Mahindra Lifespaces Launches ‘Mahindra Rainforest’ on LBS Marg, Kanjur, a Premium Mixed?Use Development in Central Suburbs Mumbai

Real Estate

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Mumbai, 19 th March 2026 – Mahindra Lifespace Developers Limited, the real estate and infrastructure development arm of the Mahindra Group, has announced the launch of residential - phase 1&2 of Mahindra Rainforest, a premium mixed-use development located on LBS Marg, Kanjur, Mumbai. Spanning ~25.47 acres, the project is among the largest developments in Mumbai's central suburbs and is envisioned as an integrated lifestyle destination.

The residential launch phases have an estimated Gross Development Value (GDV) of approximately ₹3,000 crore. Part of a larger mixed-use ecosystem, Mahindra Rainforest is designed to redefine urban living by seamlessly integrating residential, commercial, and retail within a single development. The residential township in these phases will offer thoughtfully designed 2 and 3 BHK premium residences tailored for modern urban lifestyles. Emphasizing green spaces, community living, and sustainable design, the

project reflects Mahindra Lifespaces' philosophy of building Homes of Positive Energy, with a strong focus on climate-responsive planning and enhanced quality of life.

Commenting on the launch, **Vimalendra Singh, Chief Business Officer – Residential, Mahindra Lifespace Developers Ltd.**, said, *"Mumbai continues to be a strategic focus market for Mahindra Lifespaces, and the central suburbs are an important residential corridor driven by strong connectivity and established social infrastructure. With Mahindra Rainforest, we are bringing our philosophy of 'Homes of Positive Energy' to life through a landmark mixed-use development that brings together nature, thoughtful design, and everyday functionality. The idea is to create not just homes, but a living environment where green spaces, community experiences, and sustainable planning come together in a meaningful way. We believe Mahindra Rainforest will set a new benchmark for well-planned, premium and nature-led living in central suburbs."*

Situated on LBS Marg, Kanjur, the project offers strong connectivity to the Eastern Express Highway, the Jogeshwari–Vikhroli Link Road (JVLR), and upcoming infrastructure including the Goregaon–Mulund Link Road (GMLR) and an east–west connecting flyover in Bhandup. Residents will further benefit from Metro Line 4, which abuts the project, along with proximity to the interchange with Metro Line 6 and seamless connectivity to the suburban rail network. The neighbourhood provides convenient access to key business districts such as BKC and Powai, supported by wellestablished social

infrastructure, including reputed schools, hospitals, malls, and entertainment hubs. The residences feature thoughtfully designed, contemporary layouts with abundant natural light, spacious living areas, large decks, and private foyers, enhancing the overall premium living experience.

As part of the larger development, the residential township will offer over 3.5 lakh sq. ft. of open amenities and clubhouse spaces, making it amongst the largest in Mumbai. The development has over 7 acres of open dense green spaces. The phase 1&2 will include an expansive clubhouse, fitness zones, jogging tracks, yoga and meditation areas, a library, children's play zones, and thoughtfully designed community spaces. Retail conveniences are seamlessly integrated within the development to support everyday needs. Positioned as a landmark development in Kanjur, Mahindra Rainforest further marks a significant step in the transformation of Mumbai's central suburbs into a vibrant premium residential destination.

About Mahindra Lifespaces 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 53.65 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 324,000 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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