

mahindra IvyLush

# Designed

for wholesome living



Artist's impression for representation only



Tower C & D Tower E Tower A & B

The Project "Mahindra IvyLush" is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phase-wise manner. The various phases have been registered with MahaRERA bearing registration numbers as follows: Tower A and Tower B - P52100055161, Tower E - P52100055162, valid upto: 31/12/2029, Tower C and Tower D - P52100078592, valid upto: 31/08/2030. More information is available at <https://maharera.maharashtra.gov.in>. Disclaimer: This communication is an artistic conceptualization for illustration and representation purpose only and does not purport to exactly replicate the Project. Common amenities shall be developed for use across all phases. For more information, please contact our sales office at Mahindra IvyLush (previously known as Mahindra Codename Crown), Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune - 412 207 or visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com). T&C apply.



# The Mahindra Legacy

Pioneer in Net Zero  
Buildings in India



World's Largest  
Tractor Company  
by volume



## Leadership position in India



India's No. 1 SUV Manufacturer  
by revenue market share



Among India's Top 6 IT  
Service Providers



World's 1 All-Electric Hyper car -  
Pininfarina Battista



No. 1 Vacation Ownership  
Company outside USA

## Strong presence across verticals



Agri-  
business



Commercial  
vehicles



Partners



Logistics



Real  
estate



Aerospace



Renewable  
energy



Industrial  
equipment



Defence



Two  
wheelers



After  
market



Farm  
equipments



**Over 260,000 employees across 100 countries**

11 Sectors | 22 Industries | 150+ Companies

Information as on Jul'22.

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# Our Pan India Presence



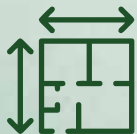
Presence across India in

**9 cities**



Integrated developments &  
industrial clusters across

**4 locations**



**38.49 million sq.ft**

of completed, ongoing & forthcoming projects



**5000+ acres**

of ongoing and forthcoming projects  
at integrated developments



**100% green**

portfolio





# Ongoing Projects In Pune



Mahindra Nestalgia, Pimpri



Mahindra Happinest Tathawade



Mahindra Citadel, Pimpri

Mahindra Nestalgia,  
Pimpri



Mahindra Happinest  
Tathawade



Mahindra Citadel,  
Pimpri



Artistic Impression



# Completed Projects In Pune



Actual Images



# Our Presence In Pune



8

completed projects

4

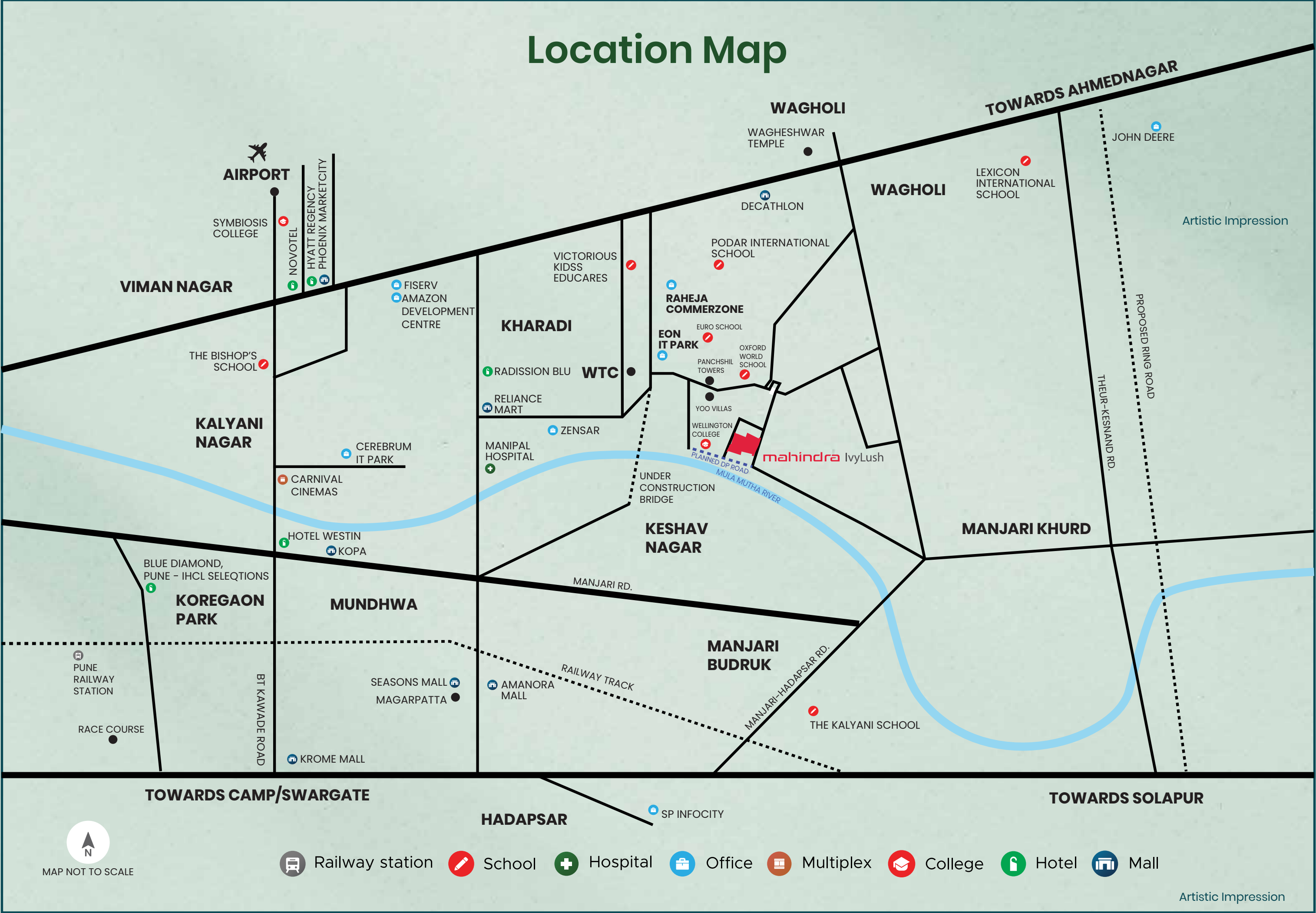
ongoing projects

4,000+

happy families



# Location Map



Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. Upcoming developments are indicative and are to be developed by appropriate authorities. The Map depicts only select landmarks.



# mahindra IvyLush

## Master Plan



Legends	
A. Entry / Exit	
B. Entry	
C. Exit	
D. Security cabin	
E. Driveway	
F. Tower drop-off	
G. Services	
Ground level amenities:	
1. Adventure zone	
2. Kids play area	
3. Cricket pitch	
4. Garden	
5. Outdoor gym	
6. Pet park	
7. Jogging track	
8. Senior citizen zone	
9. Reflexology path	
10. Camping area	
11. Machan	
Podium level amenities:	
12. Activity deck	
13. Yoga lawn	
14. Party lawn with barbeque area	
15. Seating area	
16. Multi-purpose court	
17. Toddlers play area	
18. Floor painted games	
19. Pool deck with cabanas	
20. Club 1	
•Swimming pool	
•Kid's pool	
•Jacuzzi	
•Steam room	
•Badminton courts	
•Squash court	
•Mini-theatre	
•Multi-purpose hall	
21. Club 2	
•Hobby room	
•Yoga room	
•Guest room	
•Indoor games room	
•Gymnasium	
•Kid's play area / Creche	



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# Views & Configuration

**Tower B**  
**2BHK Grande & 3BHK Grande**

**View** Cityscape, External & Internal Amenities



**Tower C**  
**2BHK Spacia & 3BHK Spacia**

**View** Cityscape, External & Internal Amenities



**Tower A**  
**2BHK Spacia & 3BHK Spacia**

**View** Cityscape, External & Internal Amenities



**Tower E**  
**4BHK Grande**

**View** External Mula Mutha river, Cityscape & Greenery, Internal Amenities



**Tower D**  
**2BHK Grande & 3BHK Grande**

**View** Cityscape, External & Internal Amenities





# Clubhouse 1



Jacuzzi



Steam room



Two  
Badminton  
courts



Squash  
court



Mini-theatre



Multi-purpose hall



Kids' pool



Swimming  
pool





# Clubhouse 2



Hobby  
Room



Yoga  
room



Guest  
room



Indoor  
games room



Gymnasium



Kids play  
area/Creche





# Landscape Retreat



Artistic impression for representation only

Camping Area

Machan

Senior Citizen's  
Zone

Pet Park



# Wellness Circle



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Activity  
Deck

Cricket  
Pitch

Reflexology  
Path

Yoga  
Lawn

Floor Painted  
Games

Outdoor  
Gym

Jogging  
Track



# Adventure Zone



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Climbing Tower	Balancing Trail	Climbing Arch	Climbing Net	Climbing Wall With Pegs	Rope Ladder	Circular Swing	Vertical Climbing Rope
Rope Bridge	Bridge With Pool Planks	Slide Along The Slope	Hanging Equipment	Climbing Net & Slide	Wood Plank W Swing Bridge	Disc Swing	Balancing Post With Rope



