

January 31, 2025

To,

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

<b>Security</b>	<b>BSE</b>	<b>NSE</b>	<b>ISIN</b>
Equity Shares	532313	MAHLIFE	INE813A01018


Sub: Intimation under Regulation 30(2) and other applicable provisions of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)-Investor Presentation for the third quarter and nine months ended December 31, 2024

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Dear Sir / Madam,

The Board of Directors of the Company at its meeting held today, January 31, 2025, which commenced at 4.37 pm and concluded at 6.30 pm has inter alia approved unaudited standalone and consolidated Financial Results for the third quarter and nine months ended on December 31, 2024.

Pursuant to Regulation 30 read with Schedule III and other applicable provisions of SEBI Listing Regulations, please find enclosed herewith Earnings presentation on the Company’s financial & operational results for the third quarter and nine months ended on December 31, 2024.



The same is also uploaded on the website of the Company at  
<https://www.mahindralifespaces.com/investor-center/?category=investor-presentation>.

**Yours faithfully,**  
**For Mahindra Lifespace Developers Limited**

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

Enclosure.: as above



# Investor Presentation

Q3 FY2025

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The Company uses carpet areas as per RERA in its customer communication. However, the data in saleable area terms has been referred in this Presentation, to enable continuity of information to investors and shall not be construed to be of any relevance to home buyers / customers. The information given in this Presentation does not purport or tantamount to any disclosure under RERA and should not be construed to be or constitute advertisements, solicitations, marketing, offer for sale, invitation to offer, invitation to acquire including within the purview of RERA.

The operating numbers mentioned in the Presentation are for the Company and its subsidiaries / joint ventures / associates engaged in the real estate business (mainly MLDL, MHPL, MBDL, MHDL, MWCDL, MWCJL, MIPCL & MIPPL).



# MLDL Overview

# THE MAHINDRA GROUP



**\$23B+**

GROUP TURNOVER



**260,000+**

EMPLOYEES



**100+**

COUNTRIES



**20+**

INDUSTRIES



India's number 1 SUV manufacturer by revenue market share; strong pipeline of EV products



World's largest tractor company by volume



Amongst India's leading IT service providers



India's leading vehicle financing NBFC, AUM of ~Rs 1.1 Lac Cr



Pioneering IC&IC business and residential developments



Number 1 timeshare company outside of the USA

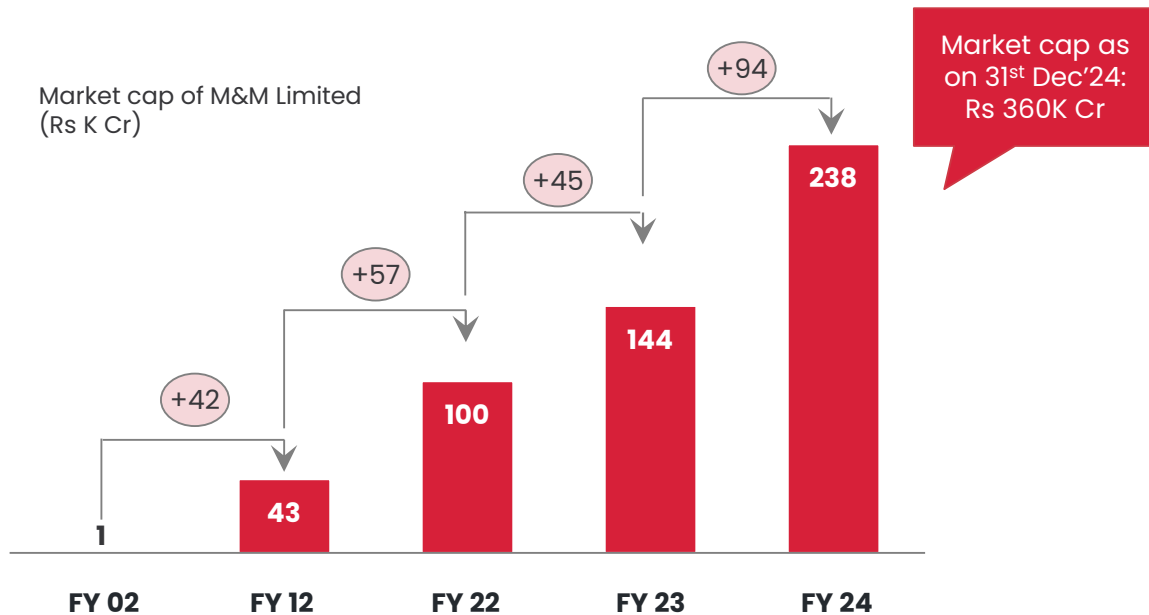


Amongst India's largest 3<sup>rd</sup> party logistics service providers



Multiple other businesses including Renewables, Steel Processing, Technology, Aerospace and Defence, Used Car Marketplace

# Mahindra Group created significant value in the last two decades; MLDL a key priority for the Group



Mahindra Lifespaces is identified as a **Growth Gem** by Mahindra Group



Mahindra Group **fully committed** to support MLDL's growth aspirations



MLDL planning to scale its business 5X (Rs 8-10K Cr) over the next 5 years

# MLDL AT A GLANCE

**mahindra LIFESPACES**

**Rs 7,177 Cr Market Cap** as on 31<sup>st</sup> Dec'24

## Residential Business

**50+ projects** since 1996 (39.44 msft);  
19k+ satisfied customers

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**Strategic partnerships** with Actis and  
HDFC Capital

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**CDP A rating;** Industry-first 3 Net zero  
projects

## IC&IC Business

**2 World Cities, 3 Industrial parks;**  
Industrial Developer since 1994

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**Strategic partnerships** with TIIDCO,  
RIICO, IFC and Sumitomo

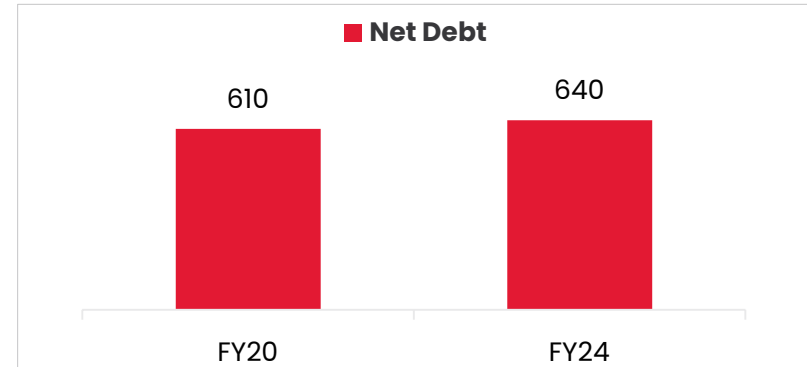
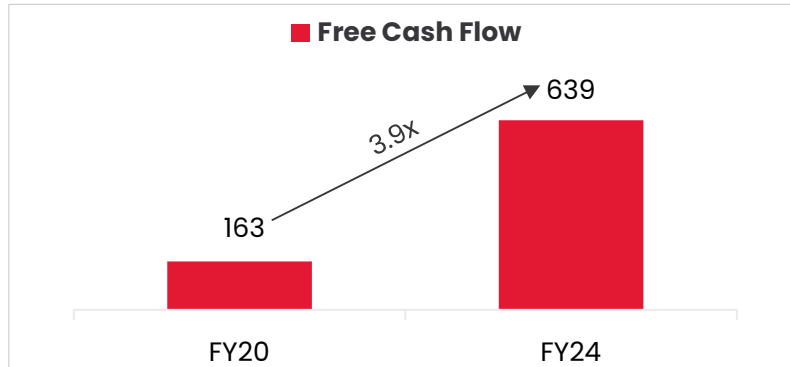
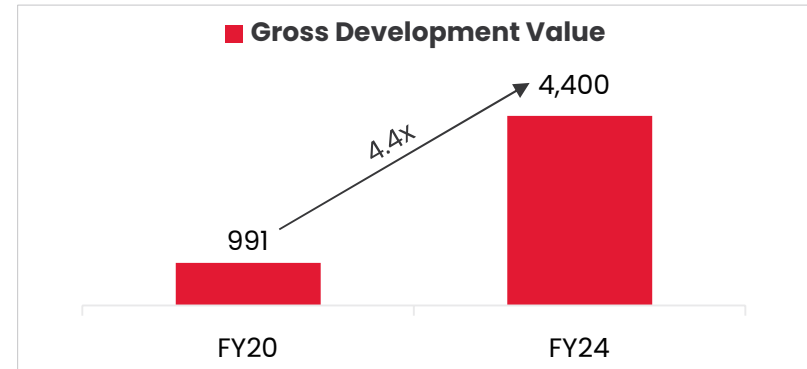
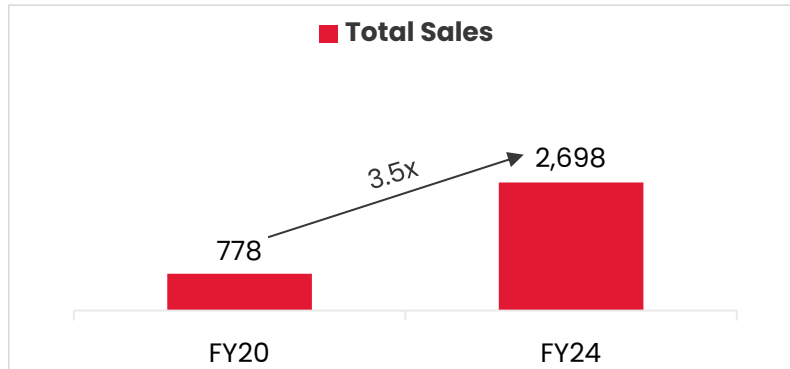
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**254 clients** from 15+ countries



