

4th February 2025

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

Dear Sir / Ma'am,

The Company had vide its letter(s) dated 5th April, 2024 and 27th December, 2024 (enclosed herewith) had intimated regarding sale of a part of commercial property situated at Delhi (Property). Further, pursuant to Regulation 30 of the Listing Regulations, we hereby inform you that the Company has entered into a Sale Deed for sale of the Company's commercial property admeasuring approximately 936 square meters situated at Delhi. An intimation is hereby given, request to kindly consider and take on record the same.

The details as required under Regulation 30 of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11 November 2024, are enclosed herewith as Annexure A.



Mahindra Lifespace Developers Limited
Mahindra Towers, 5th Floor,
Dr. G. M. Bhosale Marg, Worli,
Mumbai - 400 018, India

+91 22 6747 8600

Email: investor.mldl@mahindra.com
www.mahindralifespaces.com

CIN: L45200MH1999PLC118949

This intimation is also being uploaded on Company's website and can be accessed at <https://www.mahindralifespaces.com/>.

Kindly take note of the same.

Thank you.

For Mahindra Lifespace Developers Limited

Bijal Parmar
Assistant Company Secretary & Compliance Officer
ACS-32339

Encl: a/a

Annexure A – Sale/transfer of property

Details of events to be provided	Information of such event(s)
Details of property	Commercial property situated at Plot No 2A, Bhikaji Cama Place, Delhi - 110066 admeasuring approximately 936 square meters.
The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year;	As on 31 st March 2024, the commercial property generated rental income and common area maintenance charges of Rs 270.98 Lakhs.
Date on which the agreement for sale has been entered into;	The sale for the property admeasuring, in aggregate, approximately 936 square meters was undertaken on 4 th February 2025 (at 1:20 pm) to Zenith Infra Assets Private Limited (name of the Buyer).
The expected date of completion of sale/disposal;	The sale for aggregate 936 square meters has been completed on 4 th February 2025. With execution of the said Sale Deed, the commercial property situated at Bhikaji Cama Place, Delhi - 110066 has been sold.
Consideration received from such sale/disposal;	Total consideration of Rs 29.50 crores has been received by the Company.

<p>Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof;</p>	<p>Zenith Infra Assets Private Limited, a private limited company incorporated on 26th November 2024 having its registered office at C-105, Sukh Sagar Aptms, Plot No 12, Sector-9, Dwarka Sec-6, Southwest Delhi, 110075 engaged in contractual construction and rental business.</p> <p>The Buyer does not belong to the promoter/promoter group/ group companies of Mahindra Lifespace Developers Limited.</p>
<p>Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”;</p>	<p>The transaction does not fall within the purview of Related Party Transactions.</p>
<p>Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of Listing Regulations.</p>	<p>Not Applicable</p>
<p>Additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale.</p>	<p>Not Applicable</p>

27th December 2024

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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

Dear Sir / Ma'am,

The Company had vide its letter dated 5th April 2024 (enclosed herewith) had intimated regarding sale of a part of commercial property situated at Delhi (Property). Further, pursuant to Regulation 30 of the Listing Regulations, we hereby inform you that the Company has entered into Sale Deed for sale of the Company's commercial property admeasuring approximately 560.88 square meters situated at Delhi.

The details as required under Regulation 30 of the Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11 November 2024, are enclosed herewith as Annexure A.

This intimation is also being uploaded on Company's website and can be accessed at <https://www.mahindralifespaces.com/>.



Mahindra Lifespace Developers Ltd.

Mahindra Towers, 5th Floor,
Dr. G. M, Bhosale Marg, Worli,
Mumbai - 400018, India

Tel: +91 22 6747 8600
www.mahindralifespaces.com

CIN : L45200MH1999PLC118949

Kindly take note of the same.

Thank you.