# Swimming Pool





# Terrace-style deck





# Clubhouse With Biophilic Roof





# Cross-ventilated Living And Dining Room





# Dedicated Niche For Crockery Unit And A Shoe Rack





# Kitchen With Parallel Platform





# Opulent Walk-in Wardrobe





# Spacious Master Bedroom





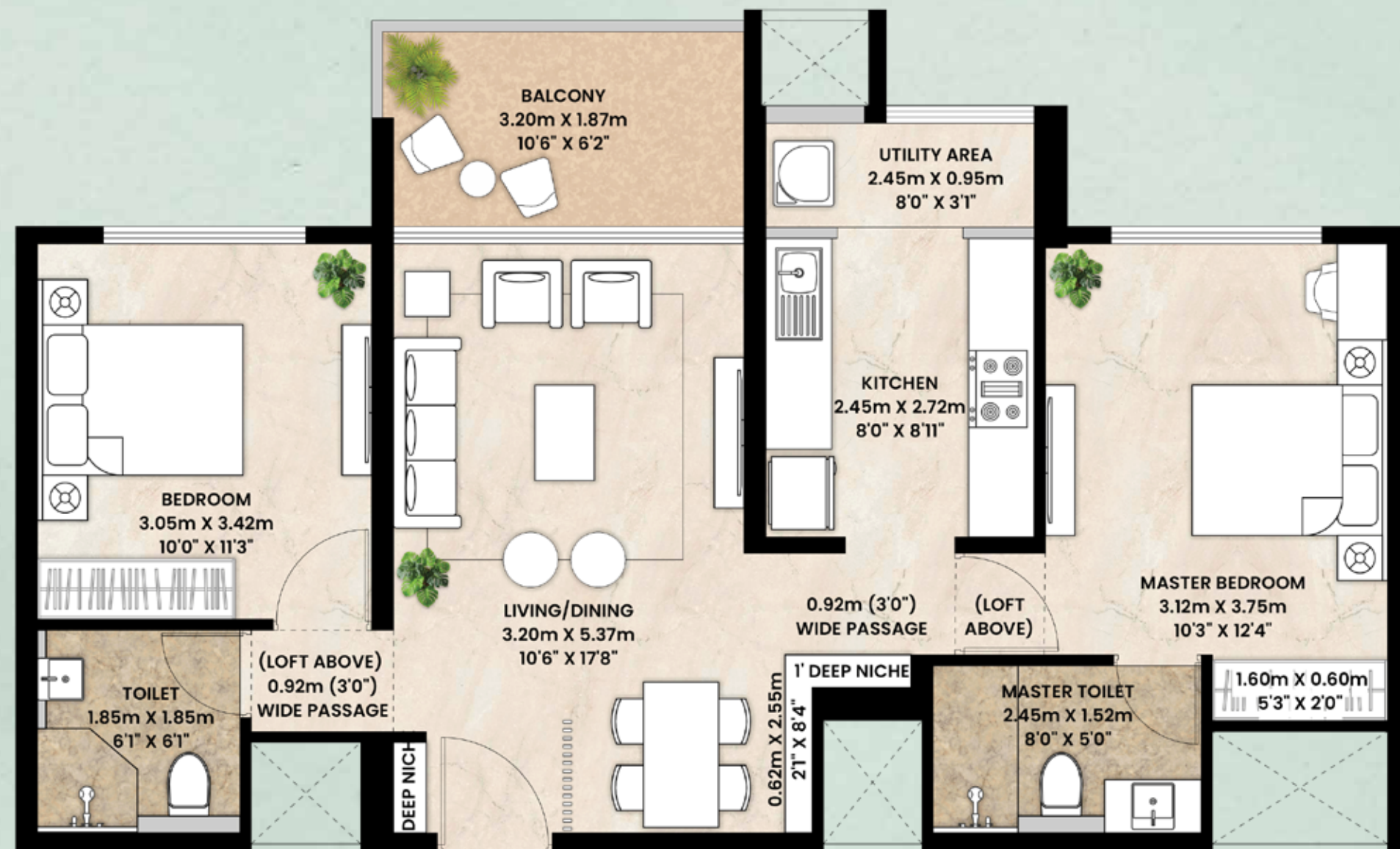
# Unit Plans



# Tower A : 2 BHK Spacia

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	62.87	676.73
Balcony	6.09	65.55
Utility	2.52	27.13
Aggregate Area <sup>&gt;</sup>	71.48	769.41

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



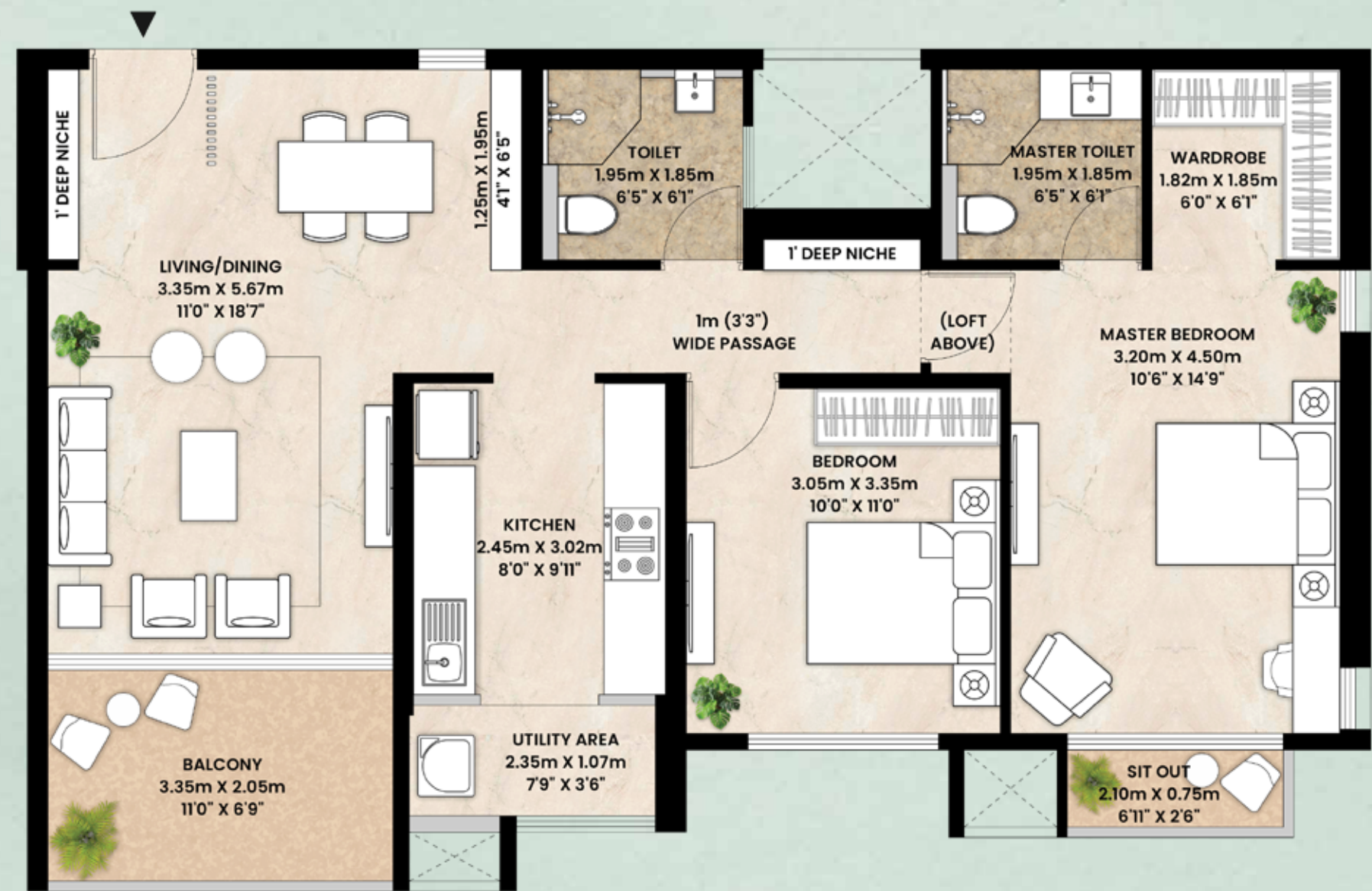
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# Tower A : 2 BHK Viva

