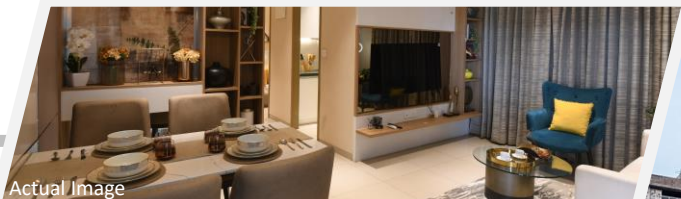


Investor Presentation Q2&H1 FY2024

Happinest Kalyan



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The Company uses carpet areas as per RERA in its customer communication. However, the data in saleable area terms has been referred in this Presentation, to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers. The information given in this Presentation does not purport or tantamount to any disclosure under RERA and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

The operating numbers mentioned in the Presentation are for the Company and its subsidiaries / joint ventures / associates engaged in the real estate business (mainly MDL, MHPL, MBDL, MHDL, MWCDL, MWCL, MIPCL & MIPPL).

MLDL Overview



THE MAHINDRA GROUP



1.75 Lac Cr

GROUP TURNOVER



260,000+

EMPLOYEES



100+

COUNTRIES



20+

INDUSTRIES



India's number 1 SUV manufacturer by revenue market share; strong pipeline of EV products



World's largest tractor company by volume



Amongst India's leading IT service providers



India's leading vehicle financing NBFC, AUM of \$10B



Pioneer unique IC&IC business and residential developments



Number 1 timeshare company outside of the USA



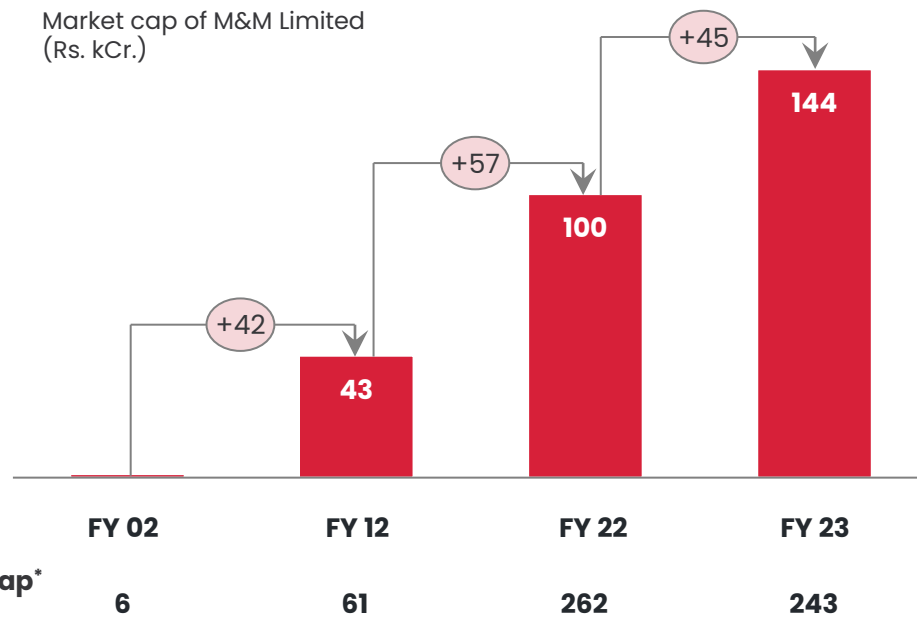
Amongst India's largest 3rd party logistics service providers



Multiple other businesses covering Renewables, Steel Processing, Technology, Aerospace and Defense, Used Car Marketplace

Mahindra Group created significant value in the last two decades; MLDL a key priority for the Group

Market cap of M&M Limited
(Rs. kCr.)



Mahindra Lifespaces is identified as a Growth Gem by Mahindra Group



Mahindra Group fully committed to support MLDL's growth aspirations



MLDL planning to scale its business 5X (8-10K) over the next 5 years

MLDL AT A GLANCE

Committed to transforming India's urban landscape through its Residential and IC&IC developments

Mahindra Lifespaces

25+ years Of Legacy

650+ Employees

INR 8,500 cr + Market Cap as on 30th September'23

90+ Awards

100% Green Portfolio

Residential

49
Projects Delivered and Ongoing

34.46 msft
Total Development Footprint

20.40 msft
Completed Development

16500+
Satisfied Customers

IC&IC

Integrated Cities
Presence in Chennai and Jaipur

Industrial Clusters
Origins in Chennai and Ahmedabad

5000+ acres
Development Footprint

229
Clients from 15+ Countries

ACCOLADES AND SUSTAINABILITY

We have been recognized in many areas i.e. Top Builder, Great Place to Work, Sustainability, etc.

Accolades

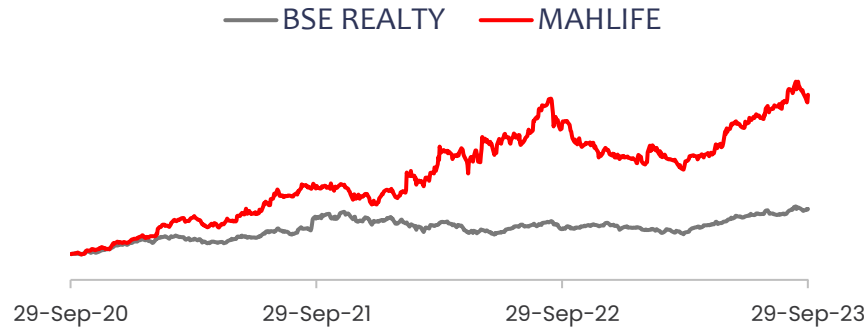
- 'India's Top Builder' award conferred by Construction World (2023)
- GRESB conferred 'Global Sector Leader' in Development Benchmark category (2023)
- 1st position in Public Disclosure (Asia) by GRESB third time in a row (2023, 2022, 2021)
- Award from India Customer Excellence Summit 2023 for the category "Best Use of Customer Experience Technology"
- Only Indian company to receive a Double A rating by CDP for Climate change and Water Security (2023)
- MWC Chennai won the 13th CIDC Vishwakarma Award for Best Smart City/Sub City Projects (2023)
- Awarded innovative Marketing Concept of the Year for Mahindra Nestalgia by Realty+ Conclave & Excellence Awards 2023
- MWC in Chennai received bespoke award in deployment of technology at fDi Global Free Zones of the Year 2019

Sustainability Achievements

- MLDL has a 100% Green certified portfolio since 2013; first real estate company in India to have committed to global Science Based Targets initiative (SBTi)
- Committed to Carbon Neutrality (CN) by 2040 and Net Zero developments (Energy, Water, Waste) by 2030
- MLDL supports research on green buildings under aegis of Mahindra TERI Centre of Excellence
- Founding partner of Decarbonization Business Charter for the real estate sector
- Real Estate Sector Leadership in GRESB investor rating (2023)

STOCK PERFORMANCE AND DRIVERS

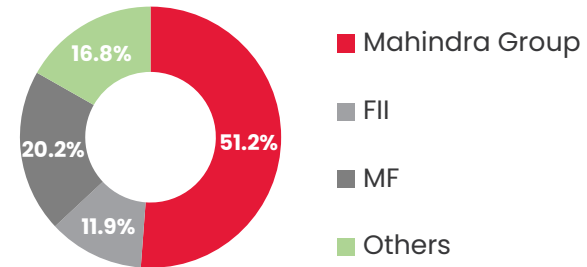
Stock generated 92% CAGR over the past 3 years



