Mahindra Lifespaces Announces the Launch of Mahindra ‘Codename64’ in Malad (West), Mumbai

Real Estate

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Mumbai, June 23rd, 2025: Mahindra Lifespace Developers Limited, the real estate and infrastructure development arm of the Mahindra Group, announces the launch of Mahindra ‘Codename64’, a landmark residential development in Malad (West), Mumbai. This launch marks the beginning of Mahindra Lifespaces’ redevelopment journey in the city and is part of a larger planned development. Located in Malad (West), one of Mumbai’s most desirable micro-markets, Mahindra ‘Codename64’ represents a significant milestone in the company’s strategic expansion, backed by a strong redevelopment portfolio and a robust future development pipeline.

‘Codename64’ offers well-crafted 2 and 3 BHK residences designed to bring together comfort, functionality, and mindful urban living. Each home features spacious layouts, excellent cross-ventilation, abundant natural light, and expansive private decks, creating a calm and energy-efficient living environment. Staying true to Mahindra Lifespaces’ philosophy of building

Homes of Positive Energy, the project seamlessly blends thoughtful design with sustainable planning to promote well-being and a sense of balance. The project offers ~2.2 acres of landscaped recreational space. Amenities include a half Olympic-sized swimming pool, an expansive clubhouse featuring an indoor gym, badminton court, community hall, aerial yoga, kickboxing, and aerobics. The project also features amenities thoughtfully curated to support an active lifestyle, including and well-planned children's play areas.

Commenting on the launch, **Mr. Vimalendra Singh, Chief Business Officer – Residential, Mahindra Lifespace Developers Ltd.**, said, *"Mahindra' Codename64' is more than a project launch. It reflects our deepening commitment to Mumbai's urban transformation. As we step into the city's redevelopment space, our focus is on creating homes and communities that stand the test of time. With 'Codename64', we aim to blend intelligent design, quality, and meaningful lifestyle experiences in one of the city's most connected and vibrant neighbourhoods. This is the first of many steps in building the Mumbai of tomorrow."*

Located in an established neighbourhood, Mahindra 'Codename64' offers seamless access to upmarket social infrastructure, including reputed schools, leading healthcare facilities, prominent shopping malls, major offices and business hubs. With the operational Malad Metro Station just 500 metres away, the project is very well connected by roads and offers access to public transport like local trains to all business and leisure hubs of the city.

About Mahindra Lifespace Developers Ltd.

Established in 1994, Mahindra Lifespaces 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 41.11 million sq. ft. (saleable area) 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.

As a pioneer in Net Zero homes in India, Mahindra Lifespaces is committed to building only Net Zero homes from 2030 onwards. The company has already launched India's first three Net Zero residential developments: One Net Zero Energy and two Net Zero Energy+ Waste, showcasing its dedication to environmental responsibility and innovation. 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 90 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.

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