# OUR JOURNEY SO FAR

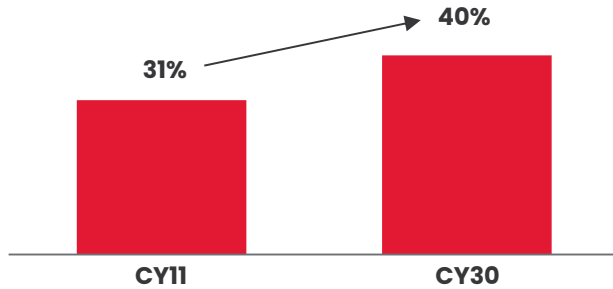
All figures are in Rs Cr



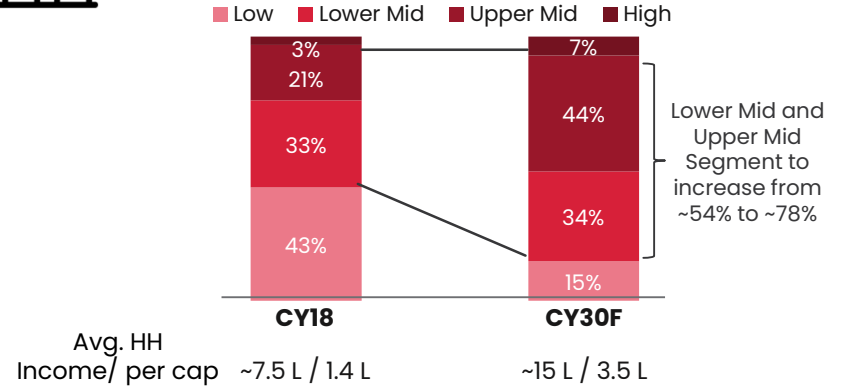
# KEY INDUSTRY DRIVERS



## Increasing urbanization...



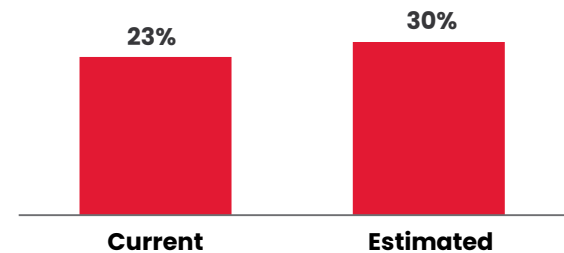
## ...Household income...



## ...& Regulatory reforms...



## ...Have led to "flight to quality"

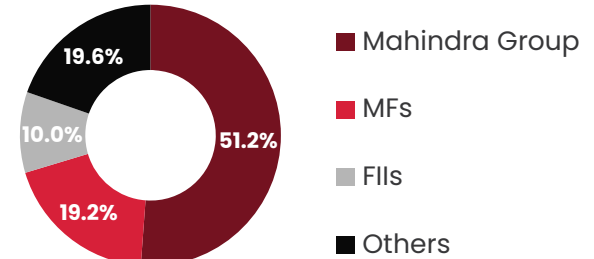


# STOCK PERFORMANCE AND DRIVERS

Stock generated 40% CAGR over the past 4 years



## Shareholding Pattern (%)



## Key Drivers



**Scale-up in business development and pre-sales**



**Unique IC&IC business**



**Strong operating cash flows**



**Strong capabilities across value chain**



**Best-in-class talent**

## Key Institutional Investors

### Top MFs

Kotak Mahindra AMC  
SBI Funds Management  
HSBC Holdings  
ICICI Prudential AMC  
Bandhan AMC

### Top FIs

Vanguard Group  
Goldman Sachs  
Dimensional Holdings  
Blackrock  
Robeco Capital

# ACCOLADES

We have been recognized in many areas i.e., Home-Buying Experience, and Technology-led Campaigns

## Construction Excellence



Real estate Company of the year – West

## Sustainability



Carbon Disclosure Project 2022, 2023 & 2024 – 3 years in a row



Green Townships Rating:  
'Platinum' – MWC Chennai  
Green Homes Rating:  
'Platinum' – Antheia,  
'Gold' – Windchimes and Vivante



Decarbonization Excellence Awards 2024 - ISHRAE

## Technology Excellence

For India's 1st home-buying experience on the Metaverse launched via a Scannable QR Code



The Drum Awards  
Marketing APAC



## Brand Disruption

BRAND EQUITY.com



ET Brand Equity – Brand Disruption Award



BW Merit Award – Use of events

# MLDL HAS A STRONG RIGHT TO WIN

## Bold ambition

Drive profitable growth to 8K - 10K Cr sales  
(GDV addition of Rs 45K Cr)

### **1** Well-engineered portfolio choices

Depth in 3 core markets (MMR, Pune, Bengaluru)  
Focus on Premium / mid-premium segments  
Exit affordable segment

### **2** Robust BD engine

Systematic BD process, supersized deals  
Strong approvals engine  
Strict adherence to financial guardrails

### **3** Superior customer experience

Superior designs (highest PSI)  
Sustainability-led themes  
Customer centric innovation (usable space, large decks)

### **4** Project execution excellence

"First time right" approach to quality  
On-time delivery  
Standardization in design and specs

### **5** IC&IC value maximization

PLI, local manufacturing and China+1 themes  
Monetization of IC&IC assets  
Selective EN (Existing location, New land) investments

### **6** Robust financial discipline

Rigorous IRR tracking  
Prudent capital allocation  
Strategic funding to support growth