Key Drivers

- Scale-up in business development and pre-sales
- Strong operating cash flows
- Unique IC&IC business
- Strong capabilities across value chain
- Best-in-class talent

Shareholding Pattern (%)



Key Institutional Investors

Top FILs

- First State Investments
- Vanguard Group
- Blackrock
- Goldman Sachs
- Dimensional

Top MFs

- Kotak Mahindra AMC
- ICICI Prudential AMC
- HSBC Holdings
- Nippon Life India AMC
- Canara Robeco AMC

Growth Strategy

Bold ambition

Drive profitable growth to 8K - 10K Cr sales by 2028

Leader in customer centricity

1 Well-engineered portfolio choices

Clearly articulate “where to play” choices capturing – Geography, Customer segments, Products, Project size, Deal types

2 Robust acquisition engine

Systematically scale up GDV pipeline and blockbuster launches; Build a strong BD and approvals engine to ensure value lock-in at design / launch stage

3 Best-in-class customer centricity

Provide premium customer experience through industry leading themes, superior designs, supported by sustainability and technology solutions

4 Excellence in delivery and cost

Deliver on timelines (“Indigo of Real Estate”) and target costs to help realize superior IRRs across portfolio; “First-time-right” approach to construction through credible contractors

5 IC&IC value maximization and pivot

Be the preferred destination for establishing industrial footprint under PLI and China+1 themes. Accelerate monetization across industrial parks, offering plotted, plug & play and BTS options built on sustainable best in class infrastructure

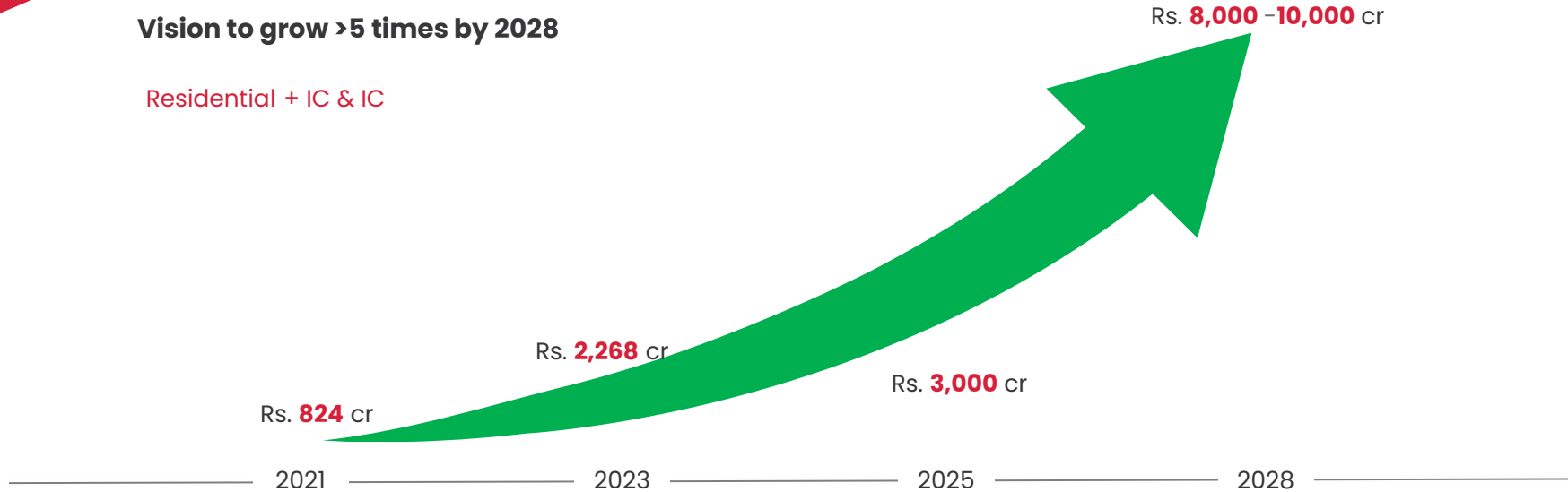
6 Future-proof MLife

Build scalable, agile org model. Establish strategic funding partnerships. Leverage new technologies and practices across the value chain

GROWTH ROADMAP

Vision to grow >5 times by 2028

Residential + IC & IC



Residential

Focus Markets to be MMR, Pune & Bengaluru

Projects with GDV upwards of Rs. 500 cr

3-6 land acquisitions per year

Unlock Thane land parcel

IC & IC

Accelerated leasing

Origins Ahmedabad sales activation

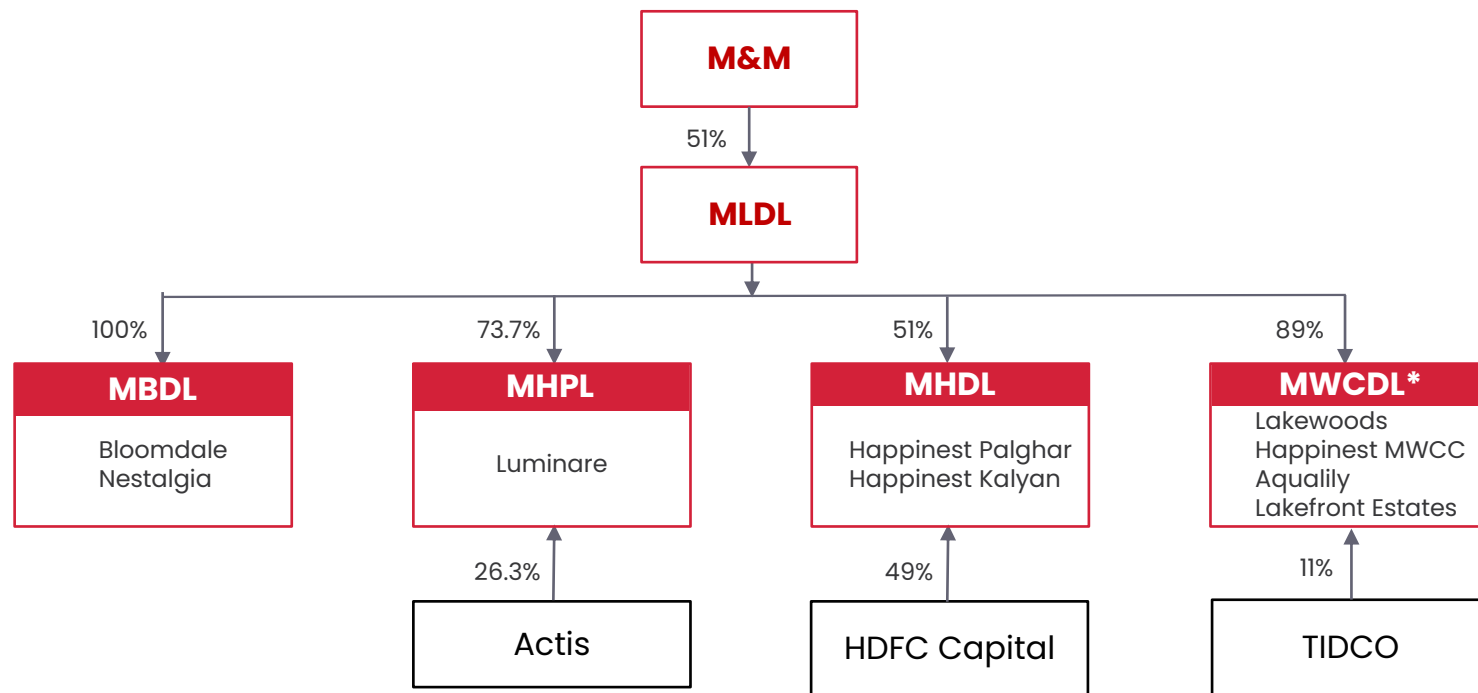
Origins Pune & Origins Chennai Ph2 Launch of new parks

