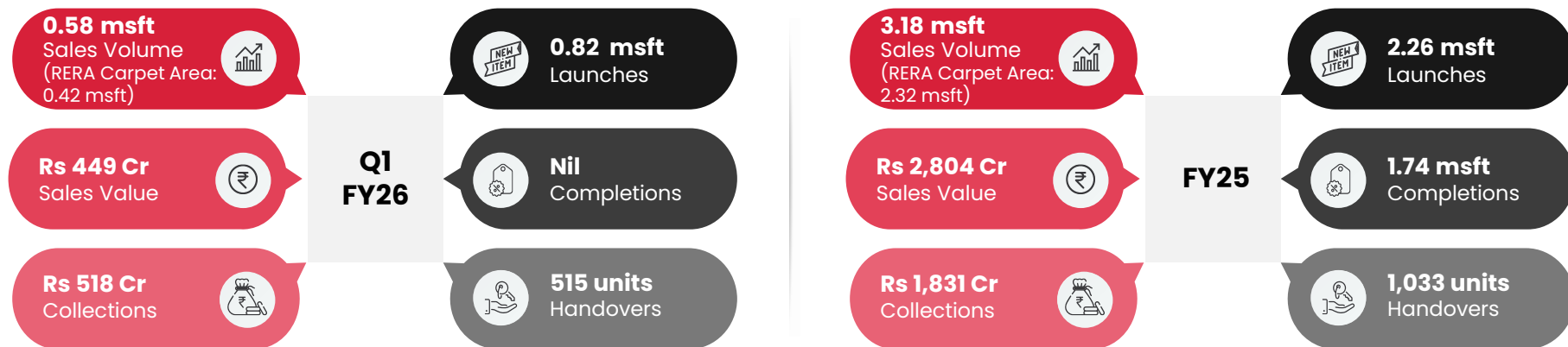
BW Merit Award – Use
of events

MLDL Residential

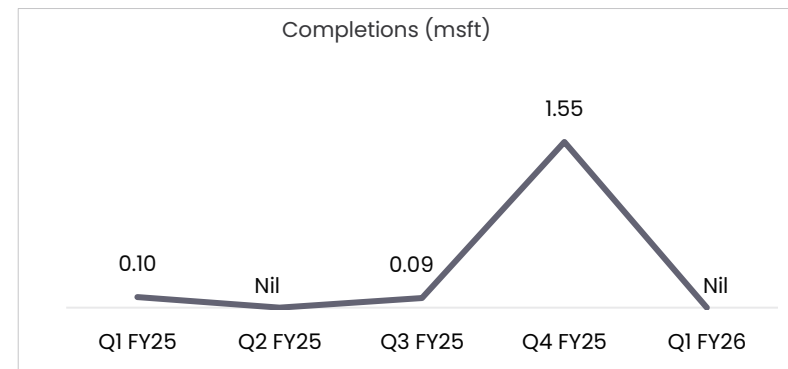
