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maharera.mahaonline.gov.in.



mahindra Codename64
HOME of POSITIVE ENERGY

**AT MAHINDRA CODENAME64,
WE HAVEN'T JUST BUILT HOMES, WE'VE
CREATED AN ECOSYSTEM DESIGNED
TO BRING YOU BACK TO BALANCE.**



Prime Location

-  Well-connected, established neighbourhood
-  High-quality social infrastructure
-  A five-minute drive to key destinations: Infiniti Mall, Mindspace, and Goregaon Sports Club
-  An upmarket school district and premium health facilities

Premium, Modern Homes

-  Spacious homes - 2 & 3 BHK residences
-  Private decks with panoramic views
-  Well-ventilated interiors with ample natural light

Unmatched Leisure and Wellness

-  ~2 acres of recreation spaces for a like-minded community, including:
 - Half Olympic-size pool
 - Multipurpose court
 - Amphitheatre
 - Senior citizen nook
 - Yoga zone
-  State-of-the-art 11,000 sq. ft. clubhouse featuring:
 - Indoor gym
 - Badminton court
 - Indoor games room
 - Kickboxing & Aerobics room
 - Aerial yoga room
 - Multipurpose hall

Eco-Conscious Living

-  Net-zero energy development



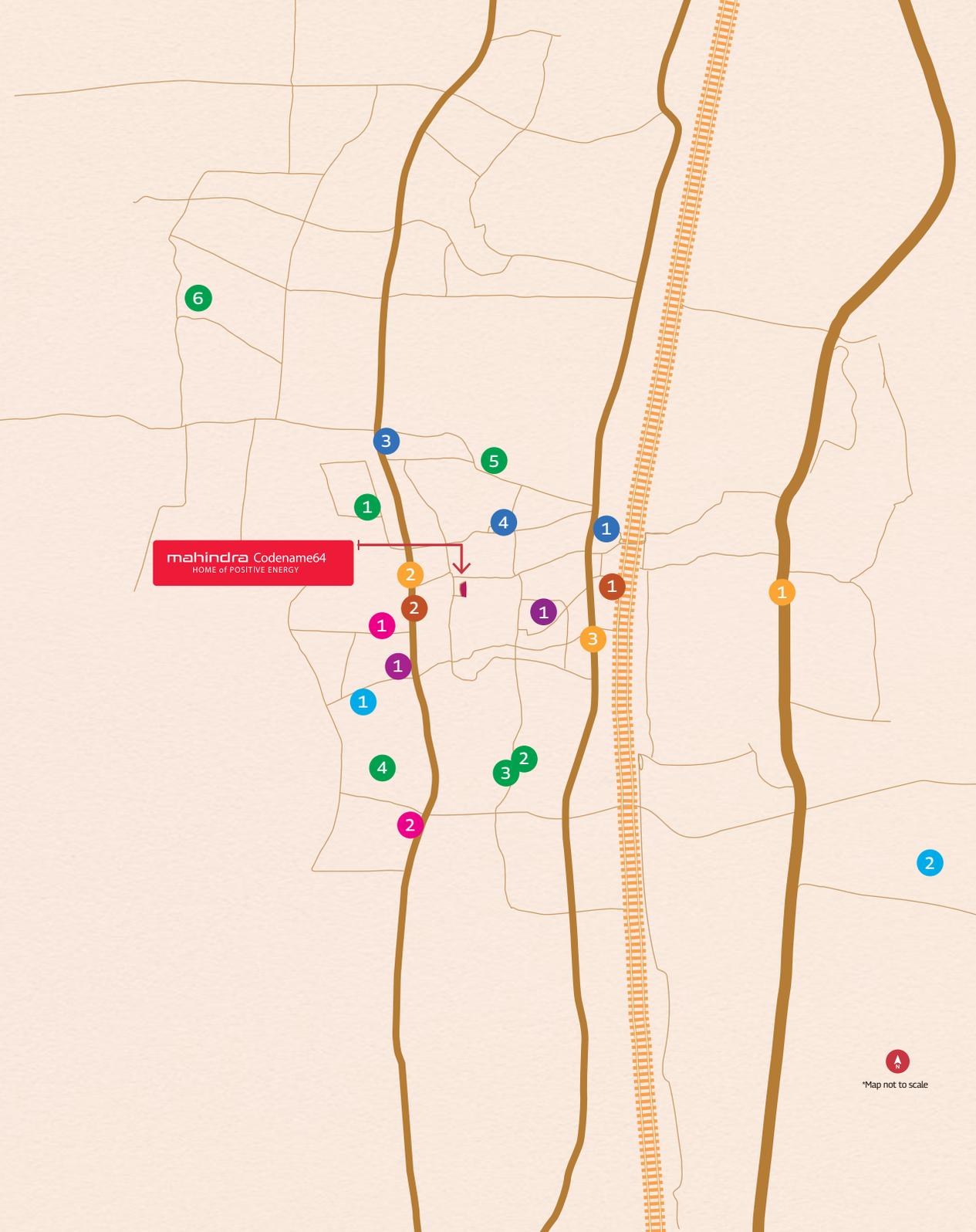
IGBC Gold pre-certified

YOUR HOME OF POSITIVE ENERGY, JUST 5 MINUTES AWAY FROM A NEIGHBOURHOOD THAT HAS IT ALL

