Mahindra Lifespaces launches Codename Sanctum at Mahindra Citadel, with limited 2 & 3 BHK residences on offer

Real Estate

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Pune, 19 th May 2026 – Mahindra Lifespace Developers Limited, the real estate and infrastructure development arm of the Mahindra Group, has announced the launch of a new phase at Mahindra Citadel, an expansive residential development spread across approximately 9.66 acres in Pimpri-Chinchwad, Pune with a Gross Development Value (GDV) of nearly ₹2,500 crore. This phase comprises Towers E, F & G, introducing premium 2 and 3 BHK residences thoughtfully designed to elevate modern urban living. The GDV for this phase is expected to be ~800-850 crore.

Vimalendra Singh, Chief Business Officer (Residential), Mahindra Lifespace Developers Ltd. said, *"Mahindra Citadel has emerged as a strong contributor to our Pune portfolio, reflecting sustained demand for premium residences in well-developed urban corridors. With Codename Sanctum, we are launching a limited inventory of 2 and 3 BHK homes that combine space efficiency, modern design, and ample nature within the development. Pune*

continues to be a strategically important market for us, driven by infrastructure-led growth and a strong end-user driven housing market."

The residences feature expansive terrace-style decks, views of the Military Farms, creating a sense of openness and tranquillity within a well-connected urban setting. The homes are designed to maximise natural light, ventilation, and spatial comfort, catering to the evolving preferences of modern homebuyers.

The new phase reflects Mahindra Lifespaces' commitment to sustainability and thoughtful urban development, offering 30+ premium amenities curated to promote wellness, recreation, and community living. Key highlights include a half Olympic-size swimming pool, indoor community hall, and two badminton courts, alongside multiple lifestyle amenities designed to foster a balanced and vibrant lifestyle.

Positioned along the Old Mumbai–Pune Highway, the development enjoys strong connectivity through the adjoining metro station, with convenient access to key transit corridors across Pune.

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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