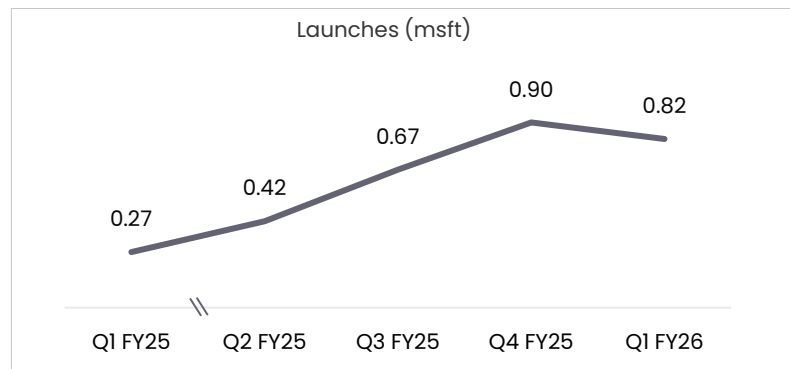
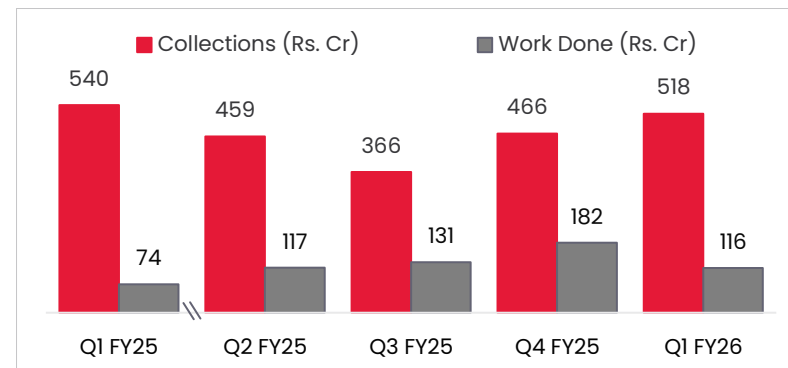
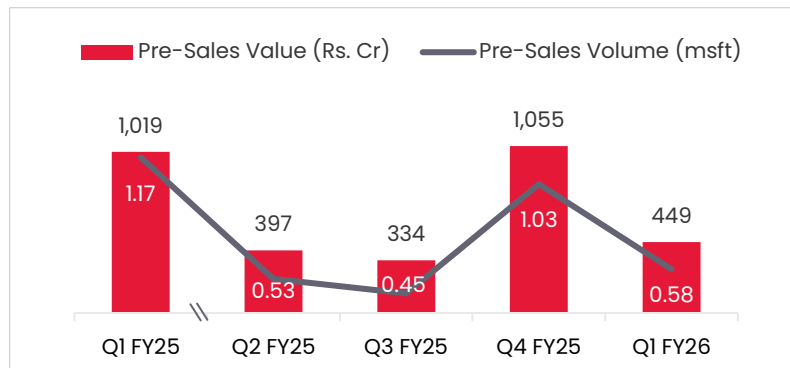
Residential – Structure overview



