

+91 22 6747 8600

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

CIN: L45200MH1999PLC118949



28th November, 2025

BSE Limited	National Stock Exchange of India Limited
Corporate Services,	Exchange Plaza,
Piroze Jeejeebhoy Towers,	Bandra Kurla Complex,
Dalal Street, Mumbai – 400 001	Bandra (East), Mumbai 400051

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sirs/Madam,

This is with reference to our letters dated 18th September 2025 and 5th November, 2025 (letters enclosed), wherein the Company had informed regarding acquisition by the Company of stake held by Actis Mahi Holdings (Singapore) Private Limited (AMHSPL) in Mahindra Homes Private Limited (MHPL), subsidiary of the Company.

In this regard Share Purchase Agreement (SPA) has been executed, today at 09:10 pm amongst AMHSPL, the Company and MHPL for acquisition by the Company of the entire stake held by AMHSPL in MHPL resulting in MHPL becoming a wholly owned subsidiary of the Company.

The details as required under the SEBI Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 (as amended), are attached as 'Annexure A' to this letter.

This intimation is also available on the website of the Company at https://www.mahindralifespaces.com/investor-center/?category=material-disclosure-intimation.

For Mahindra Lifespace Developers Limited

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

Enclosure.: Annexure A



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CIN: L45200MH1999PLC118949



Acquisition (including agreement to acquire)

Sr. No.	Particulars	Information of such events		
a)	Name of the target entity, details in brief such as size, turnover etc.	Mahindra Homes Private Limited (MHPL) has bee incorporated on June 2, 2010 and currently ha Authorised Share Capital of Rs. 2,00,00,000/- an paid-up share capital of Rs. 84,45,950/- Following is the turnover of MHPL during the last three		
		years:		
		Rs. in crores		
		FY24-25 FY23-24 FY22-23		
		Nil 6.56 8.81		
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any	The Company has obtained valuation from ar independent valuer for ensuring arm's length basis.		
	interest in the entity being acquired?	MHPL is a subsidiary of the Company. None of the Promoter / Promoter group / Group companies of the		
	If yes, nature of interest and details	Company have any interest in the transaction excep		
	thereof and whether the same is done			
	at "arm's length"	Mahindra & Mahindra Limited, holding and promoter company of the Company.		
c)	Industry to which the entity being acquired belongs;			
d)	Objects and impact of	MHPL is a subsidiary of the Company. Consequent to		
	acquisition (including but not limited	the acquisition of shares, MHPL will becomes a wholly		
	to, disclosure of reasons for	owned subsidiary of the Company.		
	acquisition of target entity, if its			
	business is outside the main line of	f		
	business of the listed entity)			
e)	Brief details of any governmental or	Presently, no such approvals are required. Requisite		
	regulatory approvals required for the	approvals, if any, required to be obtained from time to		
	acquisition;	time, shall be obtained as may be applicable.		
f)	Indicative time period for completion	31st December 2025		
	of the acquisition;			



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g)	Consideration – whether cash	Cash conside	eration.		
0,	consideration or share swap or any				
	other form and details of the same;				
h)	Cost of acquisition and/ or the price at	The cost	of acquisitio	n of follow	wing shares
	which the shares are acquired;	aggregating t	o Rs. 86.40 C	Crores.	
		1 1	of Share and	number of s	shares
		No.			
			28 -Series A	<u> </u>	
			3 -Series B E	<u> </u>	
			1% Compuls	ory Convertib	ole
			ence Shares		75.05 / ///
					75:25 held by
		MLDL and Ad	•	-	of EO.EO hold
		#Carrying Economic Rights in the ratio of 50:50 held			
		by MLDL and Actis respectively. Subject to applicable statutory levies			
i)	Percentage of shareholding /	100%			
'/	control acquired and / or number of				
	shares acquired;				
	,				
j)	Brief background about the entity	Mahindra Ho	mes Private	Limited (MHF	PL) has been
	acquired in terms of products/line of	incorporated	on June 2, 20	10. MHPL is	a 74.35:25.65
	business acquired, date of	joint venture	between the	Company ar	nd Actis Mahi
	incorporation, history of last 3 years	Holding (Singapore) Private Limited ('Actis'),			
	turnover, country in which the	' '			
	acquired entity has presence and any				
	other significant information (in brief)				
		of project, 'Luminare – Phase 3' in Gurgaon.			aon.
		Following is	the turnover	of MHPL duri	ing the last 3
		Following is the turnover of MHPL during the last years: Rs. in crore			
		FY24-25	FY23-24	FY22-23]
		Nil	6.56	8.81	



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5th November, 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

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sirs/Madam,

Pursuant to Regulation 30 read with Para A of Part A of Schedule III and other applicable provisions of the SEBI Listing Regulations and with reference to our letter dated 18th September 2025 (letter enclosed), we wish to inform you that the shareholders of the Company vide Postal Ballot have approved the material related party transaction relating to acquisition of entire stake (Equity Shares and Compulsorily Convertible Preference Shares) held by Actis Mahi Holdings Singapore Private Limited ("AMHSPL") in Mahindra Homes Private Limited ("MHPL"), subsidiary of the Company. The voting results for the Postal Ballot were declared today and disclosed to the Stock Exchanges at 7:17 pm.