Amidst Malad's vibrant cultural and economic hubs lies a neighbourhood radiating positivity, with top-tier education, healthcare, retail, and social spaces just five minutes away.



Future Development



● Healthcare Institutions

1. Lifeline Hospital ~1.2 km
2. Zenith Multispeciality Hospital ~1.3 km
3. Sun Hospital ~0.7 km

● Educational Institutions

1. Ryan International School (Malad West) ~1.5 km
2. Dr. S. Radhakrishnan International School ~1.5 km
3. DG Khetan International School ~1.8 km
4. VIBGYOR Roots and Rise School ~1.7 km
5. Orchids International School ~1.3 km
6. Billabong High International School ~3.2 km

● Retail

1. Infiniti Mall ~0.9 km
2. Inorbit Mall ~2 km

● Places of Attraction

1. Goregaon Sports Club ~1 km

● Nearby IT/ Business Hubs

1. Mindspace Malad (main IT cluster) ~1.3 km
2. Infinity IT Park ~5.6 km

● Railway / Metro Station:

1. Malad Railway Station ~1.4 km
2. Malad West Metro Station (Line 2A) ~0.5 km

● Roads:

1. Western Express Highway ~2.5 km
2. New Link Road ~0.4 km
3. Swami Vivekananda Road (SV Road) ~0.8 km

*Distances shown are approximate as per Google Maps

EVERYDAY HUBS OF POSITIVITY

Mahindra Codename64 offers dedicated recreational spaces, thoughtfully planned to encourage active lifestyles and everyday community connections.