Residential – Q1 FY26 Operational highlights



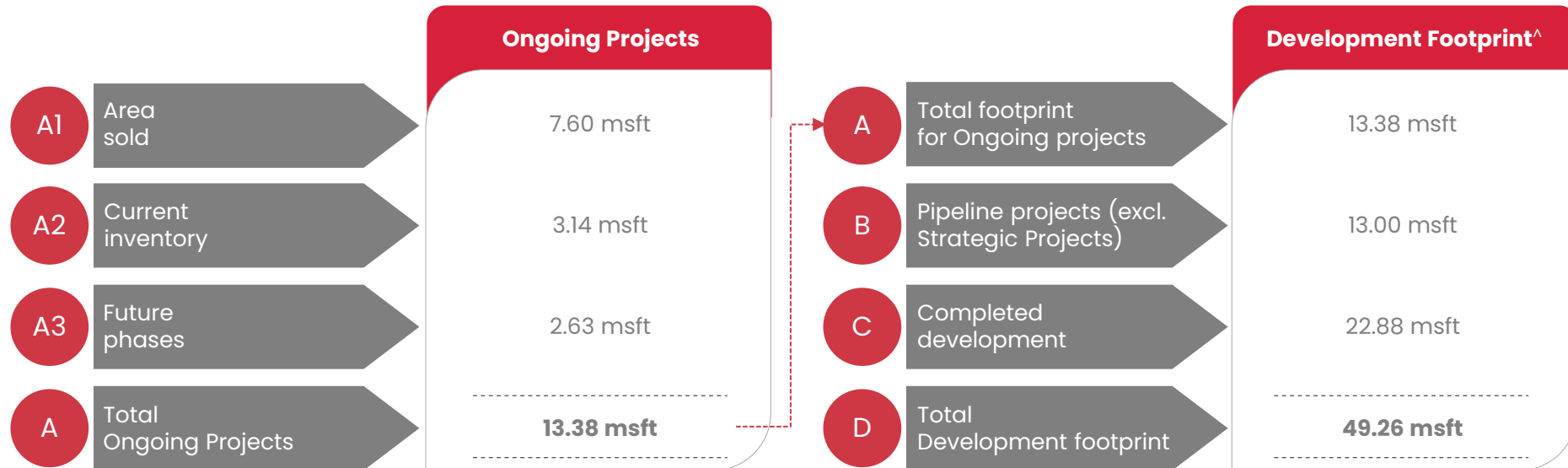
Residential – Quarterly trend



Note: All figures correspond to MLDL and associates, including JD partner share & commercial units that are part of residential development wherever applicable. 27

Residential – Scale Of operations

MLDL is pioneering development of green homes and thoughtfully designed living spaces



Note: Potential development is subject to change in area statement; Above figures are based on saleable area (msft)

[^]Area for Strategic projects of Thane, Jaipur and Murud not included in the Total development footprint

Residential – Portfolio summary (1/2)

Ongoing Projects

Project Name	Area Sold (msft) (A)	Sales Value (Rs Cr)	Current Inventory (msft) (B)	Inventory Value (Rs Cr)	Project Completion (%)	Future Phases of Ongoing Projects (msft) (B)	Value of Future Phases (Rs Cr)	Total Development (msft) (A+B+C)
Vista	1.11	1773	0.56	1087	45%	-	-	1.67
Alcove #	0.30	401	-	-	81%	-	-	0.30
Marina 64	-	-	0.45	1000	23%	-	-	0.45
Meridian	-	37	0.01	15	90%	-	-	0.01
Happinest Palghar 2	0.23	83	0.13	51	55%	-	-	0.36
Happinest Kalyan 1	0.13	73	0.02	13	97%	-	-	0.15
Happinest Kalyan 2	0.52	274	0.57	353	39%	0.12	85	1.21
Nostalgia	0.46	369	0.07	77	58%	-	-	0.53
IvyLush	0.80	636	0.72	743	23%	-	-	1.52
Citadel	0.94	779	0.36	294	20%	1.30	1480	2.60
Happinest Tathawade	1.10	743	0.10	130	60%	-	-	1.20
Luminare#	0.44	691	-	-	82%	-	-	0.44
Eden	0.80	625	-	-	66%	-	-	0.80
Zen	0.48	496	0.00	2	33%	-	-	0.48
Mahindra NewHaven	0.11	126	0.12	124	28%	-	-	0.24
Lakewoods	-	73	-	-	100%	0.43	230	0.43
Green Estates	-	180	-	-	100%	0.13	50	0.13
Lakefront Estates	-	-	-	-	-	0.05	17	0.05
Aqualily 2D	-	-	-	-	-	0.07	38	0.07
Happinest MWCC	0.19	96	0.02	11	65%	-	-	0.21
Chennai Plotted	-	-	-	-	-	0.53	200	0.53
Ongoing Projects (A)	7.60	7455	3.14	3900	48%	2.63	2100	13.38

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD). Future development is subject to change

Residential – Portfolio summary (2/2)