## Future proof Mlife

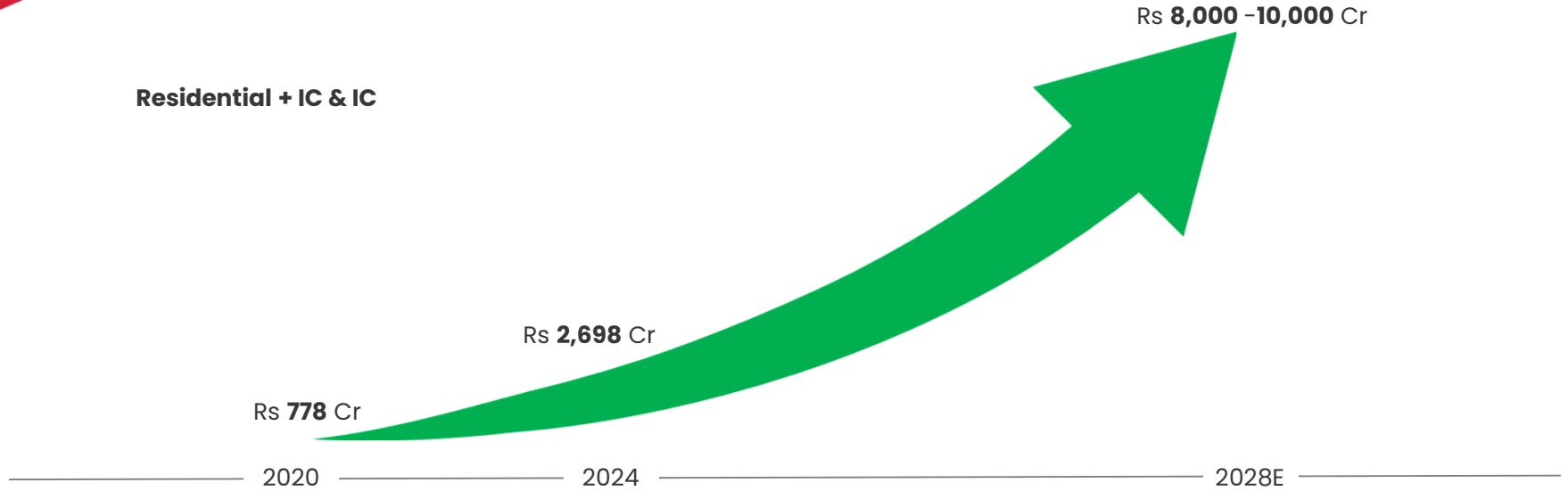
High quality talent model

High performance culture

New technologies

# OUR GROWTH ASPIRATION: Rs 8 – 10K Cr

Residential + IC & IC



## KEY PRIORITIES

### Residential

Rs 45K Cr of cumulative GDV

"WOW" customer experience

Planned funding to support growth

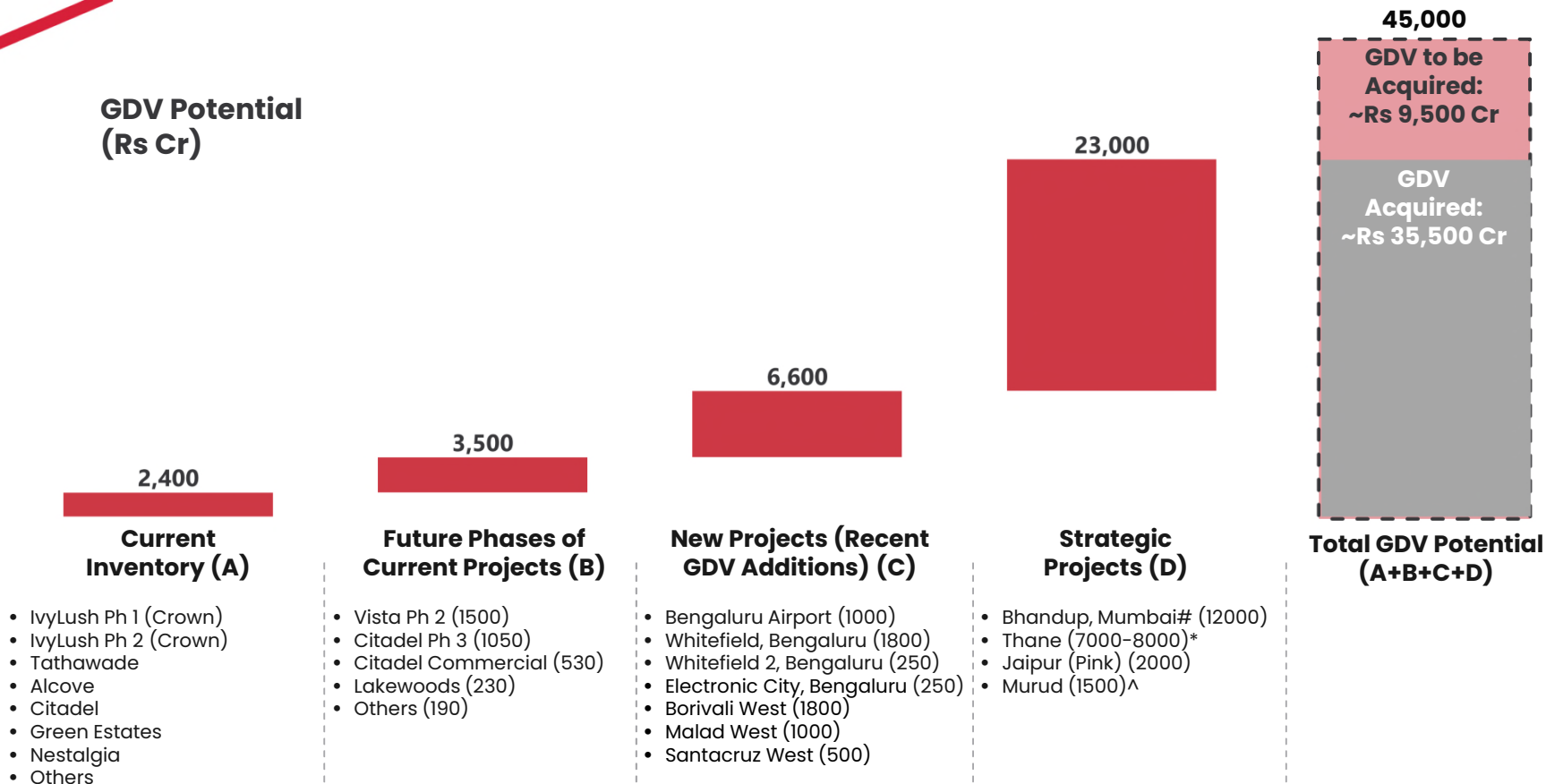
### IC & IC

Accelerated leasing

Unlocking value (Rs 1,500-2,000 Cr of PAT over the next 10 years)

# HIGH VISIBILITY TO OUR RESI GROWTH PLAN

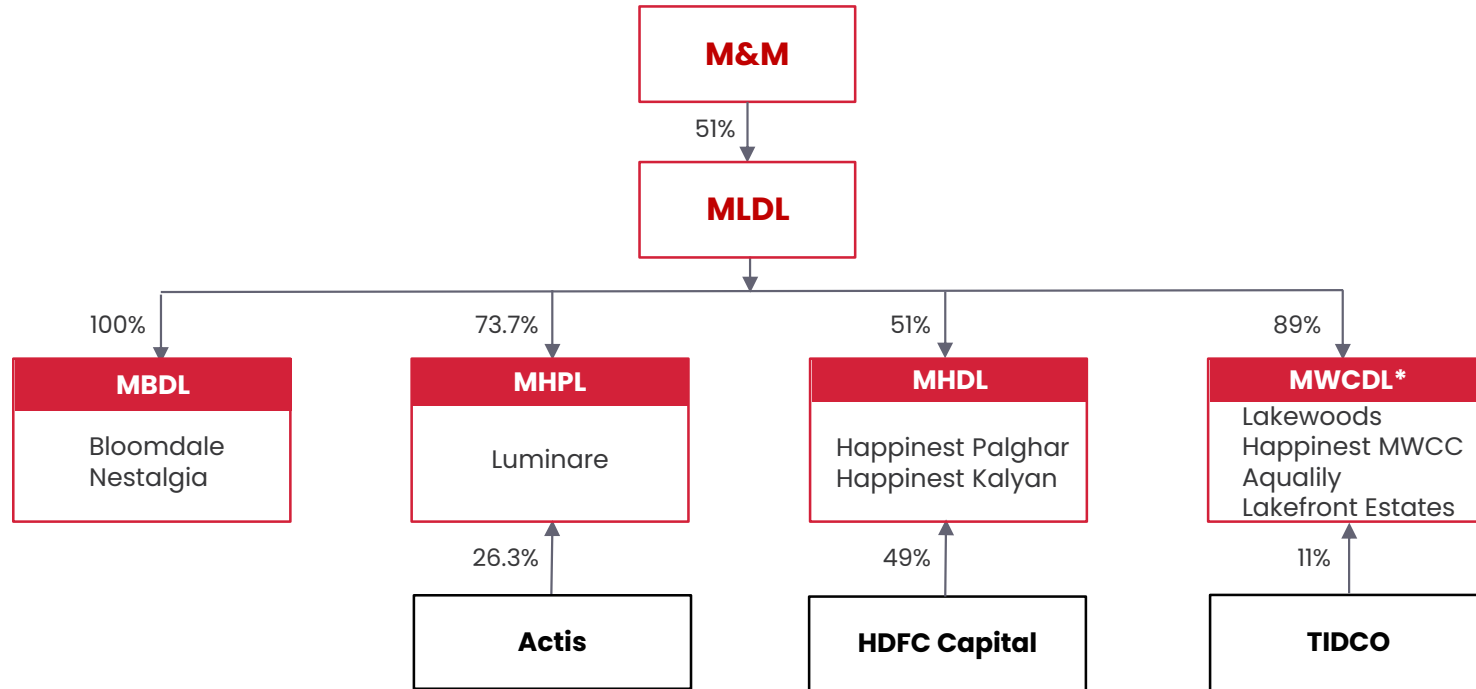
## GDV Potential (Rs Cr)