For Mahindra Lifespace Developers Limited

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Bijal Parmar

Assistant Company Secretary & Compliance Officer

ACS-32339

Encl: a/a

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Annexure A

Details of events to be provided	Information of such event(s)
Details of property	Commercial property situated at Plot No 2A, Bhikaji Cama Place, Delhi - 110066 admeasuring approximately 560.88 square meters.
The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year;	As on 31 st March 2024, the commercial property generated rental income and common area maintenance charges of Rs. 0.66 crores.
Date on which the agreement for sale has been entered into;	The sale for the property admeasuring, in aggregate, approximately 560.88 square meters was undertaken on 26 th December 2024 (at 2:15 pm) to Ahuja Infra Projects Private Limited (AIPPL).
The expected date of completion of sale/disposal;	The sale for aggregate 560.88 square meters has been completed on 26 th December 2024.
Consideration received from such sale/disposal;	Total consideration of Rs 16.50 crores has been received by the Company.
Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof;	AIPPL a private limited company incorporated on 18 th August 2023 having its registered office at C-105, Sukh Sagar Aptms, Plot No 12, Sector-9, Dwarka Sec-6, Southwest Delhi, 110075 engaged in contractual construction and rental business. The Buyer does not belong to the promoter/promoter group/ group companies of Mahindra Lifespace Developers Limited.

Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	The transaction does not fall within the purview of Related Party Transactions.
Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of Listing Regulations.	Not Applicable
Additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale.	Not Applicable
Reason for delay	The Company is undertaking intimation herewith post completion of certain conditions as agreed between the parties to the Sale Deed.

5th April 2024

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 SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

Dear Sir / Ma'am,

Pursuant to Regulation 30 of the Listing Regulations, we hereby inform you that the Company has entered Sale Deed for sale of the Company's commercial property admeasuring approximately 2,144 square meters situated at Delhi. An intimation is hereby given, request to kindly consider and take on record the same.

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



Mahindra Lifespace Developers Ltd.

Mahindra Towers, 5th Floor,
Dr. G. M, Bhosale Marg, Worli,
Mumbai - 400018, India

Tel: +91 22 6747 8600
www.mahindralifespaces.com

CIN : L45200MH1999PLC118949

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Kindly take note of the same.

Thank you.

For Mahindra Lifespace Developers Limited

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by BIJAL
BHARAT
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BHARAT
PARMAR Date: 2024.04.05
21:34:45 +05'30'

Bijal Parmar

Assistant Company Secretary & Compliance Officer


ACS-32339

Encl: a/a

Annexure A – Sale/transfer of property

Details of events to be provided	Information of such event(s)
Details of property	Commercial property situated at Plot No 2A, Bhikaji Cama Place, Delhi - 110066 admeasuring approximately 2,144 square meters
The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year;	As on 31 st March 2024, the commercial property generated rental income and common area maintenance charges of Rs. 0.66 crore.
Date on which the agreement for sale has been entered into;	The sale for the property admeasuring, in aggregate, approximately 2,144 square meters was undertaken on 27 th February 2024 (at 3:36 pm) for approximately 368 square meters and on 4 th March 2024 (at 12:50 pm) for approximately 849 square meters to Ahuja Infra Projects Private Limited (AIPPL), on 28 th February 2024 (at 4:47 pm) for approximately 457 square meters and on 5 th April 2024 (at 4:18 pm) for approximately 470 square meters to Pathways Retail Private Limited (PRPL).
The expected date of completion of sale/disposal;	The sale for aggregate 2,144 square meters has been completed on 5 th April 2024
Consideration received from such sale/disposal;	Total consideration of Rs 55.95 crores has been received by the Company.

<p>Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof;</p>	<p>PRPL a private limited company incorporated on 6th April 2015 having registered office at Khasra No.136/2,2nd Floor, Near SBI Rithala Road, Badli, Delhi 110042 engaged in e-commerce wholesale of consumer white goods.</p> <p>AIPPL a private limited company incorporated on 18th August 2023 having its registered office at C-105, Sukh Sagar Aptms, Plot No 12, Sector-9, Dwarka Sec-6, Southwest Delhi, 110075 engaged in contractual construction and rental income.</p> <p>The Buyer does not belong to the promoter/promoter group/ group companies of Mahindra Lifespace Developers Limited.</p>
<p>Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length".</p>	<p>The transaction does not fall within the purview of Related Party Transactions.</p>
<p>Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of Listing Regulations.</p>	<p>Not Applicable</p>



Additionally, in case of a slump sale, indicative disclosures provided for amalgamation / merger, shall be disclosed by the listed entity with respect to such slump sale.	Not Applicable
Reason for delay	The Company is hereby filling the intimations for execution(s) undertaken on 27 th February 2024, 28 th February 2024, 4 th March 2024 and 5 th April 2024. The delay in reporting is attributed to the process strengthening for timely intimation. The Company is undertaking steps to strengthen its procedures to ensure timely intimation.