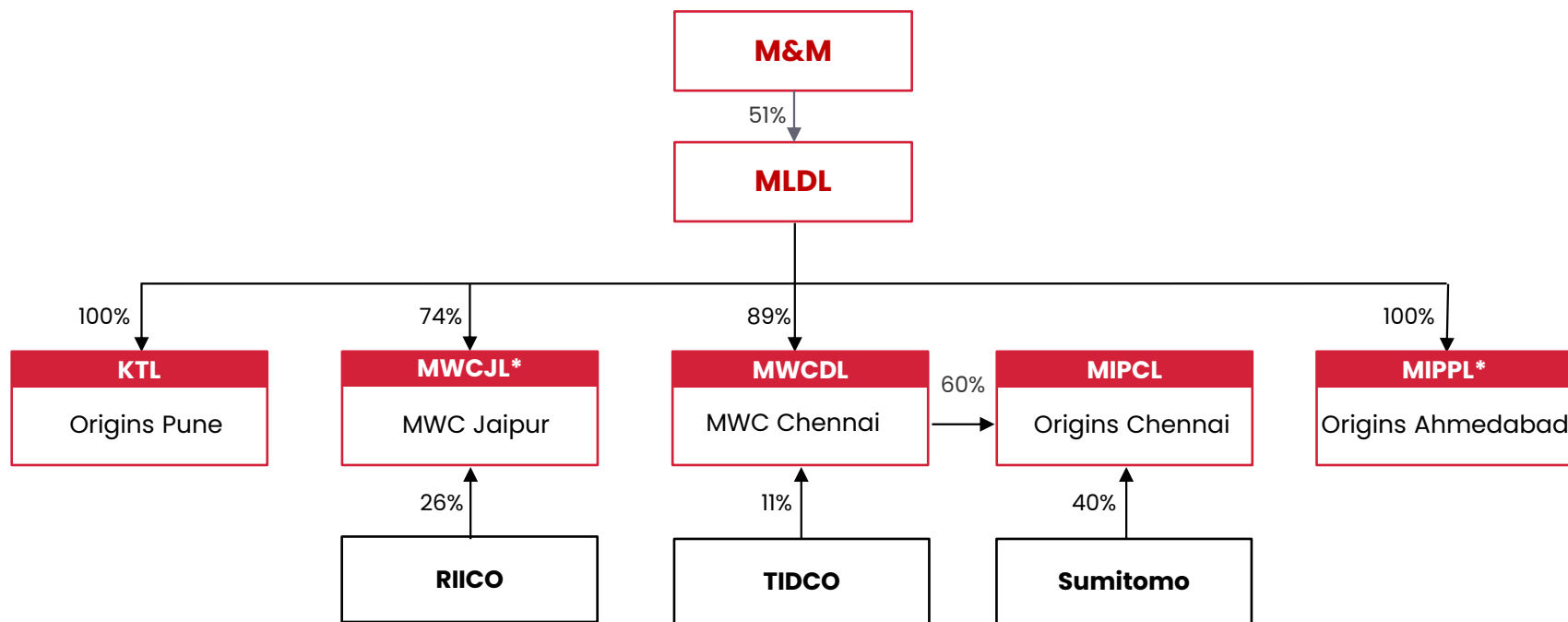
Pipeline Projects to be launched

Segment	Project Name	Future Development (msft)	Estimated GDV potential (Rs Cr)
Pipeline Projects to be launched	Navrat, Bengaluru	0.95	1000
	Navrat 2, Bengaluru	1.04	1100
	Hopefarm, Bengaluru	1.36	1800
	Whitefield , Bengaluru	0.22	250
	Mulund, Mumbai	0.66	1250
	Saibaba (Borivali), Mumbai	0.92	1800
	Santacruz West, Mumbai	0.15	550
	Lokhandwala (1 & 2), Mumbai	0.71	2150
	Mahalaxmi, Mumbai	0.54	1650
	Bhandup#, Mumbai	6.45	12400
	Thane		7500
	Jaipur Residential		2000
	Murud		1500
Pipeline projects to be launched (B)			~35000
Total Area sold + Inventory + Future Phases + New Pipeline projects (A+B)		26.38 [^]	~41000
Completed development (C)		22.88	
Total development footprint (A+B+C)		49.26	

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD). Future development is subject to change; ^ Area for Strategic projects of Thane, Jaipur and Murud not included in the Total development footprint