Amphitheater



Multipurpose Court



Party Lawn



Meditation Zone



Kids Play Area



Outdoor Gym



Library



Multipurpose Hall



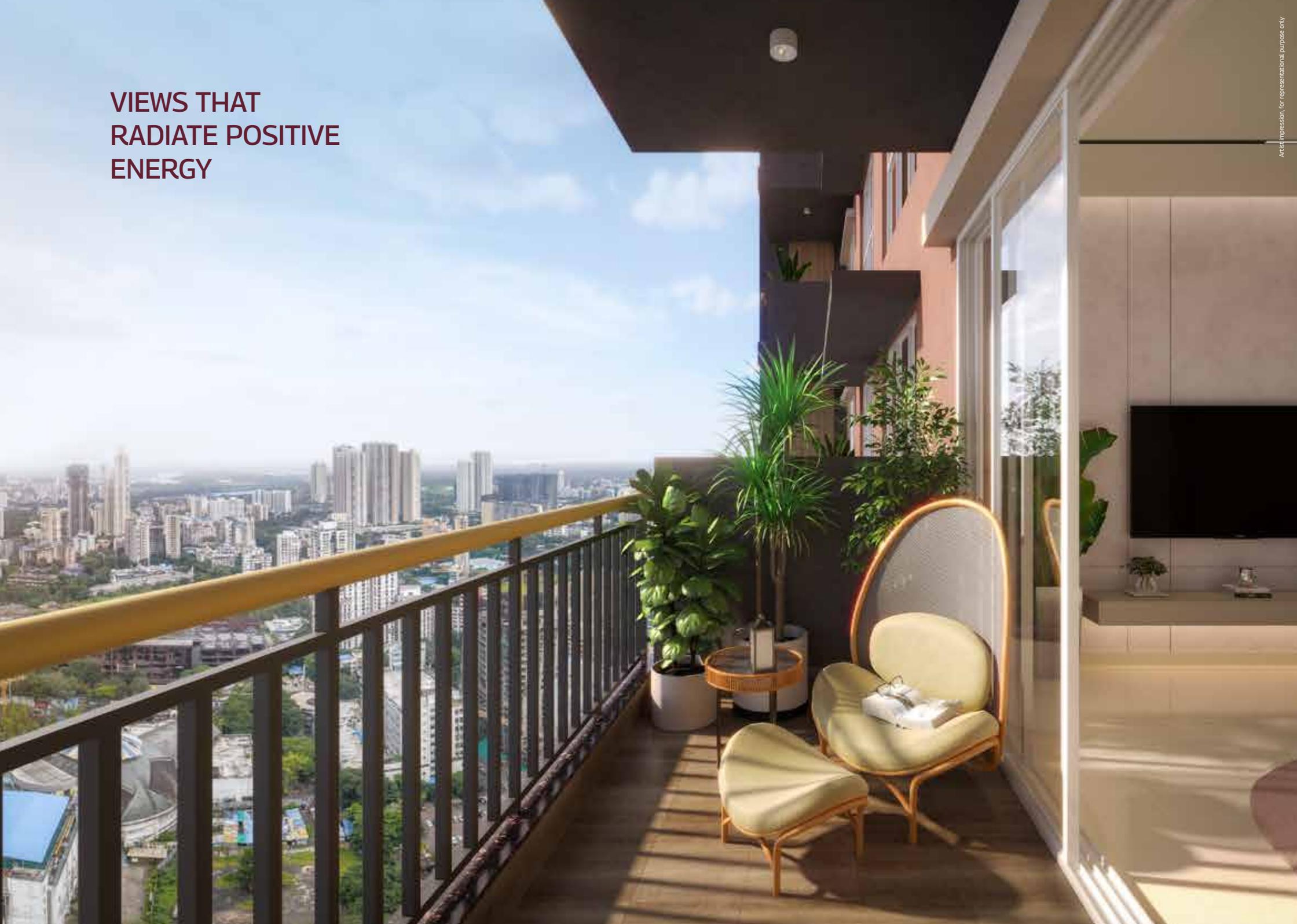