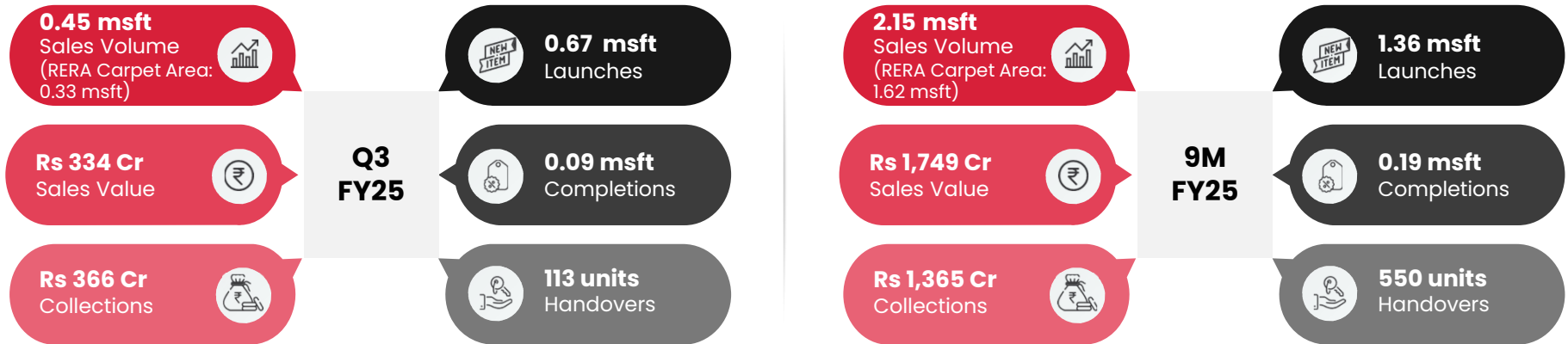
# MLDL Residential



# RESIDENTIAL – STRUCTURE OVERVIEW



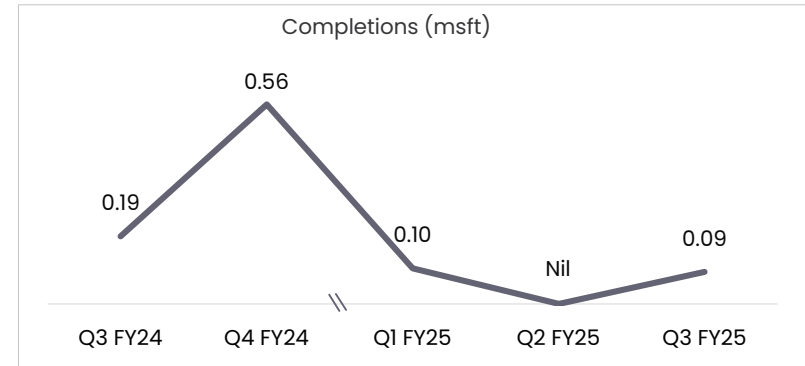
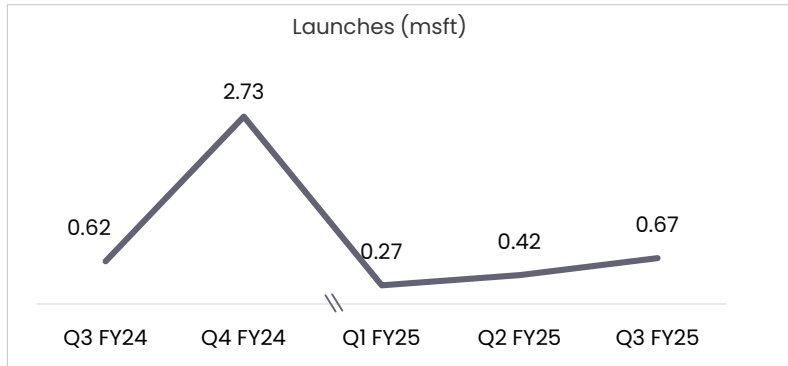
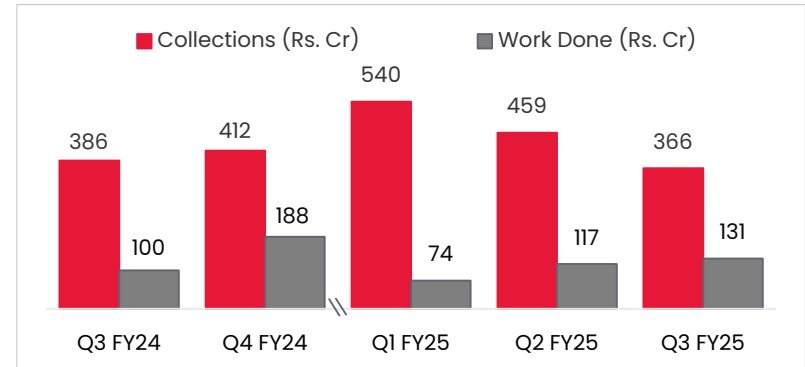
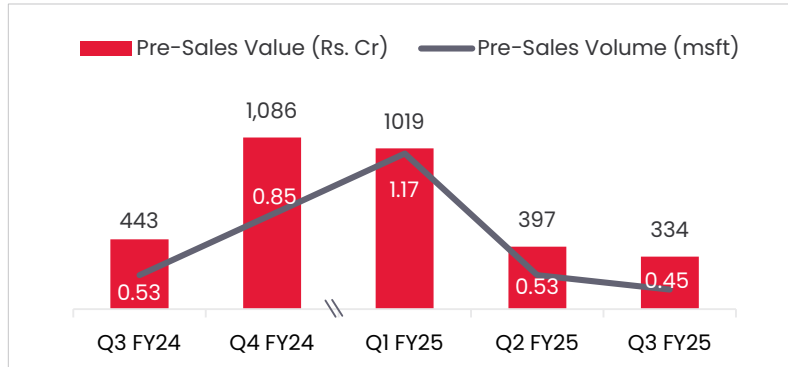
# RESIDENTIAL – Q3 & 9M FY25 OPERATIONAL HIGHLIGHTS



# GDV Additions of Rs 15,000 Cr so far this year

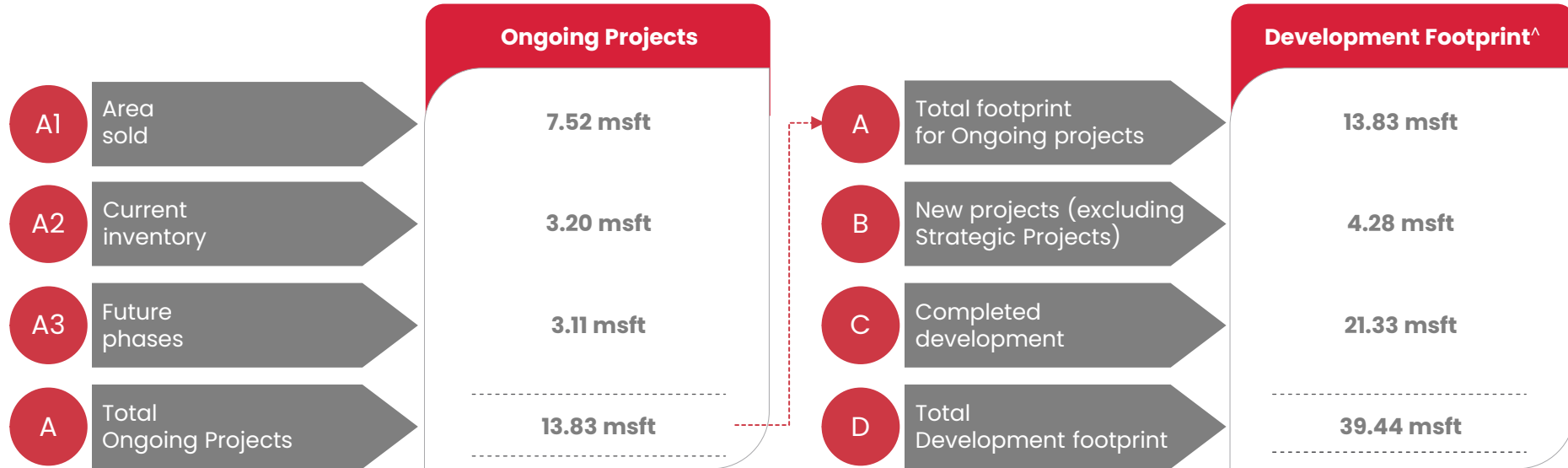
Location	Borivali West, Mumbai	Electronic City, Bengaluru	Bhandup, Mumbai	Near Airport, Bengaluru
Acreage	3.7	2.4	36.9	8.2
Date of Acquisition	Jul'24	Jul'24	Nov'24	Jan'25
GDV (Rs Cr)	~1,800	250	~12000	1,000
Salient Features	<ul style="list-style-type: none"> <li>Borivali West is well-connected upscale locality</li> <li>Our third such society redevelopment project in Mumbai</li> </ul>	<ul style="list-style-type: none"> <li>Located adjacent to our existing project 'Mahindra Zen'</li> <li>Deepens our presence in the micro market</li> </ul>	<ul style="list-style-type: none"> <li>Strategically located offering excellent connectivity to central business districts</li> <li>Planned to be launched in multiple phases</li> </ul>	<ul style="list-style-type: none"> <li>Strategically located with proximity to International airport, IT hubs, commercial offices</li> </ul>