MLDL IC & IC




IC & IC – Structure overview






IC & IC – Scale of operations

Pioneer in this business with pan India presence across Golden Quadrilateral and Delhi-Mumbai Industrial Corridor

Integrated Cities

	MWC Chennai	MWC Jaipur
 Distance to City	60 Km	20 Km
 Partnership	TIDCO	RIICO
 Gross Area	1524 Acres	2946 Acres

Industrial Clusters

	Origins Chennai	Origins Ahmedabad
 Distance to City	35 Km	75 Km
 Partnership	Sumitomo	IFC
 Gross Area	307 Acres	340 Acres



Plug 'n'
play
infrastructure



Hassle
free
Transaction



Sustainable and
smart
Solutions



Partnership
with
Government



Access to
Skilled
workforce



Existing ecosystem of
Customers and
Suppliers



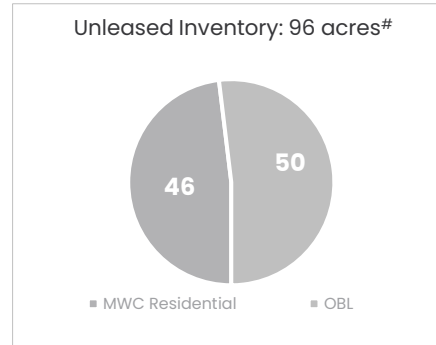
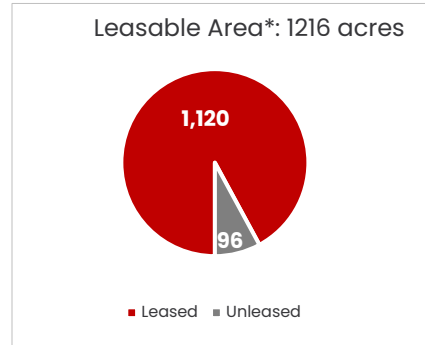
Business
Support
Services



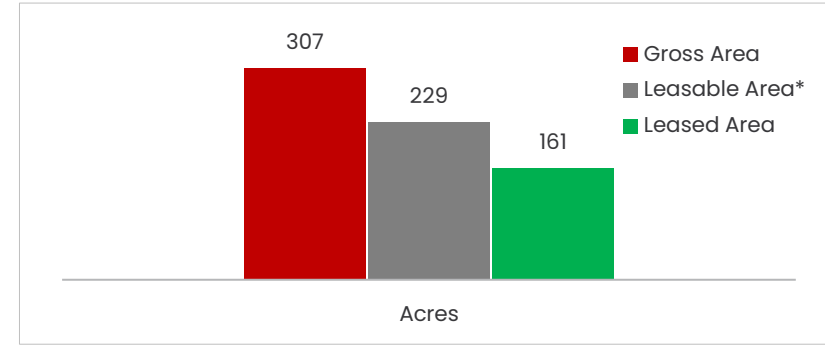
Co-located residential
spaces with social
Infrastructure

IC & IC – Leased area

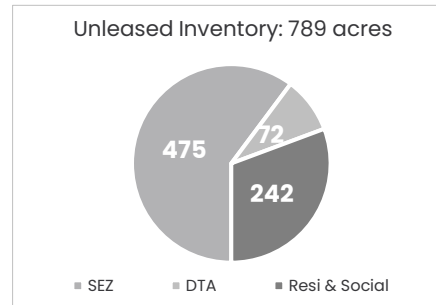
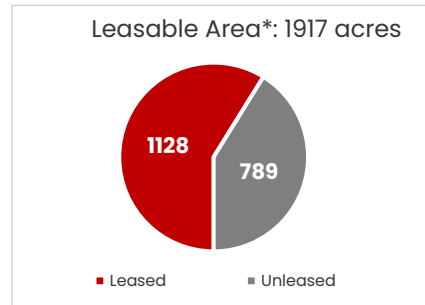
MWC, Chennai