Pursue opportunities in Build to Suit leased premises

MLDL Residential



RESIDENTIAL – STRUCTURE OVERVIEW



Note: Includes assets owning SPVs only. Shareholding %ages are rounded to nearest %age and is based on common equity capital in SPVs

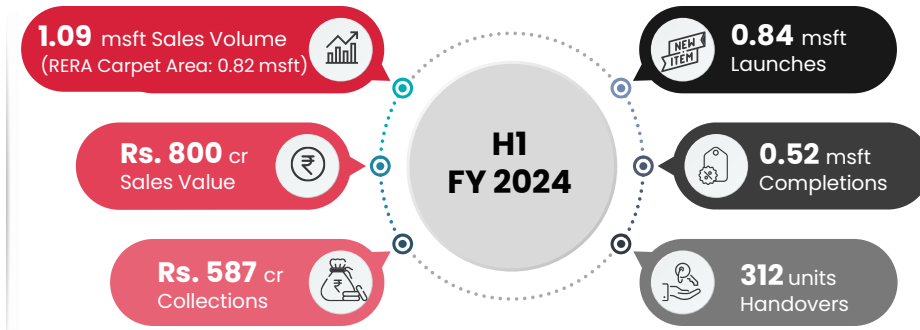
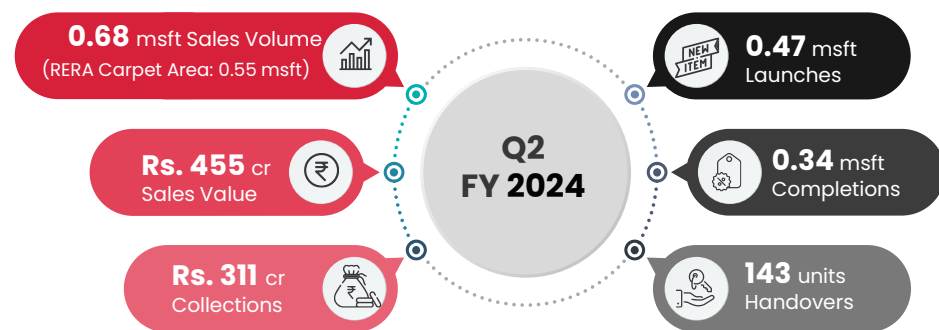
* MITL and MRDL merged into MWCDL on 30th Dec 2022

MLDL HIGHLIGHTS – OPERATIONAL

RESIDENTIAL**

Launched 0.47 msft saleable area at Tathawade phase 3 in Pune

Forayed into plotted development with the launch of Lakefront estates 0.37 msft in Chennai

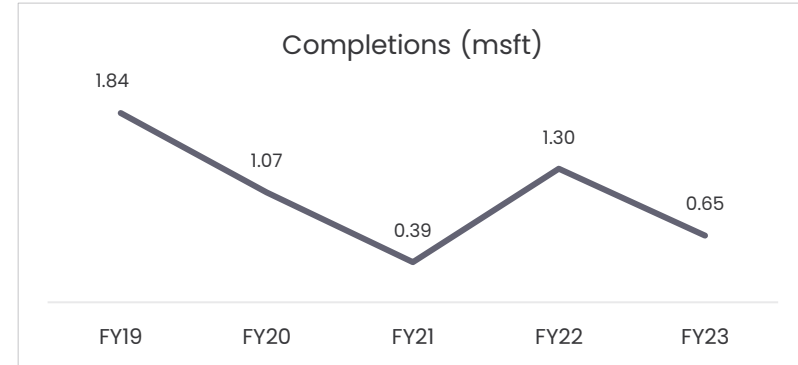
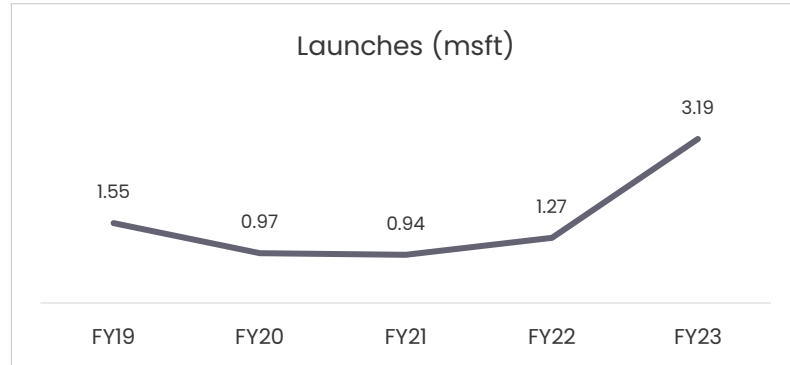
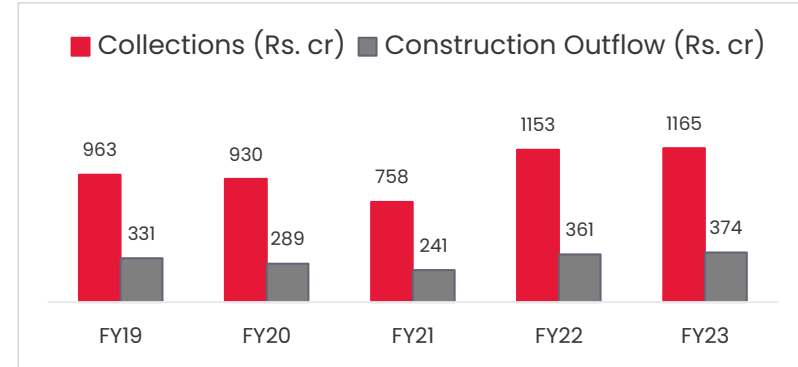
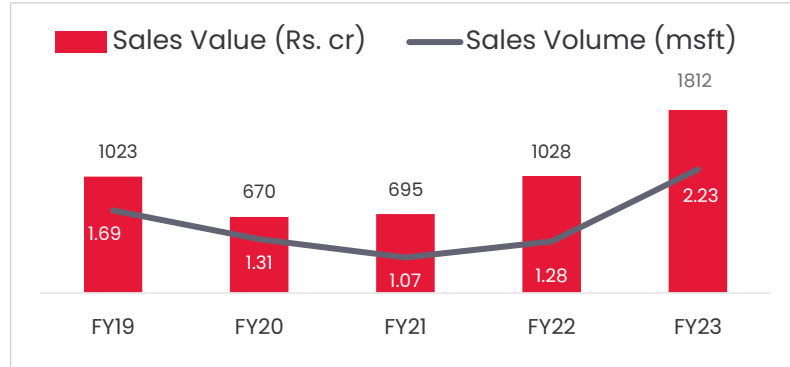