# RESIDENTIAL – QUARTERLY TREND



# RESIDENTIAL – SCALE OF OPERATIONS

MLDL is pioneering development of green homes and thoughtfully designed living spaces



Note: Potential development is subject to change in area statement; Above figures are based on saleable area (msft)

<sup>^</sup>Area for Strategic projects of Bhandup, Thane, Jaipur and Murud not included in the Total development footprint

# RESIDENTIAL – PORTFOLIO SUMMARY (1/2)

Ongoing Projects

Project Name	Area Sold (msft) (A)	Sales Value (Rs Cr)	Current Inventory (msft) (B)	Inventory Value (Rs Cr)	Project Completion (%)	Future Phases of Ongoing Projects (msft) (C)	Value of Future Phases (Rs Cr)	Total Development (msft) (A+B+C)
Vista	0.74	1098	0.05	70	43%	0.89	1500	1.69
Alcove #	0.29	415	0.10	30	50%	-	-	0.39
Meridian	0.15	32	0.08	30	88%	-	-	0.23
Happinest Palghar 2	0.21	76	0.15	60	50%	-	-	0.36
Happinest Kalyan 1	0.47	268	0.03	20	91%	-	-	0.50
Happinest Kalyan 2	0.49	260	0.59	330	35%	0.12	80	1.21
Nostalgia	0.39	312	0.14	130	49%	-	-	0.53
IvyLush	0.51	398	1.01	1000	22%	-	-	1.52
Citadel	0.83	669	0.35	325	19%	1.42	1580	2.60
Happinest Tathawade	0.98	660	0.22	200	53%	-	-	1.20
Luminare#	0.44	691	-	-	77%	-	-	0.44
Eden	0.80	625	-	-	56%	-	-	0.80
Zen	0.47	482	0.01	20	29%	-	-	0.48
Lakewoods	0.09	46	0.10	50	58%	0.43	230	0.62
Green Estates	0.29	107	0.31	105	55%	0.13	50	0.73
Lakefront Estates	-	-	-	-	-	0.05	20	0.05
Aqualily 2D	-	-	-	-	-	0.07	40	0.07
Happinest MWCC	0.36	155	0.05	30	65%	-	-	0.41
<b>Ongoing Projects (A)</b>	<b>7.52</b>	<b>6293</b>	<b>3.20</b>	<b>2400</b>	<b>44%</b>	<b>3.11</b>	<b>3500</b>	<b>13.83</b>

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD). Future development is subject to change

# RESIDENTIAL – PORTFOLIO SUMMARY (2/2)

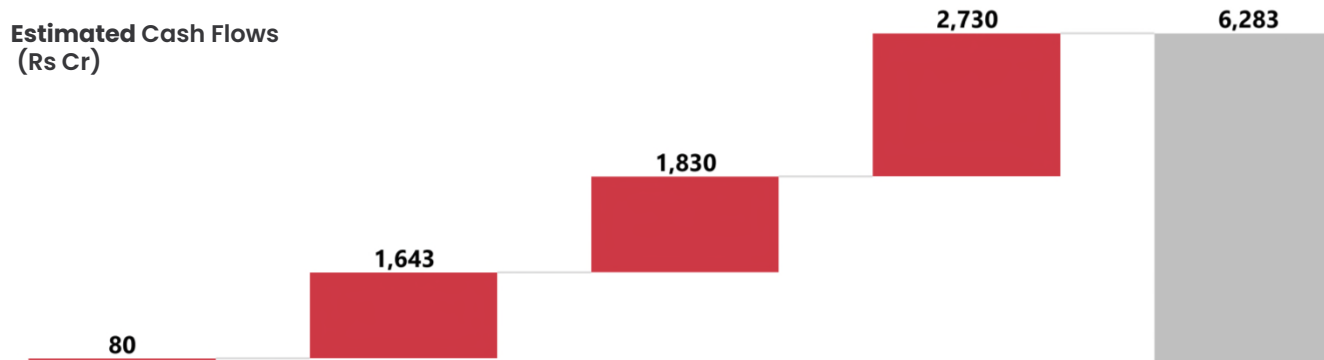
## New Projects & Strategic Projects

Segments	Project Name	Future Development (msft)	Estimated GDV potential (Rs Cr)
New Projects (Recent GDV Additions)	Near Bengaluru Airport	0.95	1000
	Whitefield, Bengaluru	1.36	1800
	Whitefield 2, Bengaluru	0.22	250
	Electronic City, Bengaluru	0.24	250
	Borivali W	0.92	1800
	Malad W	0.45	1000
	Santacruz W	0.15	500
<b>Total New Projects (B)</b>		<b>4.28</b>	<b>6600</b>
Strategic Projects	Bhandup#		12000
	Thane		7000-8000
	Jaipur (Pink)		2000
	Murud		1500
<b>Total Strategic projects (C)</b>			<b>23000</b>
<b>Total Area sold + Inventory + Future Phases + New projects + Strategic projects (A+B+C)</b>		<b>18.11<sup>^</sup></b>	<b>35500</b>
<b>Completed development (D)</b>		<b>21.33</b>	
<b>Total development footprint (A+B+C+D)</b>		<b>39.44</b>	

Note: Above figures are based on saleable area (msft), unless specified & includes JD partner's share wherever applicable. | #Project under Joint Development (JD). Future development is subject to change; ^ Area for Strategic projects of Bhandup, Thane, Jaipur and Murud not included in the Total development footprint

# RESIDENTIAL – SUSTAINABLE FUTURE CASH FLOWS

Strategic projects (Bhandup, Thane, Pink and Murud) referred in slide 12 are not included in the Cash flow estimates



	Ready to move Inventory	Ongoing Projects (incl. Current Inventory)	Future Phases of Current Projects	New Projects (Recent GDV Additions)	Estimated Cashflow
Sold Units / Estimated Sales <sup>^</sup>	80	8,693 (6293 + 2400)	3,500	6,600	18,873
(-) Amount already collected	-	(3,200)	-	-	(3,200)
(-) Estimated Construction Cost <sup>#</sup>	-	(3,850)	(1,670)	(3,870)	(9,390)
<b>Net amount to be collected</b>	<b>80</b>	<b>1,643</b>	<b>1,830</b>	<b>2,730</b>	<b>6,283</b>

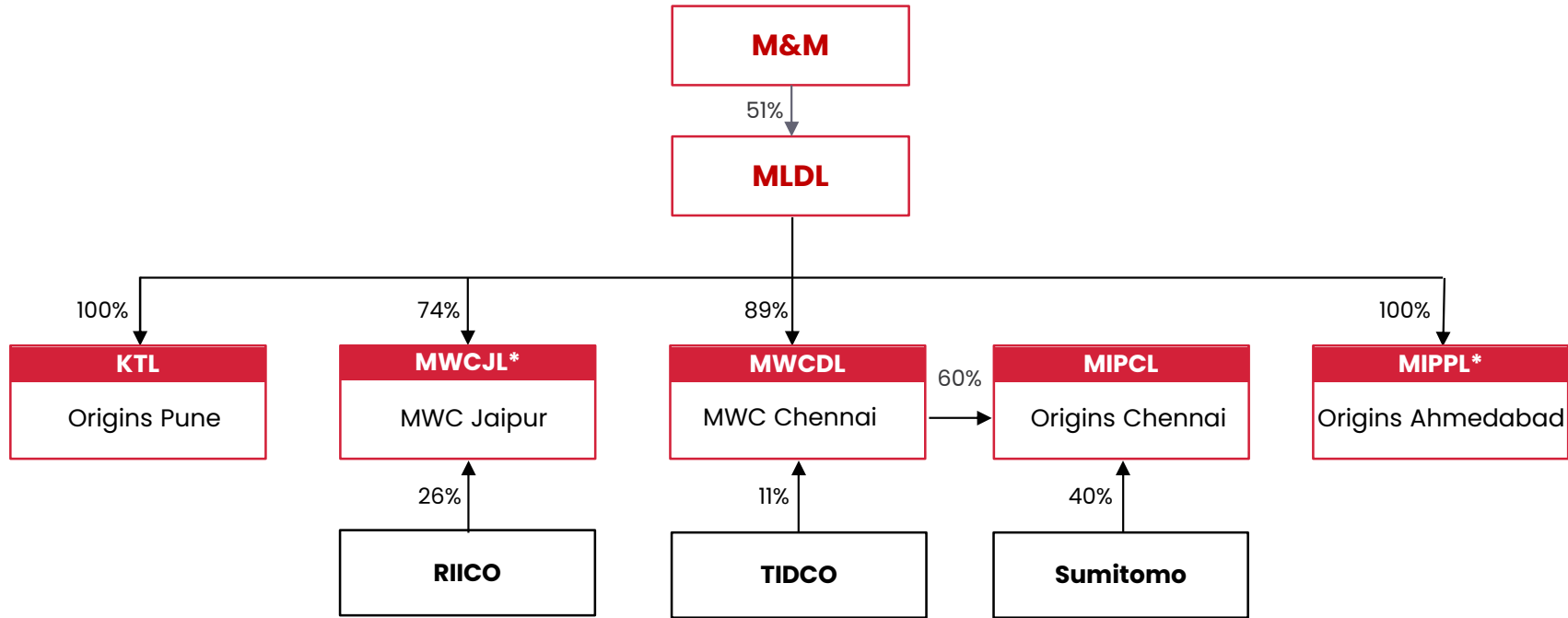
Note: \* Does not include cash flow potential of "Land Bank", ^ Estimated sales value is based on management estimates, # Construction costs are based on management estimates and includes unspent land/FSI related costs