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	75.55	813.22
Balcony	8.44	90.85
Utility	2.74	29.49
Aggregate Area <sup>&gt;</sup>	86.73	933.56

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



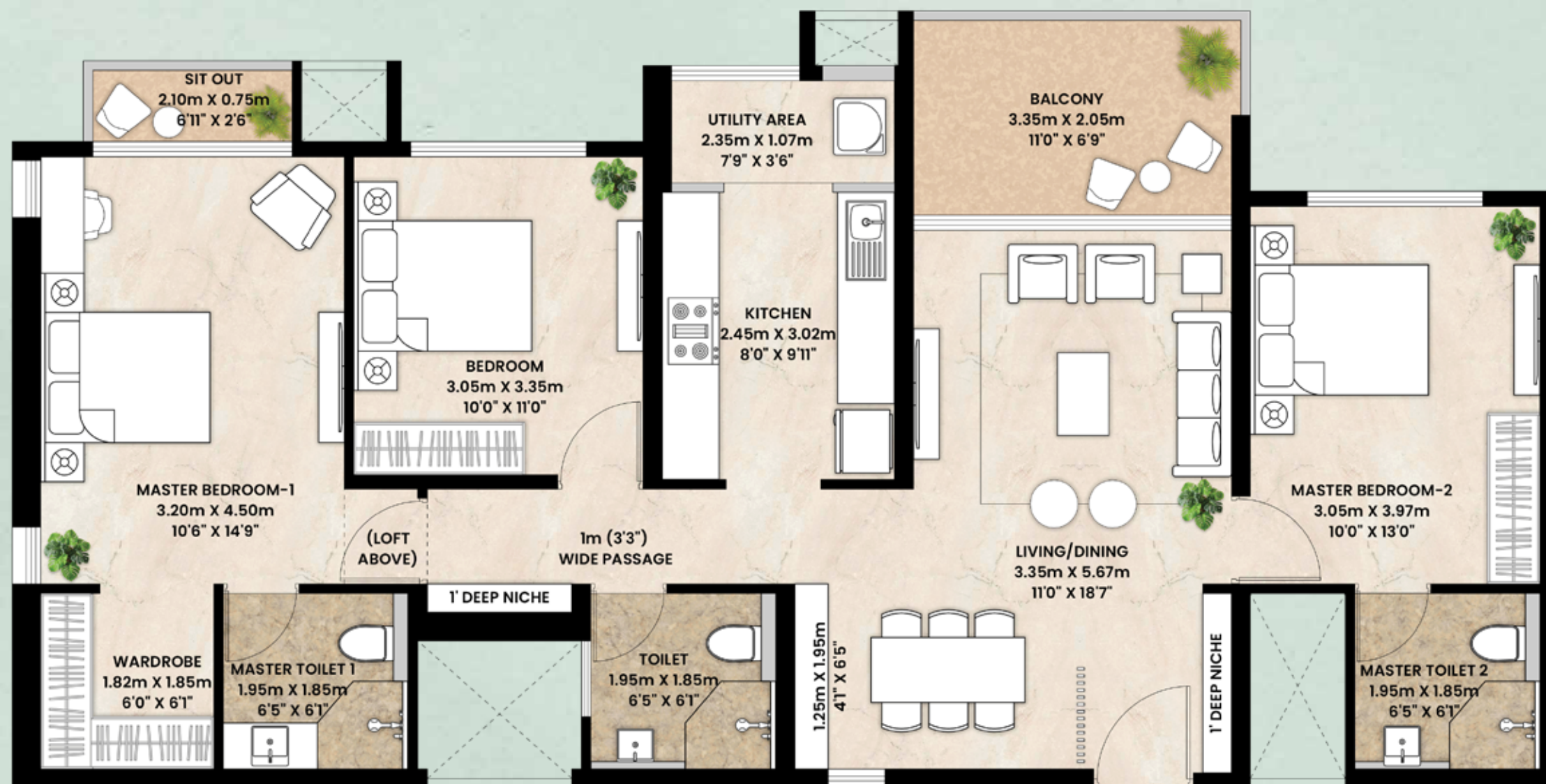
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# Tower A : 3 BHK Spacia

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	92.28	993.30
Balcony	8.54	91.92
Utility	2.74	29.49
Aggregate Area <sup>&gt;</sup>	103.56	1114.72

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



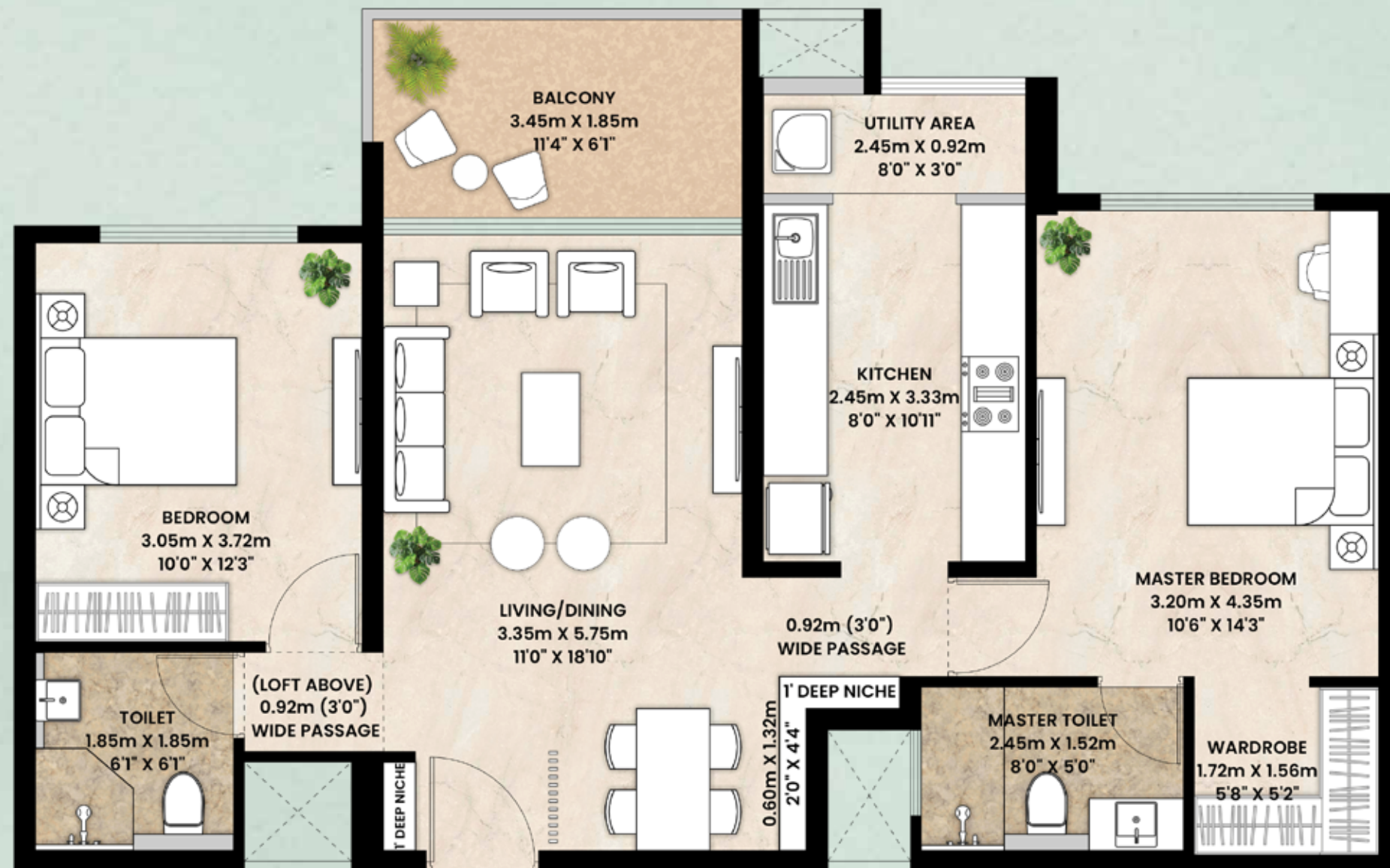
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# Tower B : 2 BHK Grande