Senior Citizen Nook



Indoor Games Room



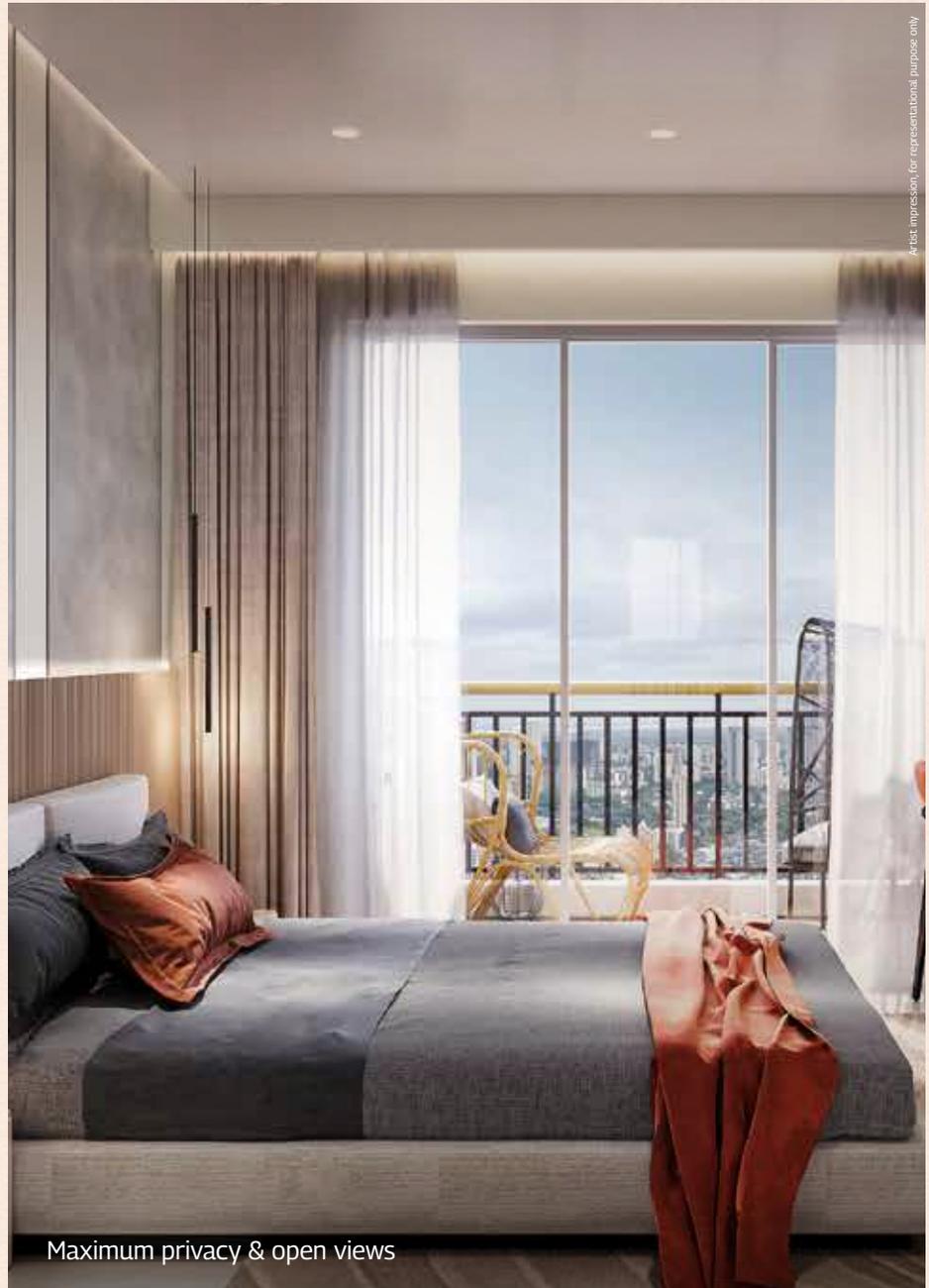
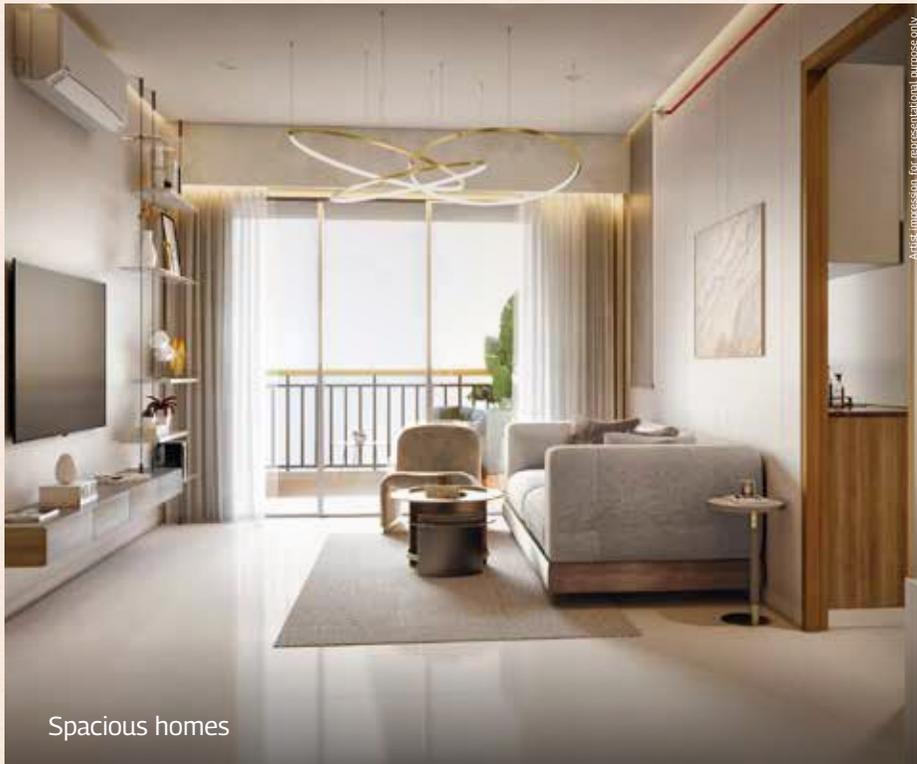
**VIEWS THAT
RADIATE POSITIVE
ENERGY**