**MLDL IC & IC**

# IC & IC – STRUCTURE OVERVIEW



# IC&IC BUSINESS SUMMARY

IC&IC Locations	Gross area (acres) (A)	Net Leasable area (acres) (B)	Net Leased area (acres) (C)	Available for lease net (acres) (D = B-C)
MWC Jaipur	2,946	1,917	1,100	817
MWC Chennai	1,594	1,216	1,091	125*
Origins Chennai 1	307	229	161	68
Origins Chennai 2	240	163	0	163
Origins Pune**	312	218	0	218
Origins Ahmedabad	338	243	0	243
<b>Total</b>	<b>5,737</b>	<b>3,986</b>	<b>2,352</b>	<b>1,634</b>

**Expected to ~Rs 1,500 - 2,000 Cr of PAT over next 10 years**

\* Includes 50 acres of OBL Land

\*\*Origins Pune (Bhor) is forthcoming with gross planned area of ~500 acres; currently in land acquisition stage.

# IC & IC – OPERATIONAL

## Q3 FY2025

**12.4** acres leased to **5** customers for Rs **45.7** Cr:

- **MWC Jaipur:** Leased 7.9 acres to 3 customers for Rs 31.0 Cr
- **Origins Chennai:** Leased 4.5 acres to 2 customers for Rs 14.7 Cr

## 9M FY2025

**47.3** acres leased to **18** customers for Rs **208.9** Cr:

- **MWC Jaipur:** Leased 37.2 acres to 15 customers for Rs 143.4 Cr
- **MWC Chennai:** Leased 5.6 acres to 1 customer for Rs 25.7 Cr and Other operating income of Rs 25.1 Cr
- **Origins Chennai:** Leased 4.5 acres to 2 customers for Rs 14.7 Cr




### Nov'24: Continuing partnership with Sumitomo Corporation

225 Cr investment by MLDL and Sumitomo for the expansion of Phase 2 at Origins Chennai




# IC & IC – SCALE OF OPERATIONS

Pioneer in this business with pan India presence across Golden Quadrilateral and Delhi-Mumbai Industrial Corridor

## Integrated Cities

	<b>MWC Chennai</b>	<b>MWC Jaipur</b>
 <b>Distance to City</b>	60 Km	20 Km
 <b>Partnership</b>	TIDCO	RIICO
 <b>Gross Area</b>	1524 Acres	2946 Acres

## Industrial Clusters

	<b>Origins Chennai</b>	<b>Origins Ahmedabad</b>
 <b>Distance to City</b>	35 Km	75 Km
 <b>Partnership</b>	Sumitomo	IFC
 <b>Gross Area</b>	307 Acres	340 Acres



Plug 'n'  
play  
infrastructure



Hassle  
free  
Transaction



Sustainable and  
smart  
Solutions



Partnership  
with  
Government



Access to  
Skilled  
workforce



Existing ecosystem of  
Customers and  
Suppliers



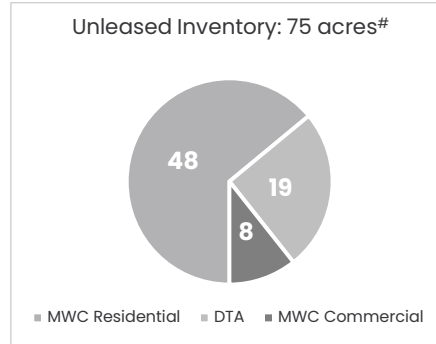
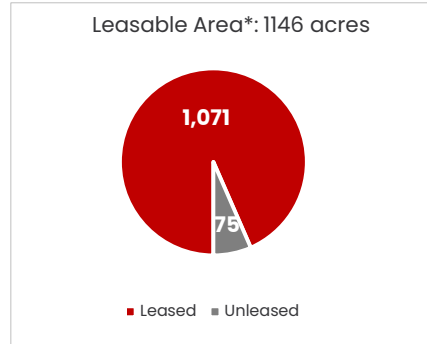
Business  
Support  
Services



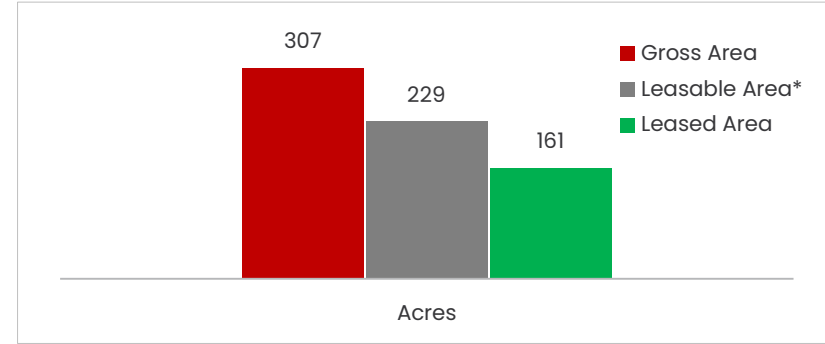
Co-located residential  
spaces with social  
Infrastructure

# IC & IC – LEASED AREA

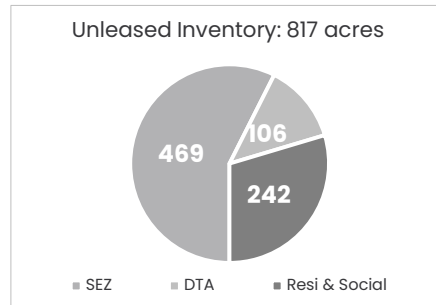
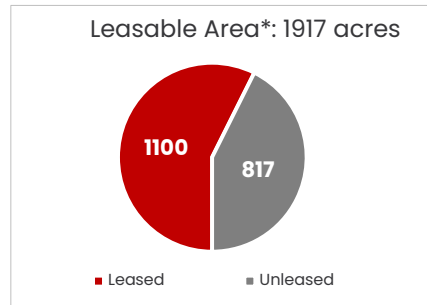
## MWC, Chennai