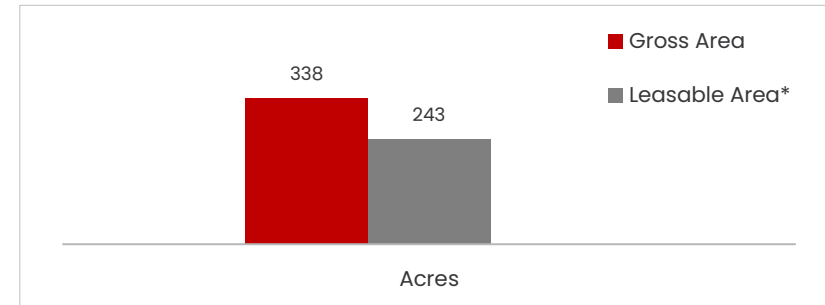
Origins, Chennai



MWC, Jaipur



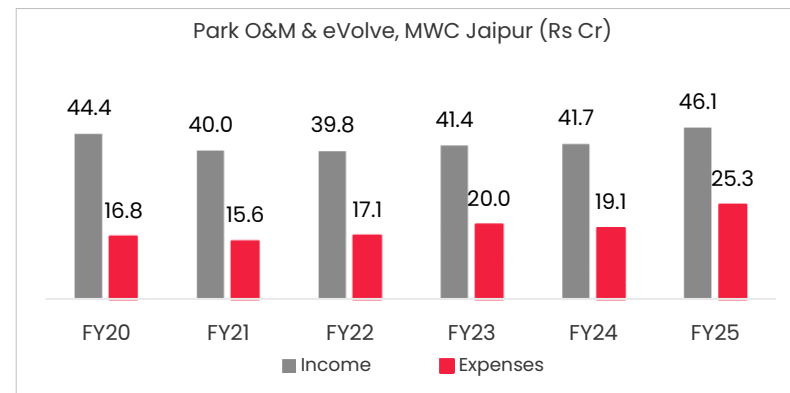
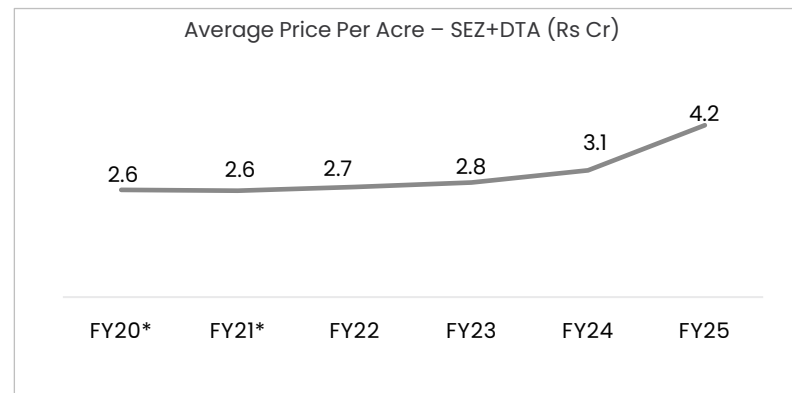
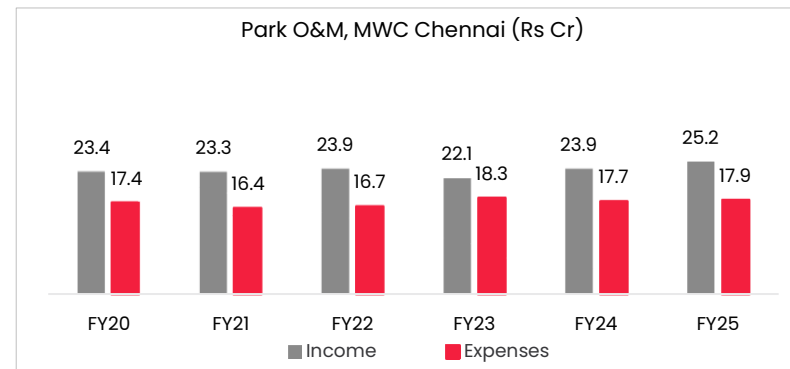
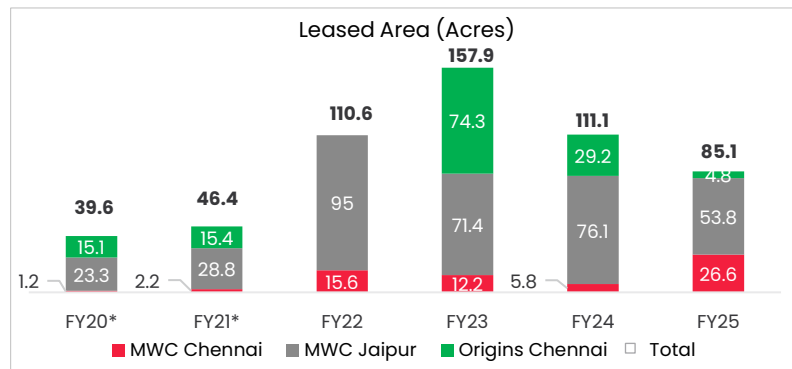
Origins, Ahmedabad