ELEGANTLY DESIGNED

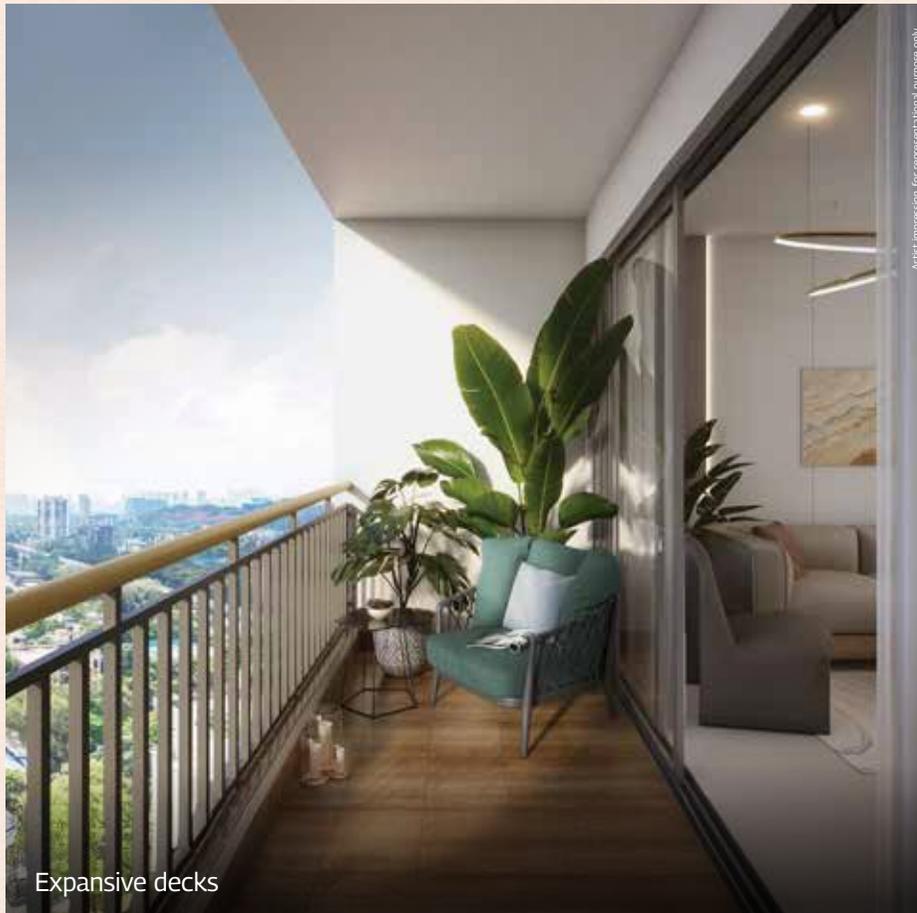
A RESIDENCE IMMERSED IN POSITIVE ENERGY

At Mahindra Codename64, each home is thoughtfully designed to reflect its residents' lifestyle, with thoughtful planning that offers a sense of seclusion, an abundance of natural light, and a gentle flow of air, ensuring a pleasant and positive environment all day.