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area <sup>&gt;</sup>	80.54	866.93

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



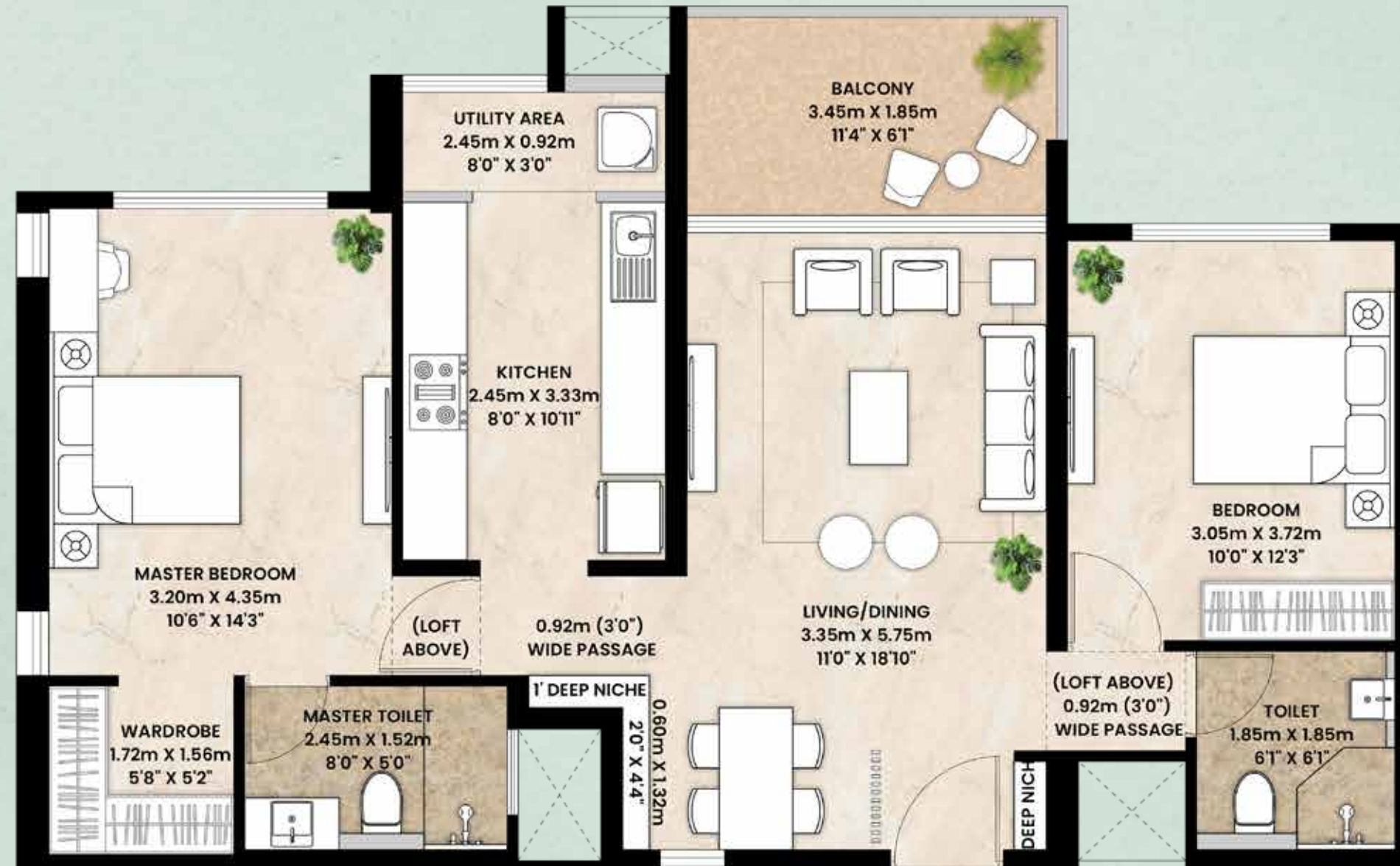
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# Tower B : 2 BHK Grande (Corner)

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area <sup>›</sup>	80.54	866.93

<sup>›</sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



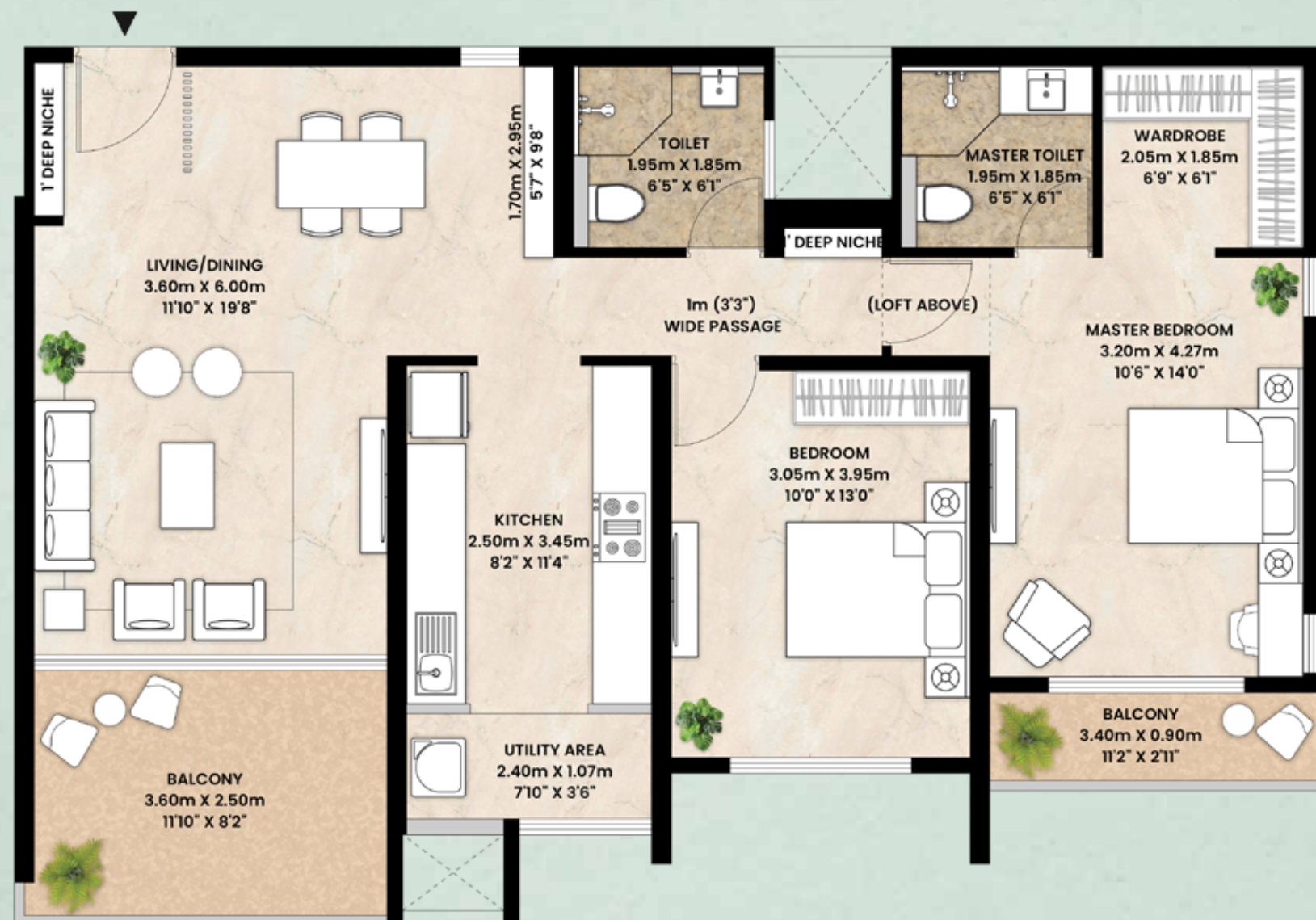
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# Tower B : 2 BHK Ultra

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	82.70	890.18
Balcony	12.06	129.81
Utility	2.79	30.03
Aggregate Area <sup>&gt;</sup>	97.55	1050.03