RESIDENTIAL – SCALE OF OPERATIONS

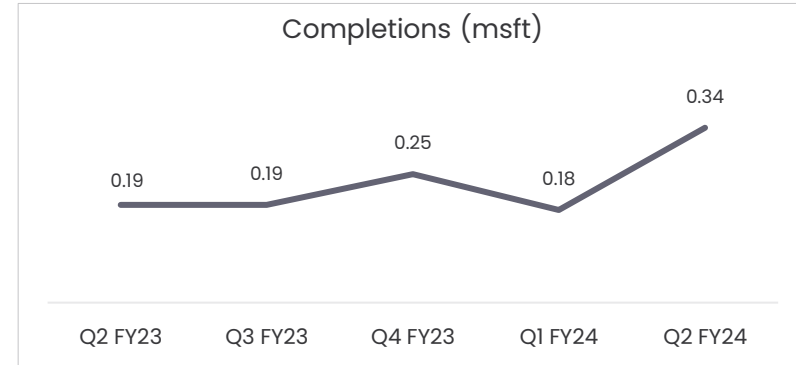
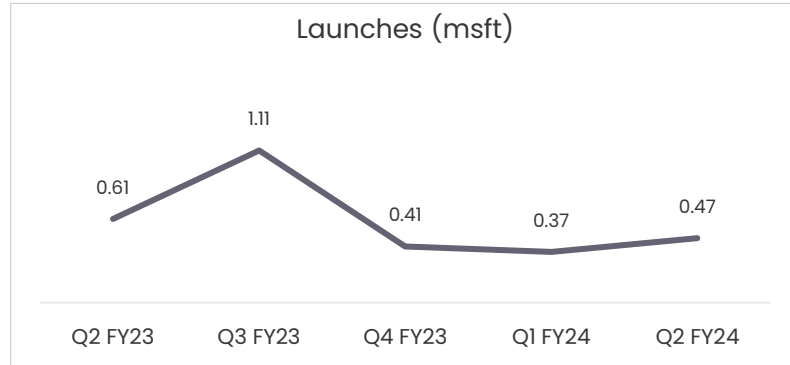
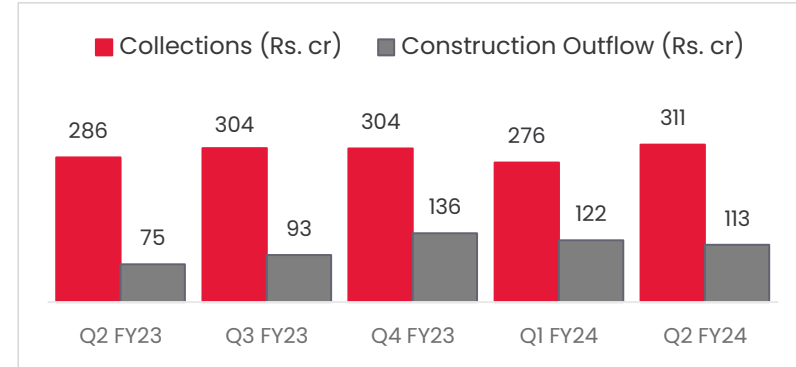
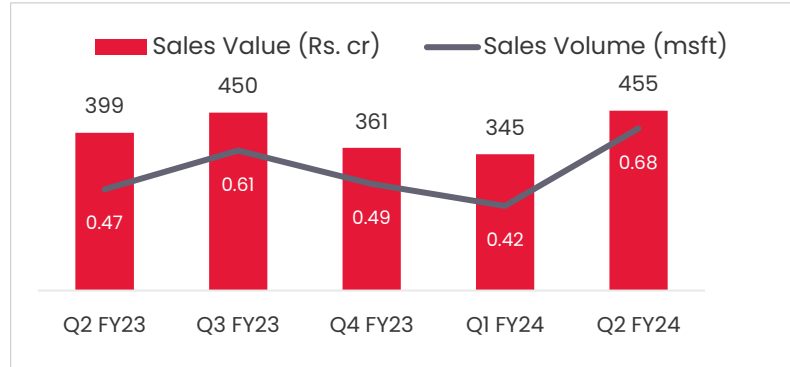
MLDL is pioneering development of green homes and thoughtfully designed living spaces

	Premium Residential	Value Homes	Total
Total Development Footprint	28.74 msft	5.72 msft	34.46 msft
Completed Development	18.36 msft	2.04 msft	20.40msft
Ongoing and New Projects	10.38 msft	3.68 msft	14.06 msft

RESIDENTIAL – ANNUAL TREND



RESIDENTIAL – QUARTERLY TREND



RESIDENTIAL-PROJECT PORTFOLIO-ONGOING PROJECTS

Premium Residential

Location	Project Name	Total Development	Launched Development	Completed Development	Area Sold	Ongoing Development	Area Sold	Sales Value (Rs. cr)	Completion %
		A	B	C	of C	D	of D	of D	of D
MMR	Vicino	0.27	0.27	0.08	0.08	0.19	0.19	334	85%
	Alcove #	0.39	0.39	0.00	NA	0.39	0.22	310	40%
	Meridian II	0.04	0.04	0.00	0.00	0.04	0.00	0.00	83%
	Meridian plotted	0.15	0.15	0.00	0.00	0.15	0.07	14	76%
Pune	Nostalgia	0.53	0.52	0.00	0.00	0.52	0.29	220	32%
	Citadel	2.77	0.51	0.00	0.00	0.51	0.41	314	15%
NCR	Luminare #	1.21	1.21	0.77	0.77	0.44	0.38	572	74%
Nagpur	Bloomdale	1.55	1.55	1.34	1.34	0.21	0.21	115	94%
Bengaluru	Eden	0.80	0.80	0.00	NA	0.80	0.79	612	36%
Chennai	Aquality	1.58	1.51	1.35	1.35	0.16	0.04	22	87%
	Lakefront Estates	0.42	0.37	0.00	0.00	0.37	0.32	110	52%
	Lakewoods	0.90	0.47	0.28	0.28	0.19	0.03	17	26%
TOTAL		10.62	7.79	3.82	3.82	3.97	2.95	2639	50%

Value Homes

Location	Project Name	Total Development	Launched Development	Completed Development	Area Sold	Ongoing Development	Area Sold	Sales Value (Rs. cr)	Completion %
		A	B	C	of C	D	of D	of D	of D
MMR	Happinest Palghar2 Ph2	0.36	0.18	0.00	NA	0.18	0.15	54	49%
	Happinest Kalyan1	0.84	0.84	0.34	0.34	0.50	0.44	249	78%
	Happinest Kalyan2	1.22	0.68	0.00	NA	0.68	0.41	211	27%
Pune	Happinest Tathawade	1.20	1.20	0.00	NA	1.20	0.66	394	37%
Chennai	Happinest MWCC	0.41	0.41	0.00	NA	0.41	0.29	118	38%
TOTAL		4.03	3.32	0.34	0.34	2.97	1.95	1027	42%