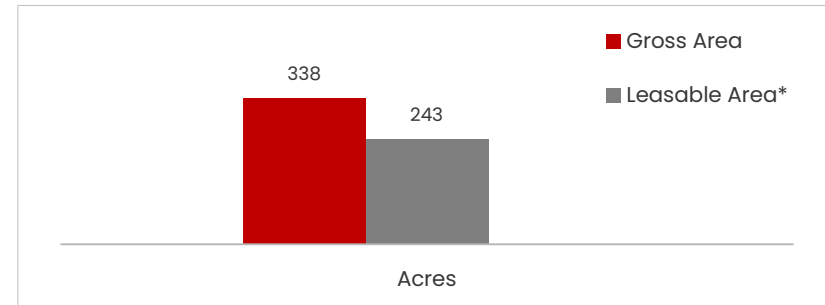
## Origins, Chennai



## MWC, Jaipur



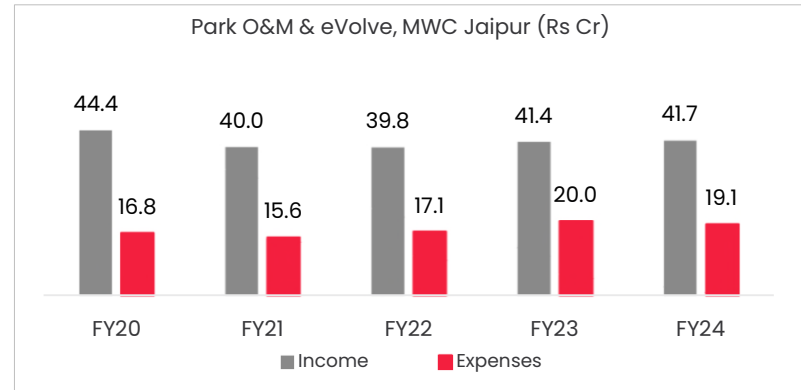
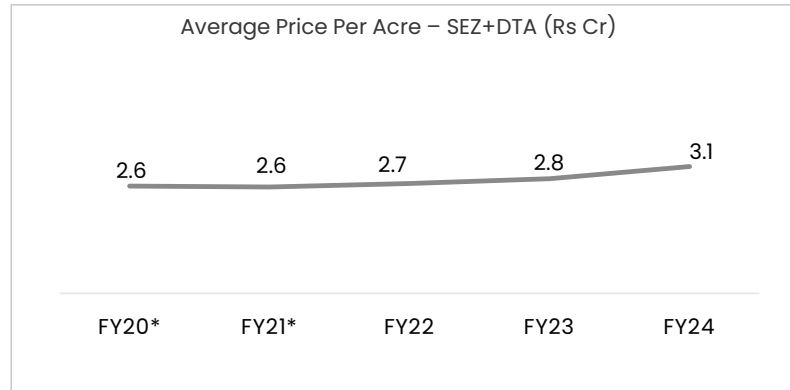
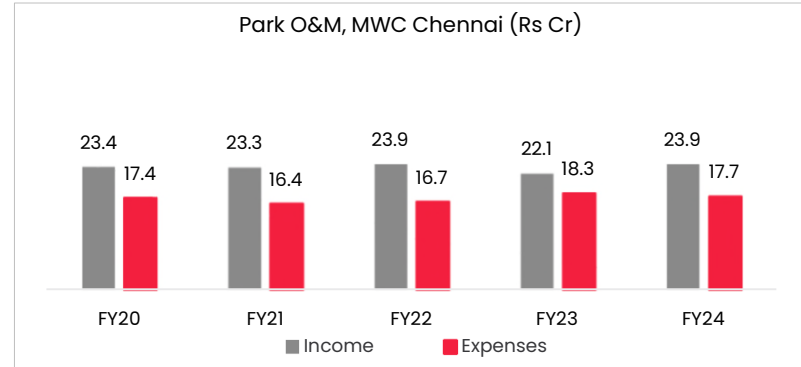
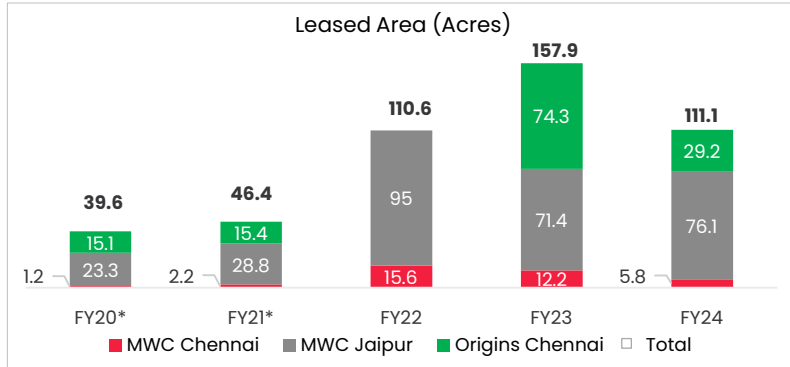
## Origins, Ahmedabad



Note: #OBL of 50 acres not included in the unleased inventory

\* Leasable / Saleable area is based on management estimates and includes commercial & residential area wherever applicable.

# IC & IC – KEY METRICS



Note:\* For MWC Chennai, it does not include sales outside MWC boundaries (FY19: nil, FY20: 3 acres, FY21: 9.2 acres, FY22: nil, FY23: nil, FY24: 8.4 acres)

# IC & IC – MARQUEE CLIENTELE

## MWC Chennai

90 customers (66 operational)



Central Avenue



## MWC Jaipur

149 customers (93 operational)



DTA Zone



## Origins Chennai

15 customers (6 operational)



## Origins Ahmedabad







**MLDL Financials**

# FINANCIAL – HIGHLIGHTS

(Rs Cr, unless specified)

## Sales Residential

9M FY25 – Rs 1749 Cr  
Q3 FY25 – Rs 334 Cr

(9M FY24 – Rs 1243 Cr  
Q3 FY24 – Rs 443 Cr)

## IC&IC Leasing Revenues

9M FY25 – Rs 209 Cr  
Q3 FY25 – Rs 46 Cr

(9M FY24 – Rs 270 Cr  
Q3 FY24 – Rs 224 Cr)

## GDV

9M FY25 – Rs 14050 Cr  
Q3 FY25 – Rs 12000 Cr

(9M FY24 – Rs 2360 Cr  
Q3 FY24 – Rs 1400 Cr)

## Resi Collections

9M FY25 – Rs 1365 Cr  
Q3 FY25 – Rs 366 Cr

(9M FY24 – Rs 973 Cr  
Q3 FY24 – Rs 386 Cr)

## Net Debt to Equity<sup>1</sup>

Q3 FY25 – 0.50

(Q3 FY24 – 0.16)

## Cost of Debt

Q3 FY25 – 8.9%

(Q3 FY24 – 8.5%)

# FINANCIALS – CONSOLIDATED PROFIT & LOSS A/C

(Rs Cr, unless specified)

PROFIT & LOSS STATEMENT	9M FY25	9M FY24	Q3 FY25	Q3 FY24
Income from Operations	363	198	167	82
Other Income	45	27	19	7
<b>Total Revenues</b>	<b>408</b>	<b>225</b>	<b>186</b>	<b>89</b>
Operating Expenses	318	179	142	72
Employee Remuneration & Benefits	85	66	28	24
Finance Costs	17	5	4	0
Depreciation & Amortisation	12	10	4	4
Administration & Other Expenses	75	70	23	25
<b>Total Expenditure</b>	<b>507</b>	<b>330</b>	<b>201</b>	<b>125</b>
Exceptional Items	-	-	-	-
<b>Profit from Ordinary Activities before Tax &amp; Share in Net Profit / Loss of Associates</b>	<b>-99</b>	<b>-105</b>	<b>-15</b>	<b>-36</b>
Share in Net Profit / (Loss) of JV/Associates	83	101	10	75
<b>Profit from Ordinary Activities before Tax</b>	<b>-16</b>	<b>-4</b>	<b>-5</b>	<b>39</b>
Less : Provision for Current Taxation	2	3	1	1
Less : Provision for Deferred Taxation	6	-34	17	-12
<b>Net Profit for the period</b>	<b>-24</b>	<b>27</b>	<b>-23</b>	<b>50</b>
Less: Minority Interest	0	0	0	0
<b>Net Profit / (Loss) after Taxes and Minority Interest</b>	<b>-24</b>	<b>27</b>	<b>-23</b>	<b>50</b>

# FINANCIALS – CONSOLIDATED BALANCE SHEET

(Rs Cr, unless specified)

EQUITY & LIABILITIES	31st Dec 24	31st Mar 24	ASSETS	31st Dec 24	31st Mar 24
Equity Share Capital	155	155	Property, Plant and Equipment	14	20
Other Equity	1,655	1,718	Right of Use Assets	6	4
<b>Net Worth</b>	<b>1,810</b>	<b>1,873</b>	Capital Work-In-Progress	9	5
<b>Non-Controlling Interest</b>	<b>0</b>	<b>0</b>	Investment Property	-	-
Financial Liabilities			Goodwill and Other Intangible Assets	1	1
(i) Borrowings	943	648	Financial Assets		
(ii) Lease Liabilities	5	3	(i) Investments	774	827
(iii) Other Financial Liabilities	2	2	(ii) Trade Receivables	-	-
Provisions	9	6	(iii) Loans	12	6
			(iv) Other Financial Assets	216	14
<b>Non-Current Liabilities</b>	<b>958</b>	<b>659</b>	Deferred Tax Assets (Net)	100	106
Financial Liabilities			Other Non-Current Tax Assets	92	69
(i) Borrowings	292	225	<b>Non-Current Assets</b>	<b>1,224</b>	<b>1,053</b>
(ii) Lease Liabilities	2	1	Inventories	3,870	3,378
(iii) Trade Payables	184	195	Financial Assets		
(iv) Other Financial Liabilities	253	375	(i) Investments	74	86
Other Current Liabilities	2,249	1,611	(ii) Trade Receivables	118	107
Provisions	7	9	(iii) Cash and Cash Equivalents	165	91
Current Tax Liabilities (Net)	15	15	(iv) Bank Balances other than (iii) above	21	16
			(v) Loans	39	31
<b>Current Liabilities</b>	<b>3,001</b>	<b>2,431</b>	(vi) Other Financial Assets	18	12
			Other Current Assets	230	164
<b>TOTAL</b>	<b>5,770</b>	<b>4,963</b>	<b>Current Assets</b>	<b>4,534</b>	<b>3,885</b>
			Non-current Assets classified as held for sale	11	25
			<b>TOTAL</b>	<b>5,770</b>	<b>4,963</b>