The details as required under the SEBI Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 (as amended), are attached as 'Annexure A' to this letter.

This intimation is also available on the website of the Company at https://www.mahindralifespaces.com/investor-center/?category=material-disclosure-intimation.

For Mahindra Lifespace Developers Limited

SRIRAM Digitally signed by SRIRAM KUMAR SRIRAM KUMAR Detectors 1922-11.05 Detectors 1922-11-05 Sriram Kumar Chief Financial Officer

Enclosure.: Annexure A



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CIN: L45200MH1999PLC118949



Annexure A

Details as per Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Acquisition (including agreement to acquire)

Sr.	Particulars	Information of such events
No. a)	Name of the target entity, details in brief such as size, turnover etc.	Mahindra Homes Private Limited (MHPL) has been incorporated on June 2, 2010 and currently has Authorised Share Capital of Rs. 2,00,00,000/- and paid-up share capital of Rs. 84,45,950/- Following is the turnover of MHPL during the last three years: Rs. in crores FY24-25 FY23-24 FY22-23 Nil 6.56 8.81
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	Yes, the proposed acquisition is a Related Party Transaction. The Company has obtained valuation from an independent valuer for the proposed acquisition, for ensuring arm's length basis. The shareholders of the Company have through an Ordinary Resolution passed through postal ballot have approved the material related party transaction. MHPL is a subsidiary of the Company. None of the Promoter / Promoter group / Group companies of the Company have any interest in proposed acquisition except to the extent of indirect shareholding held in MHPL by Mahindra & Mahindra Limited, holding and promoter company of the Company.
c)	Industry to which the entity being acquired belongs;	Real estate company engaged in the business of development of residential project(s).
d)	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	MHPL is a subsidiary of the Company. Consequent to the proposed acquisition of shares, MHPL will become a Wholly Owned Subsidiary (WOS) of the Company.



business

acquired,

incorporation, history of last 3 years

turnover, country in which the

acquired entity has presence and any

other significant information (in brief)

date

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

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joint venture between the Company and Actis Mahi

respectively. MHPL has completed a residential

project "Windchimes" at Bengaluru on approximately

5.90 acres and is currently developing the final phase

Following is the turnover of MHPL during the last 3 Rs. in crore

FY22-23

8.81

of project, 'Luminare - Phase 3' in Gurgaon.

FY23-24

6.56

Private

Limited

('Actis'),

(Singapore)

e)	Brief details of any governmental or	Presently, no s	such approv	als are requir	ed. Requisite
	regulatory approvals required for the	approvals, if ar	ny, required	to be obtaine	d from time to
	acquisition;	time, shall be obtained as may be applicable.			
f)	Indicative time period for completion	The same is e	stimated to	be completed	d within three
	of the acquisition;	months from th	ne date of ex	ecution of Sh	are Purchase
		Agreement (S	•		
		subject to fulfil			•
		be mutually	agreed bet	ween the C	ompany and
		AMHSPL.			
g)	Consideration – whether cash	Cash consider	ation.		
	consideration or share swap or any				
	other form and details of the same;				
h)	Cost of acquisition and/ or the price at				•
	which the shares are acquired;	following share	•		
		Actis in MHP			ot exceeding
		Rs. 86.40 crore		and number o	of charge
		71		es A Equity S	
			<u> </u>	B Equity Sha	
			·	pulsory Conv	
		11 .	eference Sh		
		*Carrying Voting Ri	ights in the ratio	o of 75:25 held by	y MLDL and Actis
		respectively. #Carrying Economic	Rights in the ra	etic of 50:50 held h	by MLDL and Actis
		respectively.	Trights III the re	and or do.do nerd i	by WEDE and Actio
i)	Percentage of shareholding /	Shareholding F			
	control acquired and / or number of	Particulars	MLDL	Actis	
	shares acquired;	│ Pre	74.35%	25.65%	
	Silares acquired,				
		Post	100%	0%	
j)	Brief background about the entity acquired in terms of products/line of		nes Private	Limited (MHF	

Holding

years:

FY24-25

Nil



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September 18, 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

Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

Dear Sirs/Madam,

Pursuant to Regulation 30 read with Para A of Part A of Schedule III and other applicable provisions of the SEBI Listing Regulations, we wish to inform you that the Board of Directors of the Mahindra Lifespace Developers Limited ("the Company/MLDL") at its meeting held on September 18, 2025, has, subject to shareholders approval, considered and approved the proposal to acquire entire stake (Equity Shares and Compulsorily Convertible Preference Shares) held by Actis Mahi Holdings Singapore Private Limited ("Actis") in Mahindra Homes Private Limited ("MHPL"), subsidiary of the Company. Consequent to completion of the aforesaid transaction, MHPL would become a Wholly Owned Subsidiary (WOS) of the Company.