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



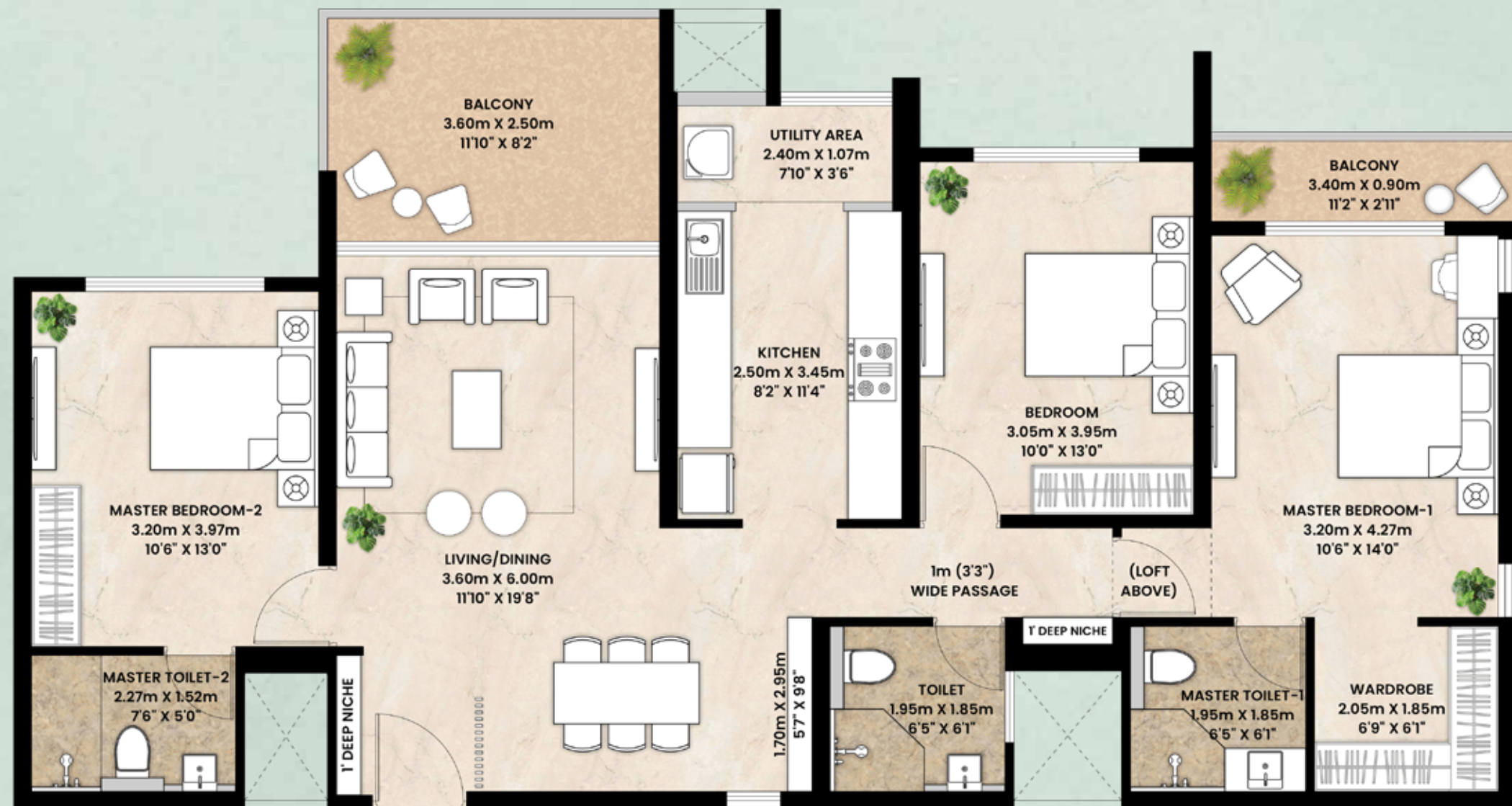
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# Tower B : 3 BHK Grande

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	99.91	1075.43
Balcony	12.24	131.75
Utility	2.79	30.03
Aggregate Area <sup>&gt;</sup>	114.94	1237.21

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



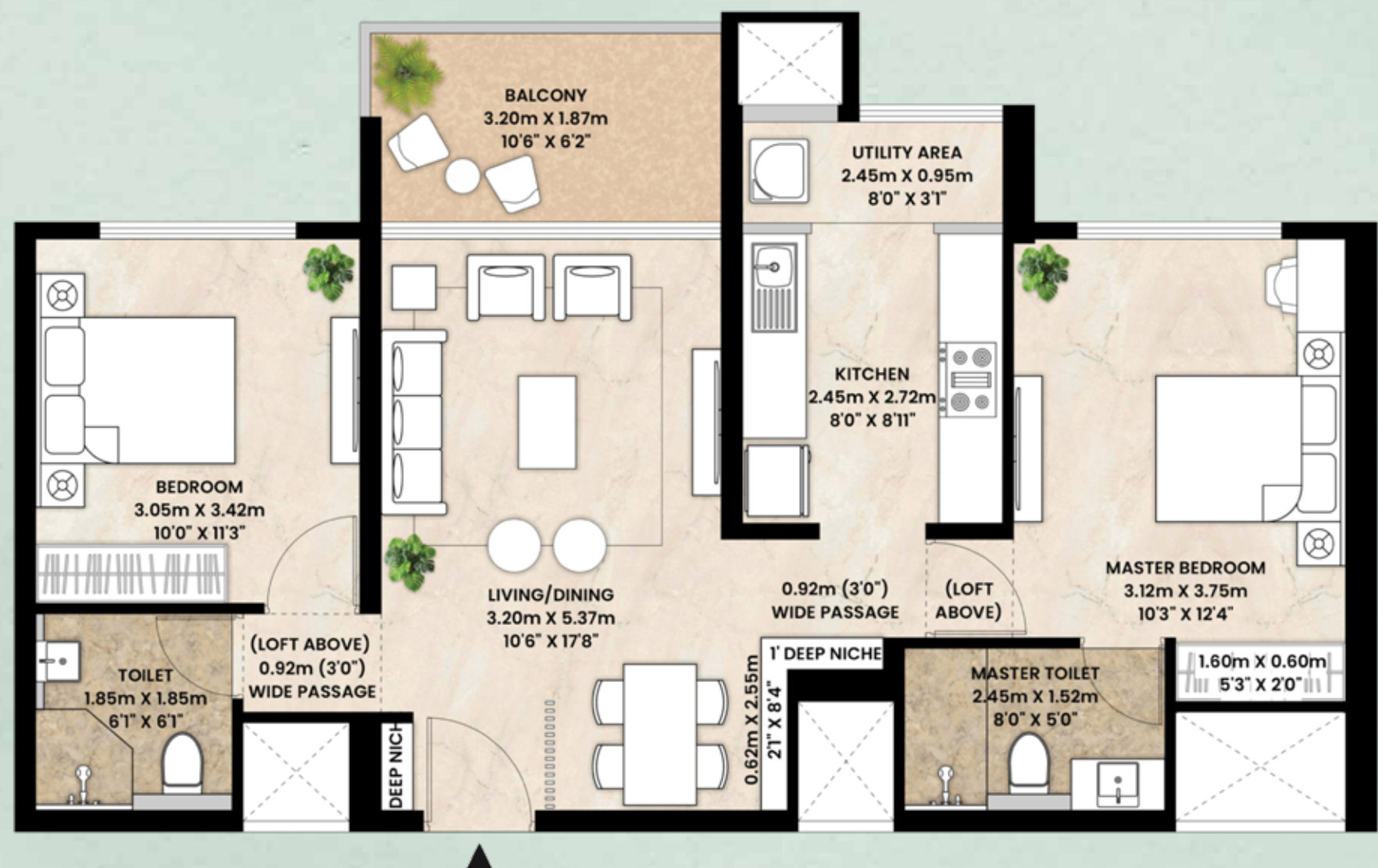
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# Tower C : 2 BHK Spacia

Unit No. 1, 4, 5 & 8	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	62.87	676.73
Balcony	6.09	65.55
Utility	2.52	27.12
Aggregate Area <sup>›</sup>	71.48	769.41

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower C : 2 BHK Spacia-Garden

Unit No. 4 & 5	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	63.39	682.33
Balcony	12.09	130.14
Utility	2.52	27.13
Aggregate Area <sup>›</sup>	78	839.59

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower C : 2 BHK Viva

Unit No. 6	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	75.55	813.22
Balcony	8.44	90.85
Utility	2.74	29.49
Aggregate Area <sup>›</sup>	86.73	933.56