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD)

RESIDENTIAL – FORTHCOMING PROJECTS

Premium Residential

Location	Project Name	Future Development (msft)
Pune	Nostalgia	0.02
	Mahindra Citadel	2.26
Chennai	Aqualily	0.07
	Lakefront Estates	0.05
	Lakewoods	0.43
	Total	2.83

New Projects

MMR	New Project (Dahisar) #	0.86
	New Project (Kandivali)	1.68
	New Project (Malad W)	0.45
	New Project (Santacruz W)	0.14
Bengaluru	New Project (Bengaluru)	0.45
	Total	3.58
	Grand Total	6.41

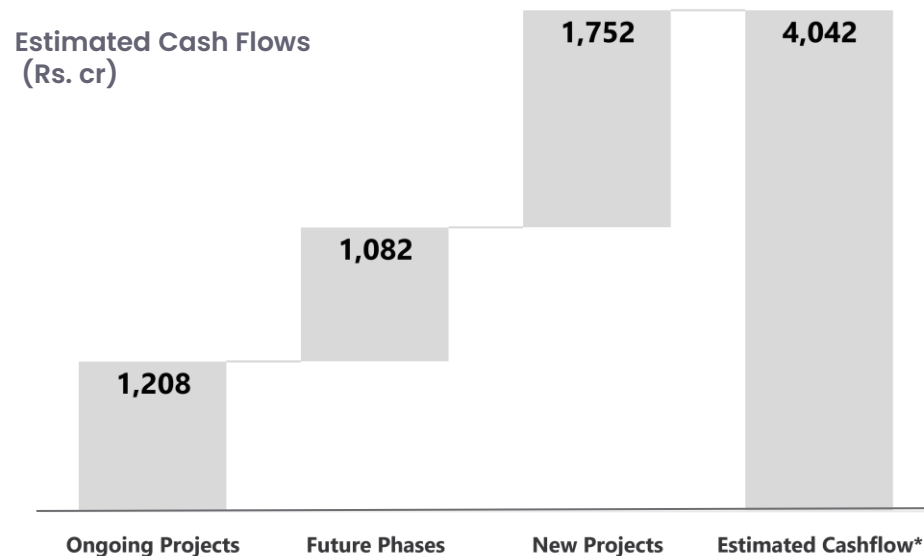
Value Homes

Location	Project Name	Future Development (msft)
MMR	Happiest Palghar2 Ph 2	0.18
	Happiest Kalyan2 Ph 2	0.53
	Total	0.71

RESIDENTIAL – READY TO MOVE INVENTORY

Location	Project Name	Balance units to sell
Pune	Centralis	2
Chennai	Lakewoods	1
	Aqualily	2
MMR	Bloomdale	1
	Happinest Boisar	55
	Meridian (Alibaug)	5
	Happinest Kalyan1 Ph1	48
	Happinest Palghar1	78
TOTAL		192

RESIDENTIAL – SUSTAINABLE FUTURE CASH FLOWS



Ongoing Projects	Amount
Sold Units and Estimated Sales [^]	5283
Less: Amount Collected of Sold Units	1792
Less: Estimated Construction Cost [#]	2283
Net amount to be collected (A)	1208

Future Phases (to be launched)	Amount
Estimated Sales [^]	2744
Less: Estimated Construction Cost [#]	1662
Net amount to be collected (B)	1082

New Projects (to be launched)	Amount
Estimated Sales [^]	5115
Less: Estimated Construction Cost [#]	3363
Net amount to be collected (C)	1752
Total (A+B+C)	4042

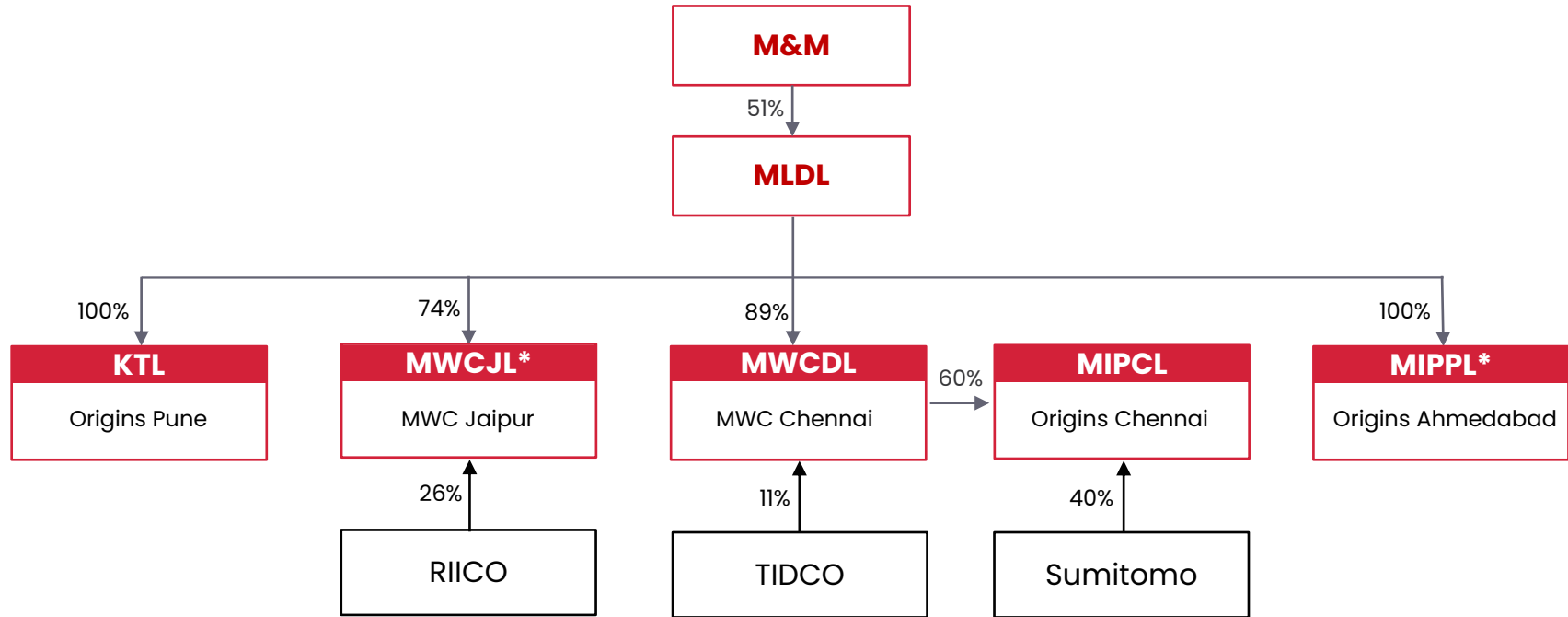
Note: *Does not include cash flow potential of "Land Bank", | [^] Estimated sales value is based on management estimates

[#]Construction costs are based on management estimates and includes unspent land/FSI related costs

MLDL IC & IC



IC & IC – STRUCTURE OVERVIEW



Note: Overview includes assets owning SPVs only. Shareholding %ages are rounded to nearest %age and based on common equity capital in SPVs.

* IFC is a strategic partner in MWCJL & MIPPL.