The details as required under the SEBI Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 (as amended), are attached as 'Annexure A' to this letter.

The Board Meeting commenced at 12:38 pm and concluded at 1:00 pm.

This intimation is also available on the website of the Company at https://www.mahindralifespaces.com/investor-center/?category=material-disclosure-intimation.

For Mahindra Lifespace Developers Limited

AVINASH
ASHOK
BAPAT

Digitally signed by AVINASH ASHOK
BAPAT
Date: 2025.09.18
13:11:38 +05'30'

Avinash Bapat Chief Financial Officer

Enclosure.: Annexure A



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CIN: L45200MH1999PLC118949



Annexure A

Details as per Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Acquisition (including agreement to acquire)

Sr.	Particulars	Information of such events			
No.					
a)	Name of the target entity, details in brief such as size, turnover etc.	Mahindra Homes Private Limited (MHPL) has been incorporated on June 2, 2010 and currently has Authorised Share Capital of Rs. 2,00,00,000/- and paid-up share capital of Rs. 84,45,950/- Following is the turnover of MHPL during the last three years: Rs. in crores			
		FY24-25 FY23-24 FY22-23 Nil 6.56 8.81			
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired?	I Yes, the proposed acquisition is a Related Part Transaction and shall be undertaken on arm's lengt basis.			
	If yes, nature of interest and details thereof and whether the same is done at "arm's length"	MHPL is a subsidiary of the Company. None of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promoter group / Group companies of the list Promoter / Promote			
c)	Industry to which the entity being acquired belongs;	Real estate company engaged in the business of development of residential project(s).			
d)	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	of MHPL is a subsidiary of the Company. Consequent to the proposed acquisition of shares, MHPL without become a Wholly Owned Subsidiary (WOS) of the Company.			
e)	Brief details of any governmental or regulatory approvals required for the acquisition;	Presently, no such approvals are required. Requisite approvals, if any, required to be obtained from time to time, shall be obtained as may be applicable.			
f)	Indicative time period for completion of the acquisition;	The proposed acquisition is subject to approval of the shareholders. The same is estimated to be completed			



business

acquired,

other significant information (in brief)

date

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

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		within three	months from	the date of	execution of
			hase Agreem	, ,	
		approvals a	nd subject to	o fulfilment o	of terms and
		conditions a	s may be mu	tually agreed	between the
		Company ar	nd Actis.		
g)	Consideration – whether cash	Cash consid	eration.		
	consideration or share swap or any				
	other form and details of the same;				
h)	Cost of acquisition and/ or the price at	Subject to	shareholders	approval, a	cquisition of
	which the shares are acquired;	following sha	ares having fa	ce of Rs. 10/-	each held by
		Actis in Mh	IPL at a cor	nsideration no	ot exceeding
		Rs. 90 crore	in aggregate:		
		Sr. No.	Type of Share	and number of	of shares
		1. 2	2,05,628 -Serie	es A Equity SI	nares*
		2.	1,043 -Series	B Equity Sha	res#
		3.	- 0.01% Com	pulsory Conv	ertible
			Preference Sh	ares	
			Rights in the ratio	o of 75:25 held by	MLDL and Actis
		respectively.	mic Rights in the ra	atio of 50:50 held h	ov MLDL and Actis
		respectively.	o ragino iii are re	07 00.00 77074 2	y mese and none
i)	Percentage of shareholding /	Shareholding	g Pattern of M	HPL:	
	control acquired and / or number of	Particulars	MLDL	Actis	
	shares acquired;	Pre	74.35%	25.65%	
		Post	100%	0%	
j)	Brief background about the entity	Mahindra H	omes Private	Limited (MHF	PL) has been

acquired in terms of products/line of incorporated on June 2, 2010. MHPL is a 74.35:25.65 joint venture between the Company and Actis Mahi incorporation, history of last 3 years Holding (Singapore) Private Limited ('Actis'), turnover, country in which the respectively. MHPL has completed a residential project "Windchimes" at Bengaluru on approximately acquired entity has presence and any 5.90 acres and is currently developing the final phase of project, 'Luminare - Phase 3' in Gurgaon.

> Following is the turnover of MHPL during the last 3 years: Rs. in crore

FY24-25	FY23-24	FY22-23
Nil	6.56	8.81