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



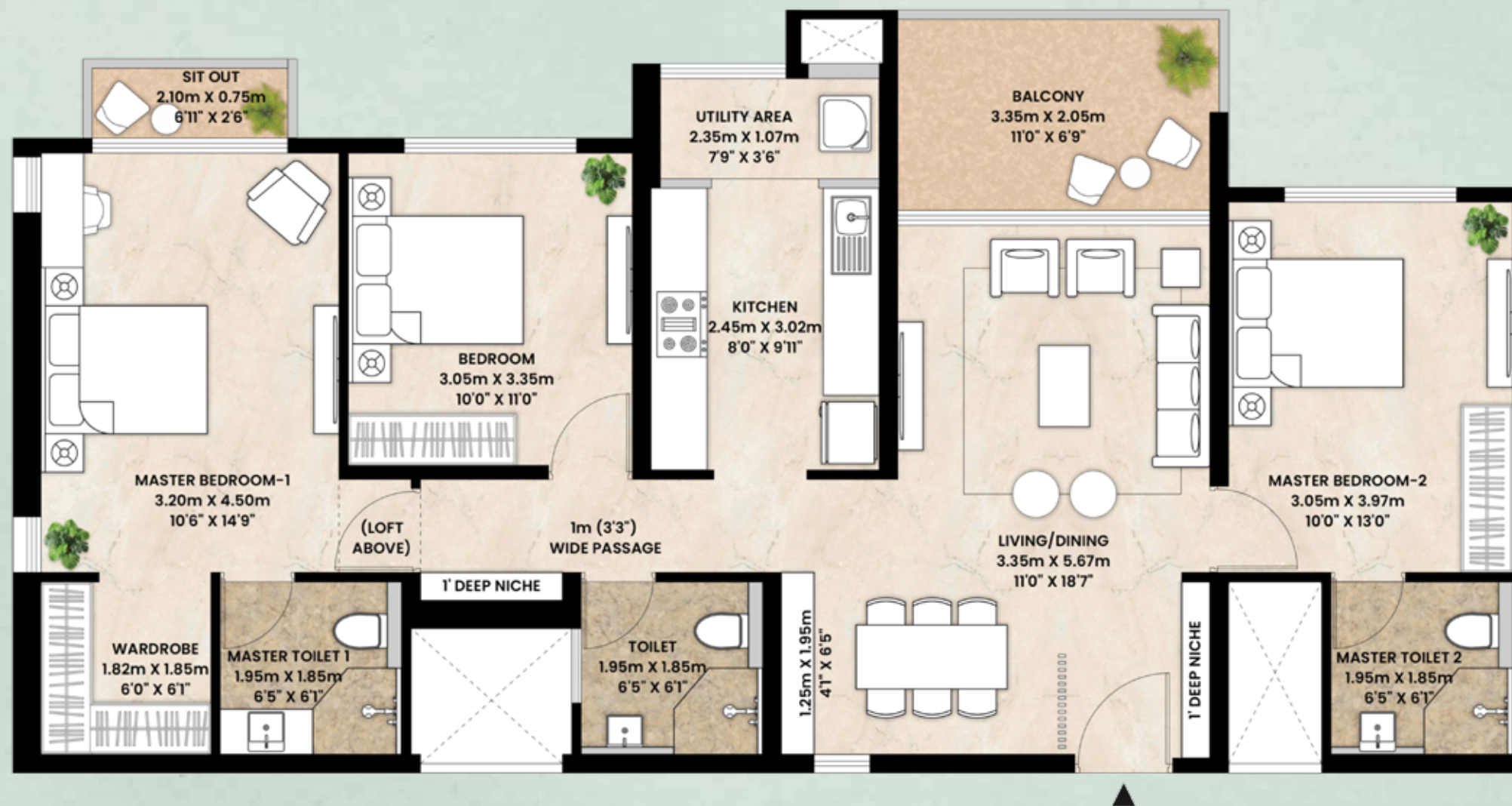
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# Tower C : 3 BHK Spacia

Unit No. 2, 3, 6 & 7	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	92.28	993.30
Balcony	8.54	91.92
Utility	2.74	29.49
Aggregate Area <sup>&gt;</sup>	103.56	1114.72

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



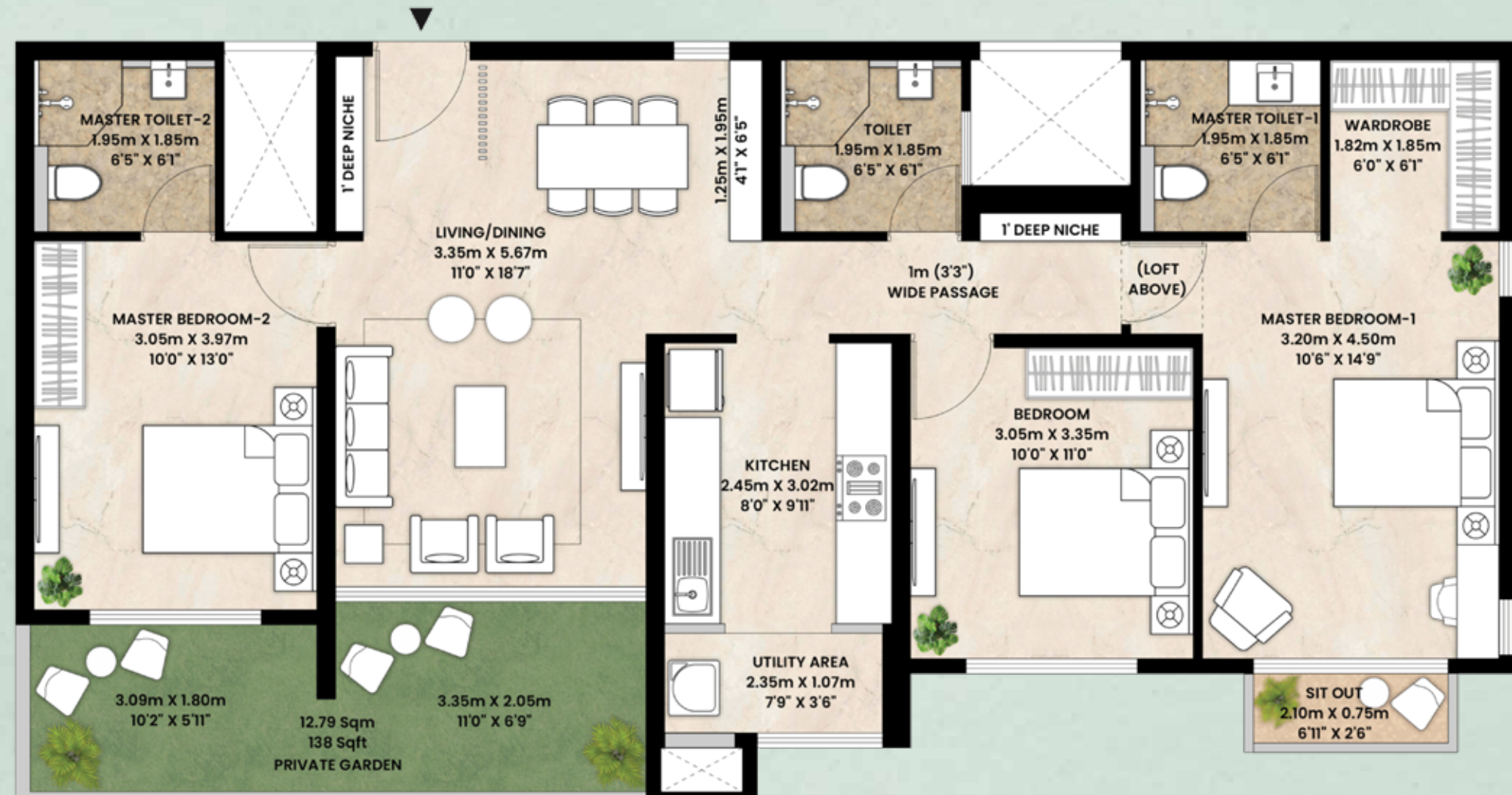
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# Tower C : 3 BHK Spacia-Garden

Unit No. 3 & 6	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	92.80	998.90
Balcony	14.36	154.57
Utility	2.74	29.49
Aggregate Area <sup>&gt;</sup>	109.90	1182.96

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower D : 1 BHK Grande

Unit No. 5	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	50.35	541.97
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area <sup>›</sup>	59.11	639.26

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower D : 2 BHK Grande

Unit No. 1, 4, 5 & 8	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area <sup>›</sup>	80.54	866.93

