Mahindra Lifespaces expands footprint in North Bengaluru with Strategic Acquisition worth INR 1100 Crore GDV

Real Estate

Author : mahindraadmin Category : Real Estate Published : 7/3/2025

Bengaluru, 30 June 2025: Mahindra Lifespace Developers Ltd. ("Company") announced the signing of a Share Purchase Agreement (SPA) with Shreyas Stones Private Limited ("SSPL"), whereby the shareholders of SSPL have agreed to sell their entire stake (i.e. 100% of the equity shares).

This acquisition unlocks a premium development opportunity with an estimated **Gross Development Value (GDV) of INR 1,100 crore.**

Amit Kumar Sinha, Managing Director & CEO, Mahindra Lifespace Developers Ltd., said, *"This acquisition marks a key milestone in strengthening our presence in North Bengaluru, one of the city's most promising real estate corridors. With this parcel adjoining our existing land, we now have the opportunity to create a unified, high-quality premium development with a combined GDV potential of approximately ₹2,100 crore. It reflects our continued focus on scale, synergies, and value creation in our core markets."*

Located **off the Bengaluru-Hyderabad Highway** and in close proximity to the **Kempegowda International Airport**, the site offers strong connectivity and strategic access to North Bengaluru's rapidly evolving ecosystem. The micro-market is home to **IT parks, commercial hubs, leading educational institutions, healthcare facilities, retail destinations,** and is set to benefit from upcoming **metro connectivity**, making it an attractive value proposition for homebuyers. SSPL owns ~8.79 acres of land at Navaratna Agrahara Village within this high potential micro-market.

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 47.56 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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