A POSITIVELY LIGHTER FOOTPRINT

At Mahindra Codename64, sustainability meets opulent living through climate-responsive design, conscious construction, and resource-efficient systems, all thoughtfully rooted in the principles of a circular economy.





SUSTAINABLY POWERED

- Optimal building orientation to maximise sunlight and increase air circulation
- High-performance glass maximises sunlight with reduced heat gain
- Specialised paint reduces heat gain from roofs
- Energy-efficient equipment reduces power consumption
- Ideal window-to-wall ratio for better indoor temperature

WASTE MANAGEMENT INITIATIVES

- Reducing, reusing, and recycling waste during construction
- Procuring green products and materials
- Sustainable demolition



WATER CONSERVATION INITIATIVES

- 35% of water saved annually, reducing dependence on external water sources
- Low-flow water fixtures

*All figures mentioned are approximate and based on estimated calculations. Waste management to be carried out by third party service provider.

MASTER PLAN



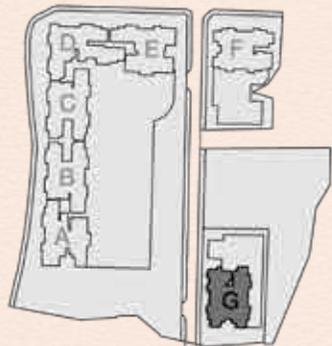
Artist impression, for representational purpose only

- 1 Multi-purpose Court
- 2 Amphitheatre
- 3 Podium Lawn
- 4 Kids' Play Area
- 5 Senior Citizen Nook
- 6 Yoga Deck
- 7 Outdoor Activity Area
- 8 Outdoor Gymnasium
- 9 Party Lawn
- 10 Swimming Pool With Deck
- 11 Pet Park
- 12 Floral Garden
- 13 Clubhouse:
 - Multi-purpose Hall
 - Indoor Games Room
 - Gymnasium
 - Indoor Badminton Court

MASTER FLOOR PLANS

2BHK - LUXURY - B

3BHK - DELUXE



KEY PLAN

2BHK - LUXURY - A

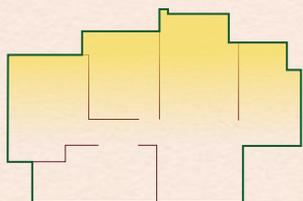
2BHK - LUXURY - A



TYOLOGY LAYOUTS

Unit - 01 - 2BHK - LUXURY - B

Area	sq.m	sq.ft
RERA Carpet Area	68.40	736.26
Balcony 1 (Living Room)	2.68	28.85
Total Area	71.08	765.11



Sunlight

The units are thoughtfully positioned to maximise natural lighting in every home

Unit - 02 - 3BHK - DELUXE

Area	sq.m	sq.ft
RERA Carpet Area	86.73	933.56
Balcony 1 (Living Room)	3.20	34.44
Total Area	89.93	968



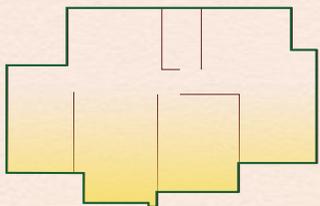
Sunlight

The units are thoughtfully positioned to maximise natural lighting in every home

TYOLOGY LAYOUTS

Unit - 03 - 2BHK - LUXURY - A

Area	sq.m	sq.ft
RERA Carpet Area	67.75	729.26
Balcony 1 (Living Room)	2.68	28.85
Total Area	70.43	758.11

