Mahindra Lifespaces® strengthens its footprint in Pune and launches Phase 3 of Happinest Tathawade

Real Estate

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- Marks an important milestone for the development, with Phase 3 launch ahead of scheduled timeline
- Launches retail and commercial spaces within the development

Pune, September 26, 2023: Mahindra Lifespaces Developers Limited (MLDL), the real estate and infrastructure development arm of the Mahindra Group, announced the launch of the third phase of Mahindra Happinest Tathawade, a first-of-its-kind 'Fusion Homes' residential development in Pune. With most of its Phase 1 and 2 inventory already sold out, this is one of the fastest-selling developments in the micromarket of PCMC. Moreover, with Phase 1 construction ahead of schedule, possession of apartments is planned from 2025 onwards. Phase 3 of Mahindra Happinest Tathawade comprises exclusively of 2 BHK homes, ranging in carpet area from 619 sq. ft. to 702 sq. ft., and priced at INR 66 lakh onwards.

As a part of this launch, Mahindra Lifespaces® is also adding retail and commercial spaces within the development, ensuring convenience and a well-

rounded destination for homebuyers. The retail inventory will be designed to offer a diverse range of options, featuring a mix of both medium- and small-format retail. Mahindra Lifespaces®is committed to strategically incorporating thoughtful amenities and services that enrich the overall living experience of the customer.

Vimalendra Singh, Chief Sales and Service Officer, Mahindra Lifespace Developers Ltd., said, "Pune is one of the leading residential destinations driven by end-user demand and continues to remain a key market for us. The city's robust performance with respect to improving social and urban infrastructure, increasing employment opportunities, and a growing demand for differentiated homes with sustainable lifestyles has been a key driver for the business. We got a very positive response for phases 1 & 2, and we are confident of the performance of phase 3 with an integrated offering of retail and commercial spaces."

Strategically located along the Mumbai-Pune highway, the development is situated in a highly coveted residential area and an educational hub within Pimpri-Chinchwad. It is in close proximity to the IT hub of Hinjewadi, various multi-speciality hospitals, and the proposed Hinjewadi Junction metro station. Additionally, upcoming developments in the area include a lifestyle mall and the forthcoming 170 km ring road, slated to encircle both Pune and PCMC. The area also offers connectivity to key transit points such as the Old Mumbai-Pune highway, the Pune-Dhule-Nasik highway, railway stations

(Kasarwadi and Pimpri), bus stop (Pimpri Chowk), and metro station (Sant Tukaram Nagar).

About Mahindra Lifespace Developers Limited

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

About Mahindra

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 / Twitter and Facebook: @MahindraRise/ For updates subscribe to https://www.mahindra.com/news-room

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