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



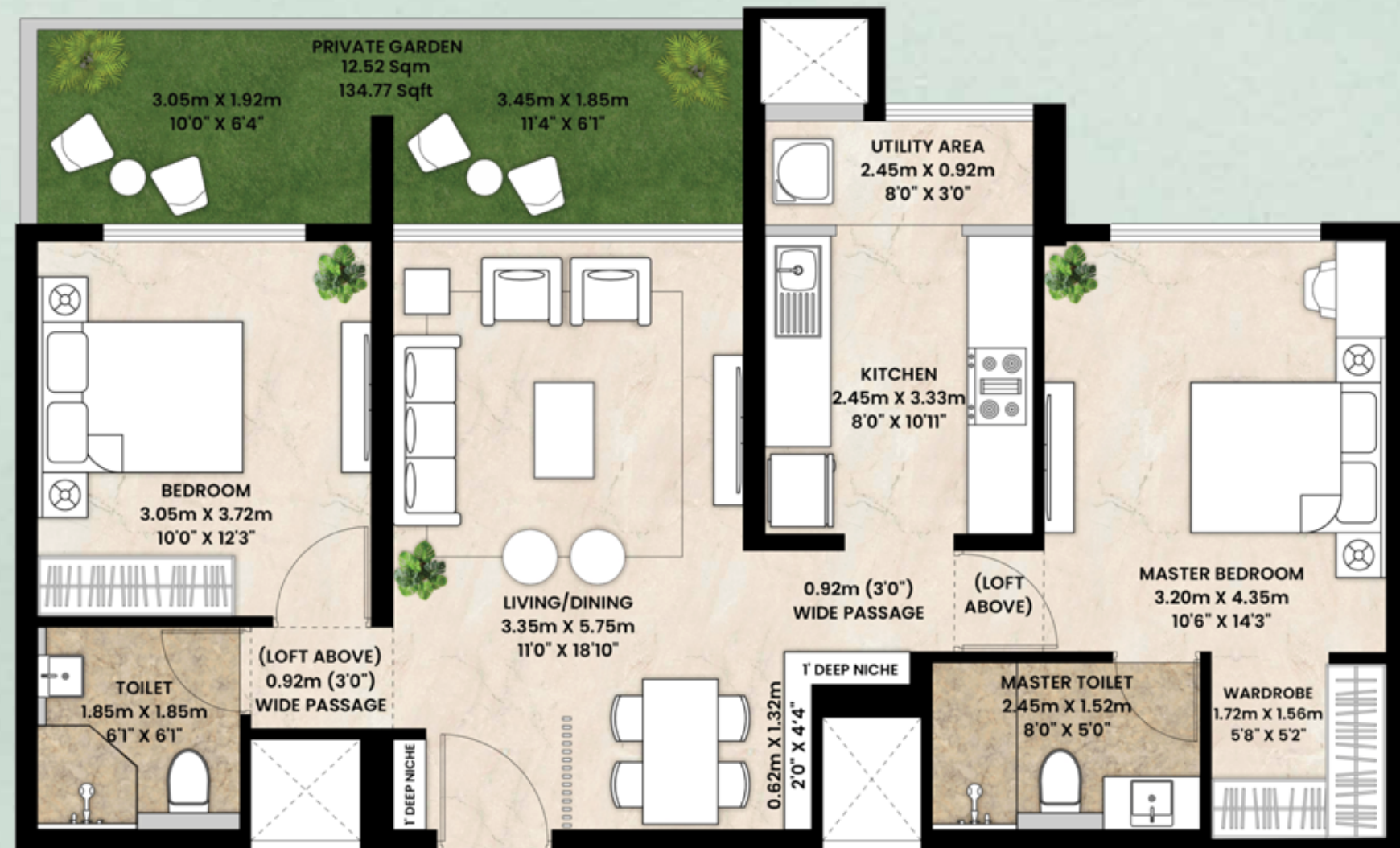
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# Tower D : 2 BHK Grande-Garden

Unit No. 4 & 5	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	72.31	778.34
Balcony	12.52	134.77
Utility	2.45	26.37
Aggregate Area <sup>&gt;</sup>	87.28	939.48

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower D : 3 BHK Grande

Unit No. 2, 3, 6 & 7	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	99.91	1075.43
Balcony	12.24	131.75
Utility	2.79	30.03
Aggregate Area <sup>›</sup>	114.94	1237.21

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower D : 3 BHK Grande-Garden

Unit No. 3 & 6	Sq.m <sup>2</sup>	Sq.ft.
RERA Carpet Area	100.53	1082.10
Balcony	21.79	234.55
Utility	2.79	30.03
Aggregate Area <sup>&gt;</sup>	125.11	1346.68

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Tower E : 3 BHK Ultra

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	114.20	1229.25
Balcony	13.46	144.88
Utility	3.12	33.58
Aggregate Area <sup>&gt;</sup>	130.78	1407.72

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



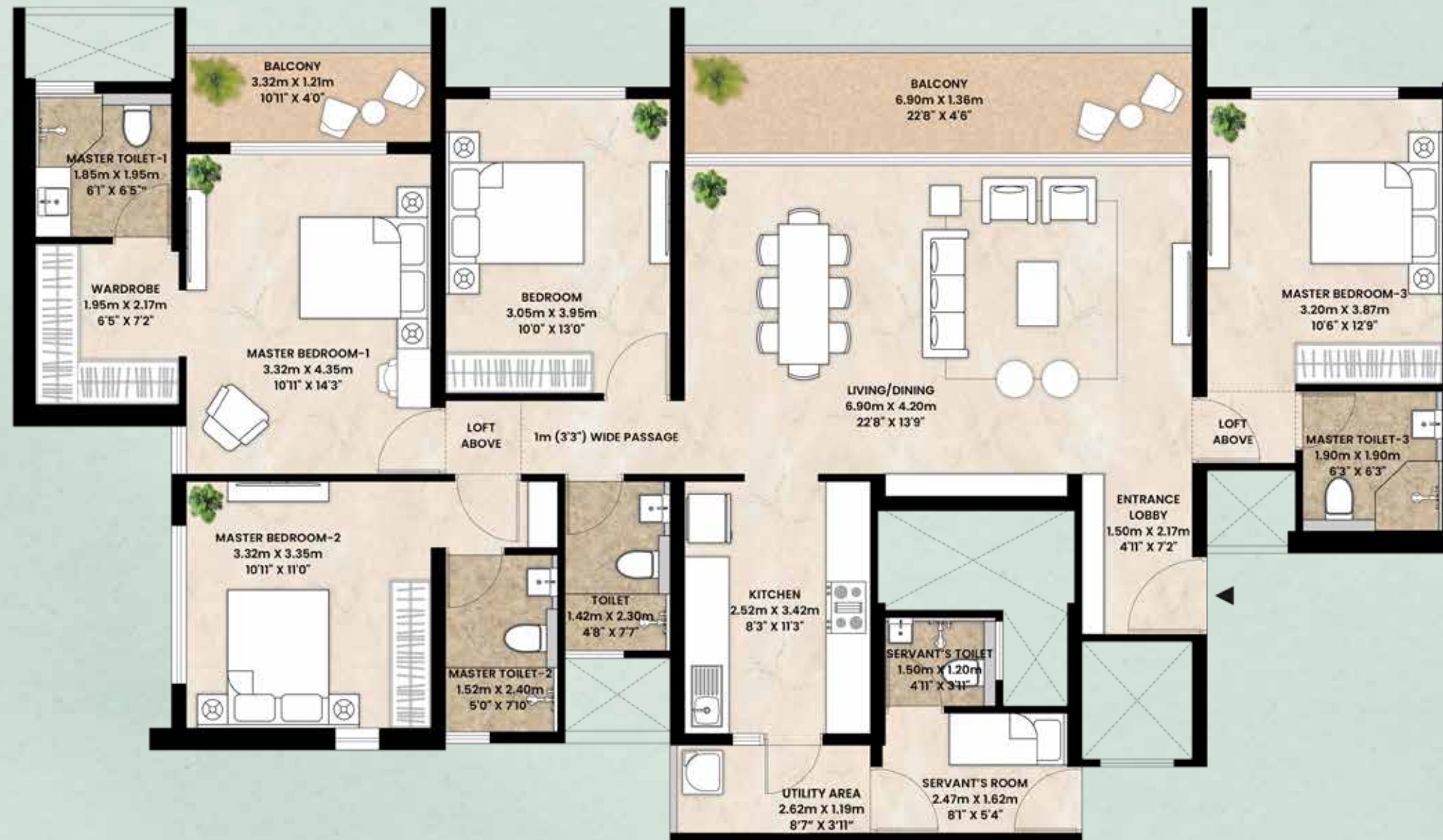
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# Tower E : 4 BHK Grande