MLDL HIGHLIGHTS – OPERATIONAL

INTEGRATED CITIES & INDUSTRIAL CLUSTERS

Q2 FY2024

- **9.9** acres leased to **6** customer for Rs. **32.2** cr
- **MWC Chennai:** Leased 1.4 acres to 2 customer for Rs. 7.4 crore
- **Origins Chennai:** Leased 5.9 acres to 2 customers for Rs. 17.1 crore
- **MWC Jaipur:** Leased 2.6 acres to 2 customers for Rs. 7.7 crore




H1 FY2024

- **12.8** acres leased to **6** customers for Rs. **46.7*** cr
- **MWC Chennai:** Leased 4.3 acres to 2 customers for Rs. 19.9 crore
- **Origins Chennai:** Leased 5.9 acres to 2 customers for Rs. 17.1 crore
- **MWC Jaipur:** Leased 2.6 acres to 2 customers for Rs. 9.7* crore




IC & IC – SCALE OF OPERATIONS

Pioneer in this business with pan India presence across Golden Quadrilateral and Delhi-Mumbai Industrial Corridor

Integrated Cities

	MWC Chennai	MWC Jaipur
 Distance from City	60 Km	20 Km
 Partnership	TIDCO	RIICO
 Gross Area	1524 Acres	2946 Acres

Industrial Clusters

	Origins Chennai	Origins Ahmedabad
 Distance from City	35 Km	75 Km
 Partnership	Sumitomo	IFC
 Gross Area	307 Acres	340 Acres



Existing ecosystem of Marquee customers



Co-located residential Spaces with social Infrastructure



Partnership with Government



Business Support Services



Plug 'n' play infrastructure



Sustainable and smart



Access to Skilled workforce



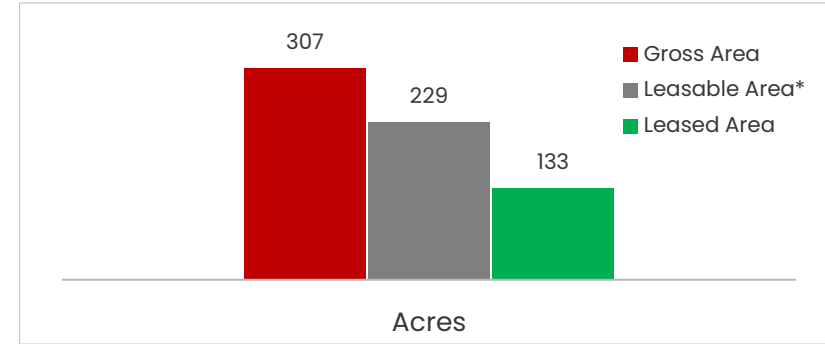
Hassle free Transaction

IC & IC – IN DETAIL

MWC, Chennai



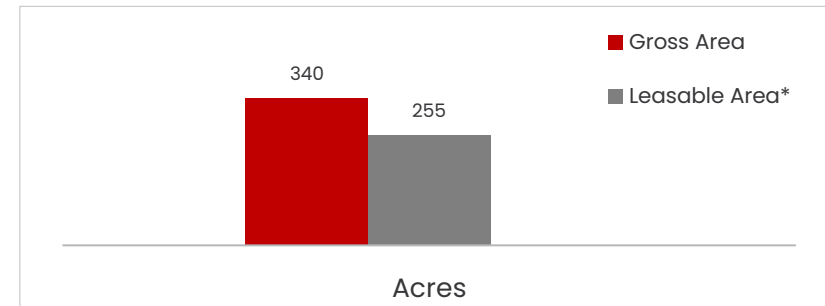
Origins, Chennai



MWC, Jaipur



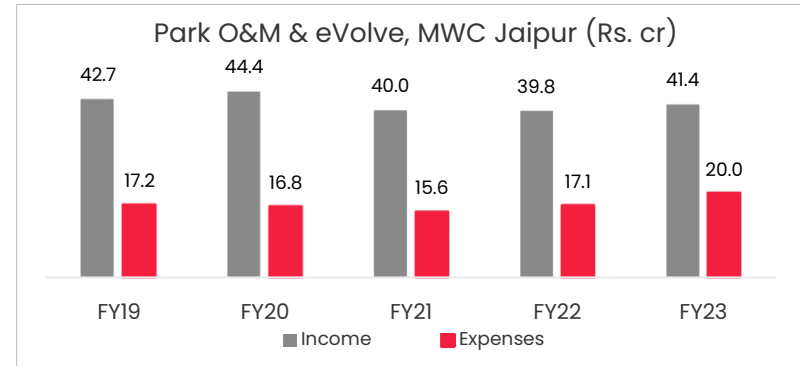
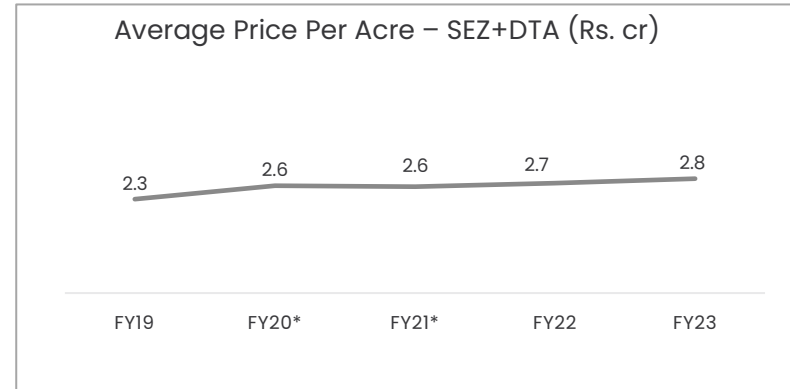
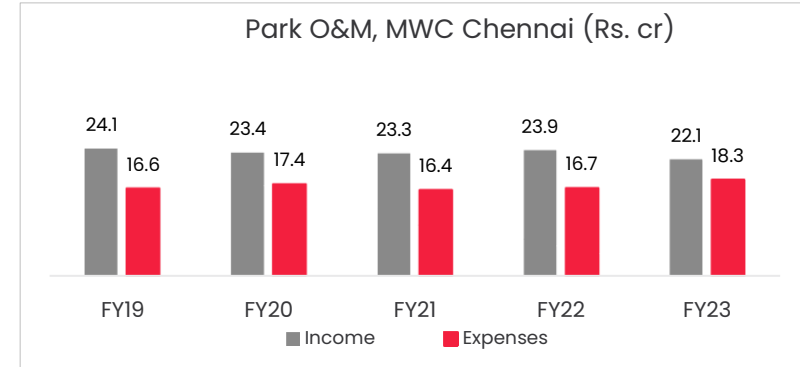
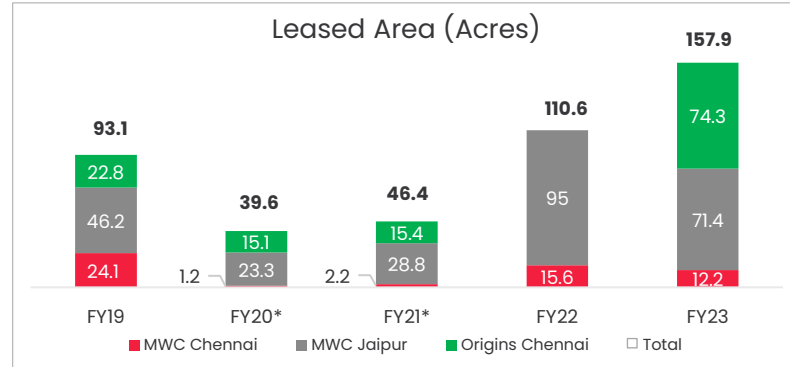
Origins, Ahmedabad



Origins Pune (Bhor) is forthcoming with gross planned area of ~500 acres; currently in land acquisition stage.