Note: #OBL of 50 acres included in the unleased inventory

* Leasable / Saleable area is based on management estimates and includes commercial & residential area wherever applicable.

IC & IC – Key metrics



Note: * For MWC Chennai, it does not include sales outside MWC boundaries (FY19: nil, FY20: 3 acres, FY21: 9.2 acres, FY22: nil, FY23: nil, FY24: 8.4 acres)

IC & IC – Marquee Clientele

MWC Chennai

92 customers (66 operational)



Central Avenue



MWC Jaipur

158 customers (102 operational)



DTA Zone



Origins Chennai

16 customers (6 operational)



Origins Ahmedabad

NH Access



Planned Construction



Planned Construction



MLDL Leadership

MLDL Leadership | Directors



Mr. Ameet Hariani

Chairman and
Non-Executive,
Independent Director

- Holds master's degree in Law from the Mumbai University
- Member of Bombay Incorporated Law Society; Law Society of England & Wales; Law Society of Singapore; Bar Council of Maharashtra; Bombay Bar Association
- Holds Independent, Non-Executive Director positions in other listed and unlisted companies.



Dr. Anish Shah

Non-Executive,
Non-Independent Director

- Ph.D. - Carnegie Mellon's Tepper Business School, Masters degree from Carnegie Mellon and MBA - IIM-Ahmedabad
- Managing Director and CEO, Mahindra & Mahindra Ltd.
- Former President and Chief Executive Officer of GE Capital India.



Mr. Anuj Puri

Non-Executive,
Independent Director

- Chartered Accountant and Fellow of the Royal Institution of Chartered Surveyors, UK
- Chairman and Founder of ANAROCK.
- 'Awarded as 'Most Promising Business Leaders of Asia 2018-19' by Economic Times, 'Scroll of Honour' by Realty Plus Magazine and India Business Group Excellence Award 2019.



Ms. Amrita Chowdhury

Non-Executive,
Independent Director

- B.Tech. - IIT Kanpur, MS-UC Berkeley, MBA-Carnegie Mellon-Tepper Business School
- Director of Gaia, an Urban Tech firm providing insights-as-a-service for Smart Sites and Smart Cities
- Holds 7 US patents for semi-conductor manufacturing. Author of two books.



Mr. Milind Kulkarni

Non-Executive,
Non-Independent Director

- Chartered Accountant
- Retired as CFO of Tech Mahindra in the year 2022
- Former CFO of Mastek Ltd
- Former Group CFO of Venky's Ltd



Ms. Asha Kharga

Non-Executive,
Non-Independent Director

- MBA in Marketing from Mumbai University
- Chief Customer & Brand Officer, M&M Ltd
- Recognized as India's Top 20 Most Influential Women in Marketing & Advertising, by Business World.