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	131.94	1420.20
Balcony	13.46	144.88
Utility	3.12	33.58
Aggregate Area <sup>&gt;</sup>	148.52	1598.67

<sup>></sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



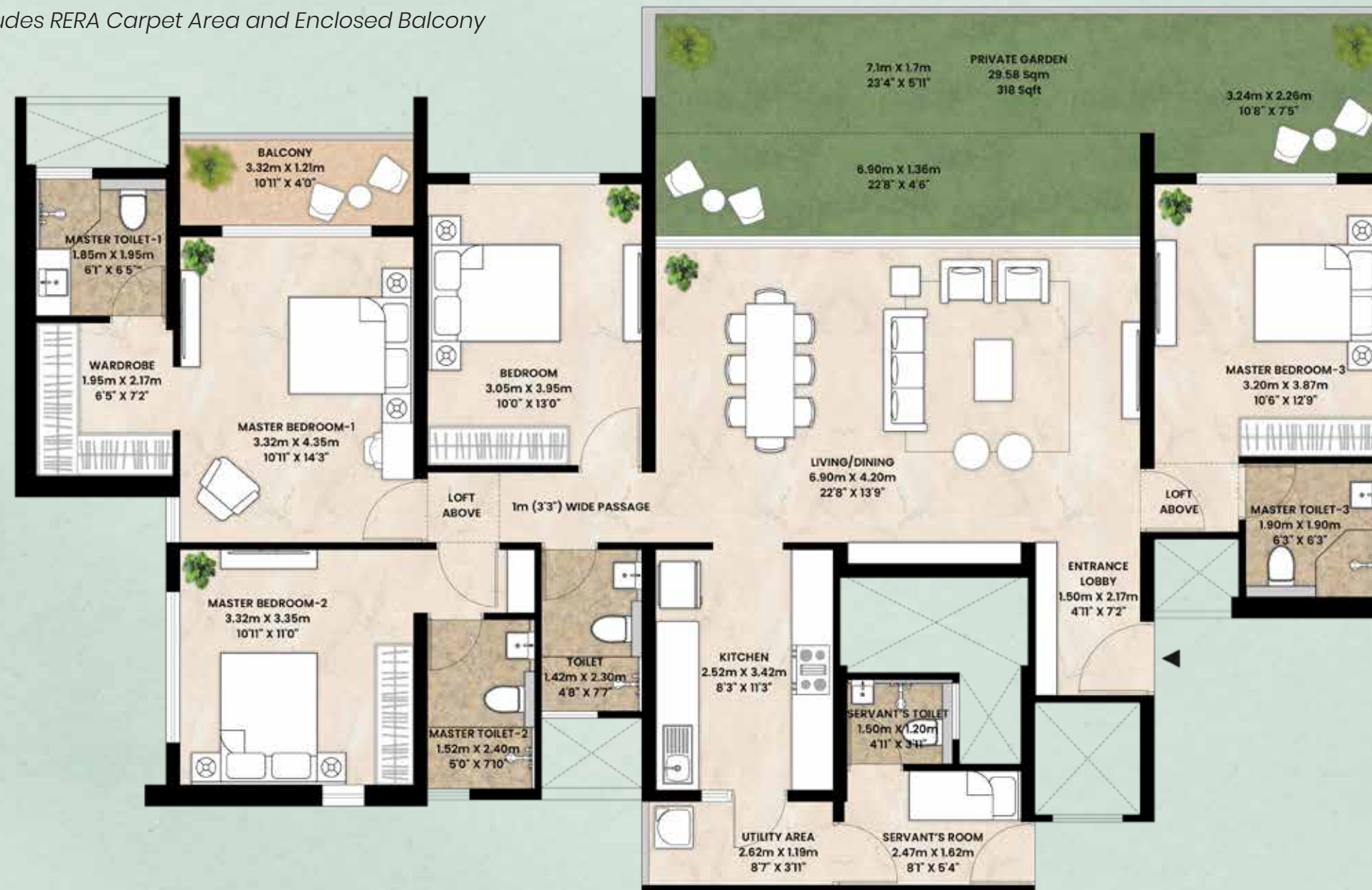
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# Tower E : 4 BHK Grande Garden

	m <sup>2</sup>	Sq.ft.
RERA Carpet Area	132.48	1426.01
Balcony	33.62	361.89
Utility	3.12	33.58
Aggregate Area <sup>›</sup>	169.22	1821.48

<sup>›</sup>Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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# Specifications



## Flooring

- Living and dining, bedrooms, kitchen will have double charged vitrified tiles of 800mm x 800mm and utility (excluding tower E) will have double charged vitrified tiles of 300mm x 300mm (Somany or equivalent)
- Tower E utility will have ceramic tiles with a matt finish of 300mm x 300mm (AGL or equivalent)
- Terrace, balcony, and sit-out will have ceramic tiles with a matt wooden look finish of 300mm x 300mm (Johnson or equivalent)
- All toilets will have ceramic tiles with a matt finish of 300mm x 300mm (Somany/Johnson or equivalent)

## Wall finishes and paints (Low VOC paint)

- External walls, balcony and utility will be painted with exterior grade emulsion paint
- Living and dining, bedrooms, kitchen, and passage will be painted with acrylic emulsion paint

## Ceiling finishes (Low VOC paint)

- Living and dining, bedrooms, kitchen and passage will be finished with putty and OBD paint
- Balcony and utility will have exterior grade acrylic emulsion paint with a plain finish
- Master toilet and common toilets will have moisture-resistant grid false ceilings (Armstrong or equivalent)

## Sills, jambs & thresholds

- Apartment's entrance door will have granite
- Bedroom and toilet with granite window sills
- Toilet window jamb will be covered with ceramic tiles (same as dado)

## CP Fittings

- Wash basin pillar tap, bath spout, overhead shower, health faucet, and diverter will be Jaquar or equivalent

## Sanitary ware

- Master toilet (master bedroom-01) (in all unit typologies) will have a table top washbasin (Toto or equivalent) and other toilets will have wall hung basins (Toto or equivalent)
- All toilets will have wall mounted WC units (Toto or equivalent)
- All toilets will have ceramic tiles and highlighter tiles of 300mm x 600mm (Somany/Johnson or equivalent)

## Counter for washbasin

- Master toilet (master bedroom-01) (in all unit typologies) will have a granite counter

## Geysers

- Electrical & plumbing provision for shower & bath spout for all toilets



Tower C & D



Tower E



Tower A & B

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## Kitchen, utility & balcony

- Kitchen (in all typologies) will have 2' wide granite counter
- Kitchen platform will be granite (backsplash 50mm above platform) and ceramic tiles dado (2' above backsplash) 600mm x 300mm (Johnson or equivalent)
- Kitchen (in all typologies) will have single bowl stainless steel sink with drain board (Futura or equivalent)
- The kitchen sink tap will have a table-mounted sink cock with a swing spout (Jaquar or equivalent)
- Electrical and plumbing provision for dishwasher, washing machine & water purifier
- Living room balconies will have water supply provision
- Electrical provision for chimney, exhaust fan & hob

## Doors

- Apartment main door will be fire-rated pre-hung solid core door (FSC/green pro-certified)
- Utility door (Tower E) will have a uPVC/ aluminium powder coated openable door with glass
- Bedroom and toilet doors will be pre-hung doors (FSC/green pro certified)

## Windows

- Living and dining, and bedrooms will have uPVC/aluminium powder coated sliding windows with glass and a mosquito net
- Kitchen windows will have uPVC/ aluminium powder coated sliding windows with glass
- Toilet windows will have uPVC/ aluminium powder coated openable windows where applicable

## Railing

- MS railing with anti-corrosive treatment and enamel paint

## Fire fighting

- Sprinkler line provided with nozzle and lines kept exposed
- Smoke detector provided on ceiling

## Electrical

- Wiring provision for gas leak detector
- Invertor backup
- Living room balconies will have a 16A socket and all other balconies will have a 5A socket

## Digital feature

- Living room with smart switch
- Smart door lock on entry door



Tower C & D



Tower E



Tower A & B

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# mahindra IvyLush

## Site Address:

Mahindra IvyLush, Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune – 412 207

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## Corporate Office:

Mahindra Towers, 5<sup>th</sup> Floor, Dr. G. M. Bhosale Marg, Worli, Mumbai 400 018, India



Tower C & D



Tower E



Tower A & B

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