

November 8, 2024

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| BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Listing: http://listing.bseindia.com | National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051 Listing: https://neaps.nseindia.com/NEWLISTINGCORP/ |
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| Security | BSE | NSE | ISIN |
|---------------|--------|---------|--------------|
| Equity Shares | 532313 | MAHLIFE | INE813A01018 |

Subject: Intimation under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI Listing Regulations”).

Dear Sir / Madam,

We, Mahindra Lifespace Developers Limited wish to inform you that Anthurium Developers Limited (“ADL”), wholly owned subsidiary of the Company has informed that at its Board meeting held today i. e. on November 8, 2024 and concluded at 11:35 am has approved execution of the Joint Development Agreement with GKW Limited, for jointly developing land located at Kanjur, Bhandup West, Mumbai land admeasuring approximately 36.87 acres (1,49,239.70 sq. meters). The Joint Development Agreement was executed immediately thereafter.

The details as required under Regulations 30 of the SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July 2023, are enclosed as Annexure A.

This is for your information and records.

Thanking you.


Yours faithfully,
For Mahindra Lifespace Developers Limited

Bijal Parmar
Assistant Company Secretary and Compliance Officer
Membership No.: ACS 32339

Encl.: as above.

Annexure A

| S.No. | Particulars | Details |
|-------|--|--|
| 1 | Name(s) of parties with whom the agreement is entered; | The Joint Development Agreement has been executed between GKW Limited ("Owner") and ADL, wholly owned subsidiary of the Company. |
| 2 | Purpose of entering into the agreement; | ADL and the Owner have entered into a Joint Development Agreement (" JDA ") for development in respect of contiguous, non-agricultural land admeasuring 36.87 acres (i.e 1,49,239.70 square meters) situated at Village Kanjur, Bhandup West, in the Registration District of Mumbai Suburban, which subject to reservations aggregates to the net area admeasuring 1,04,418.76 square meters (" Project Land ") with a Total Net Carpet area of 3,63,195.10 square meters, for construction and development of a mixed-use residential and commercial/retail purpose. |
| 3 | Shareholding, if any, in the entity with whom the agreement is executed; | ADL is a wholly owned subsidiary company of the Company. ADL has executed the JDA with GKW Limited. The Company does not hold any shares of GKW Limited. |
| 4 | Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.; | The entire construction and development of the Project Land will be completed in the manner set out in the JDA. ADL's net revenue share would be 70.5% and the Owner's net revenue share would be 29.5%. The net revenue share may be revised depending on the achievement of milestones as per the JDA. |
| 5 | Whether the said parties are related to promoter/promoter group/group companies in any manner. If yes, nature of relationship; | No |
| 6 | Whether the transaction would fall within related party transactions? If yes, | The transaction is not a related party transaction. |



| S.No. | Particulars | Details |
|-------|---|----------------|
| | whether the same is done at "arm's length"; | |
| 7 | In case of issuance of shares to the parties, details of issue price, class of shares issued; | Not Applicable |
| 8 | Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.; | Not Applicable |
| 9 | In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): | Not Applicable |
| | a) name of parties to the agreement; | |
| | b) nature of the agreement; | |
| | c) date of execution of the agreement; | |
| | d) details of amendment and impact thereof or reasons of termination and impact thereof. | |