Ms. Rucha Nanavati

Non-Executive,
Non-Independent Director

- Master in Computer Science, Illinois Institute of Technology, Chicago, IL, USA & BE- Electronics and Communication
- Chief Digital Transformation Officer AUTO M&M Ltd
- Top Top Women in Grocery award in 2020 and CIO Powerlist award in 2022.



Mr. Amit Kumar Sinha

Managing Director & Chief
Executive Officer

- Dual MBA (Finance and Strategy) from The Wharton School, University of Pennsylvania
- BE (Electrical and Electronics) from the Birla Institute of Technology, Ranchi
- Former President, Group Strategy Office, Mahindra and Mahindra
- Former Senior Partner and Director with Bain & Company.

MLDL Leadership | Management



Ameet Hariani

Non-Executive Chairman



Amit Kumar Sinha

Managing Director &
Chief Executive Officer



Avinash Bapat

Chief Financial
Officer



Abhimanyu Mathur

Chief Marketing
Officer



Anshu Shukla

Chief Design
Officer



Parveen Mahtani

Chief Legal Officer



Sudharshan KR

Chief Project
Officer



Tanmoy Roy

Chief Human
Resources Officer



Vikram Goel

Chief Business
Officer - Industrial



Vimalendra Singh

Chief Business
Officer - Residential

Thank You



Investor Relations Contact

Mr. Sriram Kumar

Vice President – FP&A, Costing & IR

Email: KUMAR.SRIRAM@mahindra.com

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CIN L45200MH1999PLC118949

5th Floor, Mahindra Towers, Worli, Mumbai – 400 018.

Tel: 022 6747 8600/ 6747 8601 | Fax: 022 2497 5084

For more details visit: mahindralifespaces.com

mahindra LIFESPACES

Classification of projects is as under:

- | | | | |
|---|---|---|--|
| <p>a. Completed: projects where construction has been completed and occupancy certificates have been granted by the relevant authorities</p> | <p>b. Ongoing: projects where (i) all title or development rights, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, all land for the project has been converted for the intended use; (iii) the requisite approvals for commencement of construction have been obtained</p> | <p>c. Future Phases: projects in respect of which (i) all title or development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, applications have been made for conversion of use for the land for the intended use; (iii) preliminary management development plans are in place; and (iv) architects have been identified</p> | <p>d. Pipeline Projects: land in which any of the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company hold interest, where development is yet to commence</p> |
|---|---|---|--|

CDP	Climate Disclosure Project	MLDL	Mahindra Lifespace Developers Limited
DTA	Domestic Tariff Area	MMR	Mumbai Metropolitan Region
GRESB	Global Real Estate Sustainability Benchmark	MRDL	Mahindra Residential Developers Limited
GRI	Global Report Initiative	MSFT	Million Square Feet
IC & IC	Integrated Cities & Industrial Clusters	MWC	Mahindra World City
IFC	International Finance Corporation	MWCDL	Mahindra World City Developers Limited
IND AS	Indian Accounting Standards	MWCJL	Mahindra World City (Jaipur) Limited
M&M	Mahindra & Mahindra Limited	NCR	National Capital Region
MBDL	Mahindra Bloomdale Developers Limited	RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
MHDL	Mahindra Happinest Developers Limited	SBTi	Science Based Target Initiative
MHPL	Mahindra Homes Private Limited	SEZ	Special Economic Zone
MIPCL	Mahindra Industrial Park Chennai Limited	TCFD	Task Force on Climate related Financial Disclosure
MIPPL	Mahindra Industrial Park Private Limited	TIDCO	Tamil Nadu Industrial Development Corporation Ltd.
MITL	Mahindra Integrated Township Limited	MLDL	Mahindra Lifespace Developers Limited