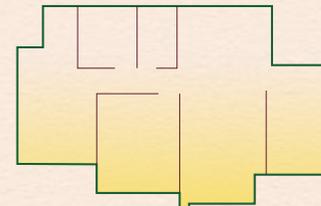


Sunlight

The units are thoughtfully positioned to maximise natural lighting in every home

Unit - 04 - 2BHK - LUXURY - A

Area	sq.m	sq.ft
RERA Carpet Area	67.75	729.26
Balcony 1 (Living Room)	2.68	28.85
Total Area	70.43	758.11



Sunlight

The units are thoughtfully positioned to maximise natural lighting in every home

SPECIFICATIONS:

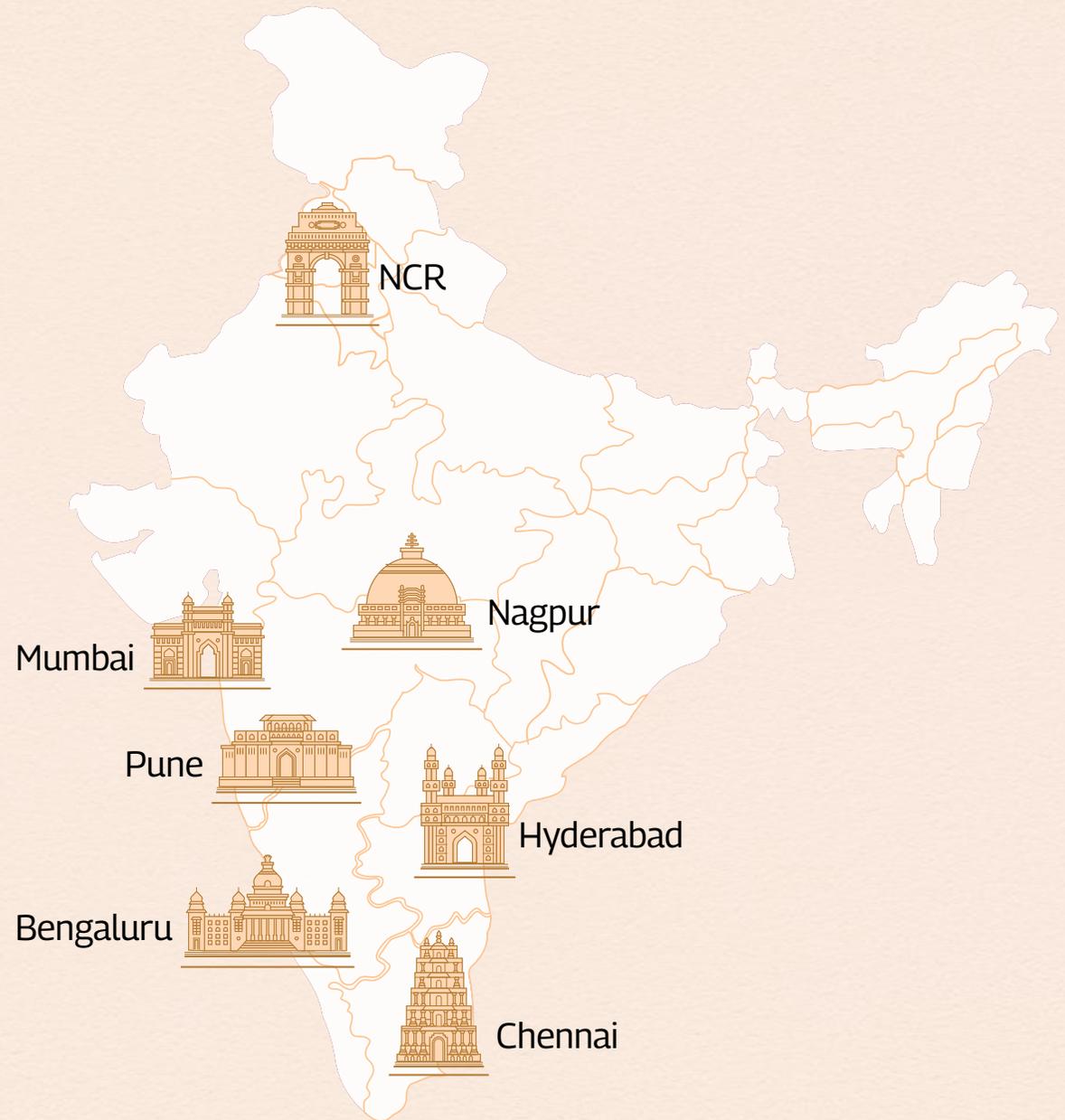
FLOOR FINISHES	
<ul style="list-style-type: none">• Living Room, Dining Room, Bedrooms and Kitchen• Balcony, Utility and Toilets	<ul style="list-style-type: none">• Vitrified Tiles• Ceramic Tiles
WALL FINISHES	
<ul style="list-style-type: none">• External Walls• Balcony and Utility• Living Room, Dining Room, Bedrooms and Kitchen• Dado for Toilets	<ul style="list-style-type: none">• Exterior grade acrylic texture paint.• Exterior grade emulsion paint.• Gypsum plaster & acrylic emulsion paint• Ceramic tiles dado
CEILING FINISHES	
<ul style="list-style-type: none">• Balcony and Utility• Living Room, Dining Room, Bedrooms and Kitchen• All Toilets	<ul style="list-style-type: none">• Exterior grade emulsion paint• Putty with OBD paint• Ceiling of master toilet & Common toilet: 2'x2' moisture resistant false ceiling
CP & SANITARY FITTINGS	
<ul style="list-style-type: none">• WC, Wash Basin and Bib Tap• Kitchen Sink	<ul style="list-style-type: none">• Jaquar or equivalent.• Futura or equivalent stainless-steel sink
DOORS & WINDOWS	
<ul style="list-style-type: none">• All Doors • Window	<ul style="list-style-type: none">• Main door - 1 hour fire rated, 45 mm thick solid core door.• Bedroom door - Engineered pre-hung premium quality door.• Toilet door - Engineered pre-hung premium quality door.• Living/Bedroom/Kitchen/Toilet• UPVC/ Aluminium (Powder-coated/Anodised) Windows