Note: * Leasable / Saleable area is based on management estimates and includes commercial & residential area wherever applicable.

IC & IC – DETAILS



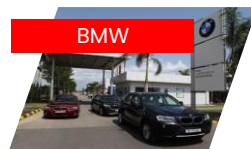
Note:* For MWC Chennai, it does not include sales outside MWC boundaries (FY19: nil, FY20: 3 acres, FY21: 9.2 acres, FY22: nil, FY23: nil)

IC & IC – MARQUEE CLIENTELE

Focus on accelerating leasing across all locations

MWC Chennai

86 customers (63 operational)



Origins Chennai

12 customers (3 operational)



MWC Jaipur

131 customers (77 operational)



Origins Ahmedabad



LAND INVENTORY – ASSETS WITH DEEP VALUE

Land Name	Location	Gross Area (acres)	Development Plan [#]
Thane (Ghodbundar Road)	MMR	68	Land conveyance completed. Planned as Mixed-use Development.
Murud, Raigad	MMR	1,291	Under study & evaluation stage.
OP (Origins Pune)	Pune	500*	Planned to be developed as Origins, Pune. Under land aggregation stage to ensure contiguity.
OBL (Outside Boundary Land – MWC Chennai)	Chennai	57	Planned as land sale.
OC2 (Origins Chennai 2)	Chennai	237	Under land aggregation stage to ensure contiguity.
Total		2,153	

Note: Includes land held by SPVs | * Represents Gross Planned Area # Above information is based on management estimates and can change / alter / vary materially.
No assurances are being made in relation to the timelines or realisation of above planned developments

MLDL Financials



FINANCIAL – HIGHLIGHTS

(Rs. cr, unless specified)

CONSOLIDATED RESULTS	Q2 FY24	Q1 FY24	Q2 FY23	H1 FY24	H1 FY23	FY23
Total Income	25.7	110.1	73.8	135.8	191.2	659.6
EBIDTA*	-26.4	-6.4	-8.5	-32.8	45.1	61.0
Profit / (Loss) Before Tax & Share in Net Profit / (Loss) of Associates	-30.3	-38.3	-41.1	-68.6	-20.6	-12.5
Share in Net Profit / (Loss) of Associates	0.6	24.7	26.8	25.2	89.6	118.1
Profit Before Tax	-29.8	-13.6	-14.3	-43.4	69.0	105.7
Net Profit / (Loss) for the period	-18.9	-4.3	-7.5	-23.2	68.2	102.8
Net Profit / (Loss) after Non-Controlling Interest	-19.0	-4.3	-7.7	-23.2	67.7	101.4
Net Worth (excluding Non-Controlling Interest)	1,750.0	1,804.1	1,826.6	1,750.0	1,826.6	1,805.8
Net Debt to Equity Ratio	0.01	(0.02)	0.07	0.01	0.07	(0.00)
Cost of Debt	8.1%	8.1%	7.2%	8.1%	7.2%	8.2%

Note: * EBITDA Includes Other Income and Share of Profits from JV and Associates

FINANCIALS-CONSOLIDATED PROFIT & LOSS ACCOUNT

(Rs. cr, unless specified)

PROFIT & LOSS STATEMENT	Q2 FY24	Q1 FY24	Q2 FY23	H1 FY24	H1 FY23
Income from Operations	17.8	98.0	69.8	115.8	164.3
Other Income	7.9	12.0	4.0	19.9	26.8
Total Revenues	25.7	110.1	73.8	135.8	191.2
Operating Expenses	9.7	96.5	64.8	106.2	147.6
Employee Remuneration & Benefits	20.8	21.4	20.7	42.2	42.0
Finance Costs	0.2	4.2	2.5	4.5	4.3
Depreciation & Amortisation	3.1	3.0	3.2	6.1	5.7
Administration & Other Expenses	22.2	23.3	23.7	45.5	46.1
Total Expenditure	56.0	148.3	114.9	204.4	245.6
Exceptional Items	-	-	-	-	33.8
Profit from Ordinary Activities before Tax & Share in Net Profit / Loss of Associates	-30.3	-38.3	-41.1	-68.6	-20.6
Share in Net Profit / (Loss) of Associates	0.6	24.7	26.8	25.2	89.6
Profit from Ordinary Activities before Tax	-29.8	-13.6	-14.3	-43.4	69.0
Less : Provision for Current Taxation	0.8	0.8	0.8	1.6	1.6
Less : Provision for Deferred Taxation	-11.6	-10.2	-7.5	-21.8	-0.8
Net Profit for the period	-18.9	-4.3	-7.5	-23.2	68.2
Less: Minority Interest	0.0	0.0	0.2	0.0	0.5
Net Profit / (Loss) after Taxes and Minority Interest	-19.0	-4.3	-7.7	-23.2	67.7

FINANCIALS – CONSOLIDATED BALANCE SHEET

(Rs. cr, unless specified)

EQUITY & LIABILITIES	Q2 FY24	FY23
Equity Share Capital	155.0	154.7
Other Equity	1,595.1	1,651.1
Net Worth	1,750.0	1,805.8
Non-Controlling Interest	0.2	0.2
Financial Liabilities		
(i) Borrowings	-	7.7
(ii) Lease Liabilities	3.3	-
(iii) Other Financial Liabilities	1.8	1.8
Provisions	5.6	4.6
Deferred Tax Liabilities (Net)	-	-
Other Non-Current Liabilities	-	-
Non-Current Liabilities	10.7	14.2
Financial Liabilities		
(i) Borrowings	291.1	257.4
(ii) Lease Liabilities	2.3	3.0
(iii) Trade Payables	175.9	191.8
(iv) Other Financial Liabilities	326.8	331.9
Other Current Liabilities	1,183.8	980.1
Provisions	11.2	11.5
Current Tax Liabilities (Net)	15.1	14.9
Current Liabilities	2,006.1	1,790.7
Liabilities associated with Assets Held for Sale	-	-
TOTAL	3,767.1	3,610.7

ASSETS	Q2 FY24	FY23
Property, Plant and Equipment	12.4	13.8
Right of Use Assets	5.5	2.8
Capital Work-In-Progress	9.5	5.1
Investment Property	40.7	19.4
Goodwill and Other Intangible Assets	0.5	0.5
Financial Assets		
(i) Investments	662.1	709.2
(ii) Trade Receivables	-	-
(iii) Loans	0.1	0.1
(iv) Other Financial Assets	14.9	14.4
Deferred Tax Assets (Net)	81.0	59.2
Other Non-Current Tax Assets	66.6	67.9
Non-Current Assets	893.3	892.5
Inventories	2,287.0	2,097.6
Financial Assets		
(i) Investments	211.1	196.2
(ii) Trade Receivables	83.4	129.1
(iii) Cash and Cash Equivalents	31.4	49.5
(iv) Bank Balances other than (iii) above	22.9	27.9
(v) Loans	58.8	17.6
(vi) Other Financial Assets	10.7	15.2
Current Tax Assets (Net)	-	-
Other Current Assets	168.5	185.3
Current Assets	2,873.8	2,718.3
TOTAL	3,767.1	3,610.7