# FINANCIALS – SEGMENT PERFORMANCE

(Rs Cr, unless specified)

SEGMENT RESULTS	Residential		IC & IC	
	Q3 FY25	9M FY25	Q3 FY25	9M FY25
Area Sold (msft) / Land Leased (acres)	0.45 msft	2.15 msft	12.36 acres	47.26 acres
Sales / Lease Income	334	1749	46	209
Income from Operations	179	431	65	268
Other Income	24	72	3	13
<b>Total Income</b>	<b>203</b>	<b>503</b>	<b>67</b>	<b>280</b>
Less Cost of Sales	27	225	21	86
Less Other Operating Expenses	55	111	12	28
<b>EBIDTA (excluding Other Income)</b>	<b>-1</b>	<b>-38</b>	<b>35</b>	<b>166</b>
Less Interest and Depreciation	11	38	12	36
Add Exception Item - Gain / (Loss)	0	0	0	0
Less Provision for Tax	20	16	8	38
Less Minority Interest	1	3	4	21
<b>PAT (after Non-Controlling Interest)</b>	<b>-33</b>	<b>-95</b>	<b>11</b>	<b>71</b>
<b>Net Debt to Equity Ratio (Full-consol basis)</b>	<b>0.50</b>			

Note: Above details are provided for better understanding of the performance of Residential & Industrial business of the Company and are not prepared in accordance with any Accounting Standards. The financial figures are not prepared or reviewed by independent auditor. Due care has been taken in compilation of the same by Management. All figures above are in Rs Cr, unless specified



**MLDL Leadership**

# MLDL LEADERSHIP | DIRECTORS



**Mr. Ameet Hariani**  
Chairman and  
Non-Executive,  
Independent Director

- Holds master's degree in Law from the Mumbai University
- Member of Bombay Incorporated Law Society; Law Society of England & Wales; Law Society of Singapore; Bar Council of Maharashtra; Bombay Bar Association
- Holds Independent, Non-Executive Director positions in other listed and unlisted companies.



**Dr. Anish Shah**  
Non-Executive,  
Non-Independent Director

- Ph.D. – Carnegie Mellon's Tepper Business School, Masters degree from Carnegie Mellon and MBA – IIM-Ahmedabad
- Managing Director and CEO, Mahindra & Mahindra Ltd.
- Former President and Chief Executive Officer of GE Capital India.



**Mr. Anuj Puri**  
Non-Executive,  
Independent Director

- Chartered Accountant and Fellow of the Royal Institution of Chartered Surveyors, UK
- Chairman and Founder of ANAROCK.
- 'Awarded as 'Most Promising Business Leaders of Asia 2018-19' by Economic Times, 'Scroll of Honour' by Realty Plus Magazine and India Business Group Excellence Award 2019.



**Ms. Amrita Chowdhury**  
Non-Executive,  
Independent Director

- B.Tech. – IIT Kanpur, MS-UC Berkeley, MBA-Carnegie Mellon-Tepper Business School
- Director of Gaia, an Urban Tech firm providing insights-as-a-service for Smart Sites and Smart Cities
- Holds 7 US patents for semi-conductor manufacturing. Author of two books.



**Mr. Milind Kulkarni**  
Non-Executive,  
Non-Independent Director

- Chartered Accountant
- Retired as CFO of Tech Mahindra in the year 2022
- Former CFO of Mastek Ltd
- Former Group CFO of Venky's Ltd



**Ms. Asha Kharga**  
Non-Executive,  
Non-Independent Director

- MBA in Marketing from Mumbai University
- Chief Customer & Brand Officer, M&M Ltd
- Recognized as India's Top 20 Most Influential Women in Marketing & Advertising, by Business World.



**Ms. Rucha Nanavati**  
Non-Executive,  
Non-Independent Director

- Master in Computer Science, Illinois Institute of Technology, Chicago, IL, USA & BE- Electronics and Communication
- Chief Information Officer, M&M Ltd
- Won Top Women in Grocery award in 2020 and CIO Powerlist award in 2022.



**Mr. Amit Kumar Sinha**  
Managing Director & Chief  
Executive Officer

- Dual MBA (Finance and Strategy) from The Wharton School, University of Pennsylvania
- BE (Electrical and Electronics) from the Birla Institute of Technology, Ranchi
- Former President, Group Strategy Office, Mahindra and Mahindra
- Former Senior Partner and Director with Bain & Company.

# MLDL LEADERSHIP | MANAGEMENT



**Ameet Hariani**

Non-Executive Chairman



**Amit Kumar Sinha**

Managing Director &  
Chief Executive Officer



**Avinash Bapat**

Chief Financial  
Officer



**Abhimanyu Mathur**

Chief Marketing  
Officer



**Jitesh Donga**

Chief of Design



**Parveen Mahtani**

Chief Legal Officer



**Sudharshan KR**

Chief Project  
Officer



**Tanmoy Roy**

Chief Human  
Resources officer



**Vimalendra Singh**

Chief Business  
Officer - Residential



# Thank You



## **Investor Relations Contact**

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Vice President – FP&A, Costing & IR

Email: [KUMAR.SRIRAM@mahindra.com](mailto:KUMAR.SRIRAM@mahindra.com)

## **Mahindra Lifespace Developers Limited**

CIN L45200MH1999PLC118949

5<sup>th</sup> Floor, Mahindra Towers, Worli, Mumbai – 400 018.

Tel: 022 6747 8600/ 6747 8601 | Fax: 022 2497 5084

For more details visit: [mahindralifespaces.com](http://mahindralifespaces.com)

**mahindra** LIFESPACES

**Classification of projects is as under:**

**a. Completed:** projects where construction has been completed and occupancy certificates have been granted by the relevant authorities

**b. Ongoing:** projects where (i) all title or development rights, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, all land for the project has been converted for the intended use; (iii) the requisite approvals for commencement of construction have been obtained

**c. Future Phases:** projects in respect of which (i) all title or development rights or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company; (ii) if required, applications have been made for conversion of use for the land for the intended use; (iii) preliminary management development plans are in place; and (iv) architects have been identified

**d. Land inventory:** land in which any of the Company/subsidiaries of the Company/joint ventures of the Company/consolidated partnership firms of the Company hold interest, but on which there is no planned development as on the date hereof

CDP	Climate Disclosure Project
DTA	Domestic Tariff Area
GRESB	Global Real Estate Sustainability Benchmark
GRI	Global Report Initiative
IC & IC	Integrated Cities & Industrial Clusters
IFC	International Finance Corporation
IND AS	Indian Accounting Standards
M&M	Mahindra & Mahindra Limited
MBDL	Mahindra Bloomdale Developers Limited
MHDL	Mahindra Happinest Developers Limited
MHPL	Mahindra Homes Private Limited
MIPCL	Mahindra Industrial Park Chennai Limited
MIPPL	Mahindra Industrial Park Private Limited
MITL	Mahindra Integrated Township Limited

MLDL	Mahindra Lifespace Developers Limited
MMR	Mumbai Metropolitan Region
MRDL	Mahindra Residential Developers Limited
MSFT	Million Square Feet
MWC	Mahindra World City
MWCDL	Mahindra World City Developers Limited
MWCJL	Mahindra World City (Jaipur) Limited
NCR	National Capital Region
RIICO	Rajasthan State Industrial Development & Investment Corporation Ltd.
SBTi	Science Based Target Initiative
SEZ	Special Economic Zone
TCFD	Task Force on Climate related Financial Disclosure
TIDCO	Tamil Nadu Industrial Development Corporation Ltd.
MLDL	Mahindra Lifespace Developers Limited