MAHINDRA LEGACY

Our India presence

Our development footprint spans **34.46 million sq. ft.** of completed, ongoing, and forthcoming residential projects across **7 Indian cities.**

5,000 acres of ongoing and forthcoming projects are under development and management at present, in our integrated cities, developments, and industrial clusters spread across four locations.



MAHINDRA LIFESPACE DEVELOPERS LTD.

Established in 1994, Mahindra Lifespaces brings Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry by driving residential communities and enabling business ecosystems.

DEVELOPMENT PORTFOLIO

- Premium residential projects
- Value homes under the 'Mahindra Happinest®' brand
- Integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands

ACCOLADES

- Became India's first real estate company to launch a Net Zero Energy Residential project
- First real estate company in India to have committed to the global Science Based Targets initiative (SBTi)
- Building a 100% green portfolio since 2014; steering towards carbon neutrality by 2040
- Championing research on green buildings tailored to India-specific climatic conditions
- Recipient of over 80 awards for ESG initiatives

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HOME of POSITIVE ENERGY

Office and site address

Mahindra Codename64, Navy Nagar Road, Malad West, Mumbai - 400056

 www.mahindralifespaces.com



The Project is registered with MahaRERA as "Mahindra Marina64 - Phase 1" bearing Registration no. PR1181012500087 valid upto 31/12/2029 available on <http://maharera.mahaonline.gov.in>. This Project is a phase of a larger Society Redevelopment Project undertaken by Mahindra Lifespace Developers Limited. The information contained herein is indicative of the kind of development that is proposed. All specifications of the Project will be as per the agreement for sale to be executed between the parties. Buyer Discretion advised. T&C Apply.