FINANCIALS – SEGMENT PERFORMANCE

(Rs. cr, unless specified)

SEGMENT RESULTS	Residential		IC & IC	
	Q2 FY24	HI FY24	Q2 FY24	HI FY24
Area Sold (msft) / Land Leased (acres)	0.68 msft	1.09 msft	9.9 acres	12.8 acres
Sales / Lease Income	455	800	34	47
Income from Operation	171	277	53	85
Other Income	11	25	4	5
Total Income	182	302	57	90
Cost of Sales	154	205	22	32
Gross Margins (%)	9%	26%	59%	63%
Less other Operating Expenses	46	93	12	20
EBIDTA (excluding Other Income)	-29	-21	19	34
Less Interest and Depreciation	6	15	14	29
Add Exception Item - Gain / (Loss)	0	0	0	0
Less Provision for Tax	-10	-11	5	5
PAT (after Non-Controlling Interest)	-21	-27	2	3
PAT Margin (%)	-12%	-9%	4%	4%
Net worth ^{\$}	1,391		851	
Net Debt [#]	-8		237	
Net Debt to Equity Ratio	-0.01		0.28	

Note: Above details are provided for better understanding of the performance of Residential & Industrial business of the Company and are not prepared in accordance with any Accounting Standards. The financial figures are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by Management. All figures above are in Rs. cr, unless specified [#] Debt represents funding from Banks / FI's / Third Parties. Any contribution made by promoters / strategic partners is excluded.

^{\$} Net-worth in each segment has been adjusted by including the contribution made by promoter/ strategic partners.

MLDL Leadership

Mahindra Roots



Actual Image

MLDL LEADERSHIP | DIRECTORS



Mr. Ameet Hariani

Chairman and
Non-Executive Independent Director

- Holds master's degree in Law from the Mumbai University
- Member of Bombay Incorporated Law Society; Law Society of England & Wales; Law Society of Singapore; Bar Council of Maharashtra; Bombay Bar Association
- Holds Independent, Non-Executive Director positions in other listed and unlisted companies.



Dr. Anish Shah

Non-Executive,
Non-Independent Director

- Ph.D. - Carnegie Mellon's Tepper Business School, Masters degree from Carnegie Mellon and MBA - IIM-Ahmedabad
- Managing Director and CEO, Mahindra & Mahindra Ltd.
- Former President and Chief Executive Officer of GE Capital India.



Mr. Amit Kumar Sinha

Managing Director & Chief Executive Officer

- Dual MBA (Finance and Strategy) from The Wharton School, University of Pennsylvania
- BE (Electrical and Electronics) from the Birla Institute of Technology, Ranchi
- Former President, Group Strategy Office, Mahindra and Mahindra
- Former Senior Partner and Director with Bain & Company.



Ms. Amrita Chowdhury

Non-Executive,
Independent Director

- B.Tech. - IIT Kanpur, MS-UC Berkeley, MBA-Carnegie Mellon-Tepper Business School
- Director of Gaia, an Urban Tech firm providing insights-as-a-service for Smart Sites and Smart Cities
- Holds 7 US patents for semi-conductor manufacturing. Author of two books.



Mr. Anuj Puri

Non-Executive,
Independent Director

- Chartered Accountant and Fellow of the Royal Institution of Chartered Surveyors, UK
- Chairman and Founder of ANAROCK.
- 'Awarded as 'Most Promising Business Leaders of Asia 2018-19' by Economic Times, 'Scroll of Honour' by Realty Plus Magazine and India Business Group Excellence Award 2019.



Ms. Asha Kharga

Non-Executive,
Non-Independent Director

- MBA in Marketing from Mumbai University
- Chief Customer & Brand Officer, M&M Ltd
- Recognized as India's Top 20 Most Influential Women in Marketing & Advertising, by Business World.



Ms. Rucha Nanavati

Non-Executive,
Non-Independent Director

- Master in Computer Science, Illinois Institute of Technology, Chicago, IL, USA & BE- Electronics and Communication
- Chief Information Officer, M&M Ltd
- Won Top Women in Grocery award in 2020 and CIO Powerlist award in 2022.

MLDL LEADERSHIP | MANAGEMENT



Ameet Hariani

Non-Executive Chairman



Amit Kumar Sinha

Managing Director &
Chief Executive Officer



Ashvin Iyengar

Chief Business
Development &
Liasioning Officer



Jitesh Donga

Chief of Design



Parveen Mahtani

Chief Legal Officer



Rajaram Pai

Chief Business
Officer - Industrial



Sudharshan KR

Chief Project
Officer



Tanmoy Roy

Chief People
Officer



Vimal Agarwal

Chief Financial
Officer



Vimalendra Singh

Chief Sales &
Service Officer



Viral Oza

Chief Marketing
Officer

Thank You



Investor Relations Contact

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Head Investor Relations

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mahindra LIFESPACES

Classification of projects is as under:

- | | | | |
|---|---|---|---|
| <p>a. Completed: projects where construction has been completed and occupancy certificates have been granted by the relevant authorities</p> | <p>b. Ongoing: projects where (i) all title or development rights, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, all land for the project has been converted for the intended use; (iii) the requisite approvals for commencement of construction have been obtained</p> | <p>c. Future Phases: projects in respect of which (i) all title or development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, applications have been made for conversion of use for the land for the intended use; (iii) preliminary management development plans are in place; and (iv) architects have been identified</p> | <p>d. Land inventory: land in which any of the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company hold interest, but on which there is no planned development as on the date hereof</p> |
|---|---|---|---|

CDP	Climate Disclosure Project	MLDL	Mahindra Lifespace Developers Limited
DTA	Domestic Tariff Area	MMR	Mumbai Metropolitan Region
GRESB	Global Real Estate Sustainability Benchmark	MRDL	Mahindra Residential Developers Limited
GRI	Global Report Initiative	MSFT	Million Square Feet
IC & IC	Integrated Cities & Industrial Clusters	MWC	Mahindra World City
IFC	International Finance Corporation	MWCDL	Mahindra World City Developers Limited
IND AS	Indian Accounting Standards	MWCJL	Mahindra World City (Jaipur) Limited
M&M	Mahindra & Mahindra Limited	NCR	National Capital Region
MBDL	Mahindra Bloomdale Developers Limited	RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
MHDL	Mahindra Happinest Developers Limited	SBTi	Science Based Target Initiative
MHPL	Mahindra Homes Private Limited	SEZ	Special Economic Zone
MIPCL	Mahindra Industrial Park Chennai Limited	TCFD	Task Force on Climate related Financial Disclosure
MIPPL	Mahindra Industrial Park Private Limited	TIDCO	Tamil Nadu Industrial Development Corporation Ltd.
MITL	Mahindra Integrated Township Limited	MLDL	Mahindra Lifespace Developers Limited