



Introducing a holistic,
enriching lifestyle



Image for representational only.

mahindra Codename CentralPark

“

Where you stay
determines how
healthy you live.

”



Begin your
journey today
For a healthy
tomorrow

Becoming your healthiest self shouldn't feel like a challenge, it should be a way of life; one that strengthens the body, nurtures the mind, fuels connection with the community, and sustains a healthy environment. At Mahindra Codename CentralPark, we've crafted a sanctuary that takes care of every aspect of your health with thoughtful design and unique amenities so you can achieve a life of complete health for you and your family.

Site Layout



Map not to scale. Artist impression indicating, the anticipated appearance of the proposed development. Common amenities are for use across all project phases.

Legend

Entry/Exit	Reflexology Path
Pedestrian Entry Gate	Fruit Orchard
Security Cabin	Solar-Powered Working Pods
Market Square	Peddling Seats with Charging Stations
Amphitheater	Jog-A-Drome
Multipurpose Lawn	Pet Park
Mound with a Slide	Multipurpose Court
Kid's/Toddler's Obstacle Course	Miyawaki Forest
Forest Walk with Balancing Poles	Inclined Jogging Track
Log Climb	Inclined Cycling Track
Balancing Beams	Organic Farm
Musical Stepping Stones	Exercise Deck
Magnifier	Yoga & Meditation Lawn
Sound Tunnel	Multi-Level Car Park
Rock Climbing	Steps With Calorie Count
Tire Climbing Pegs	Spider Net
Wave Bar	Parkour & Obstacle Course
Kid's Climbing Wall	Elevated Jogging Track
Camping Area	Outdoor Calisthenics
Machan	Star Gazing Lounge
Net Climb	Seating Lounge
Rope Ladder	Driveway
Balancing Walk	Open Parking
Fragrance Garden	Jogging Track



Image for representational only.



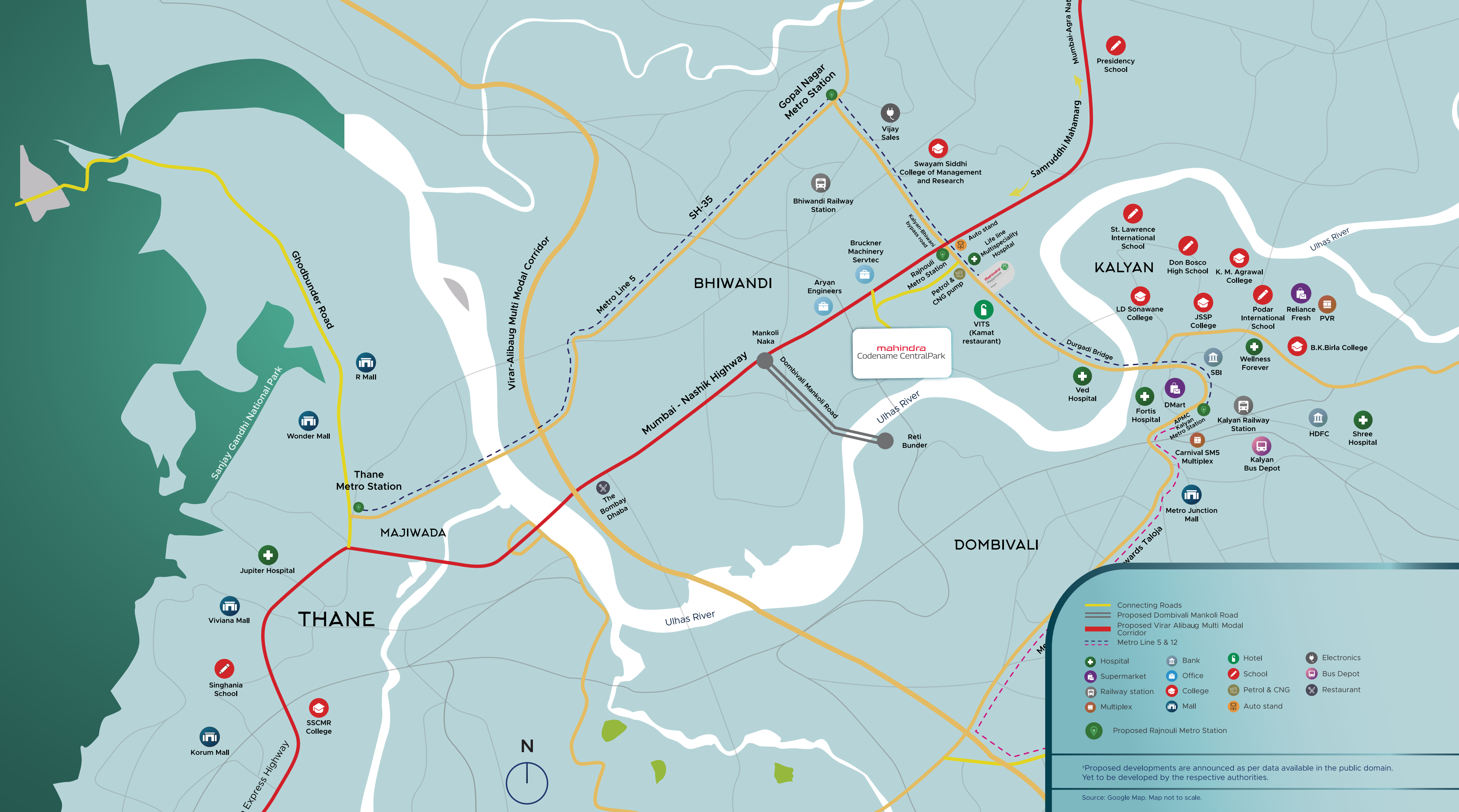
Social avenues to make your life discover a like-minded community via social avenues

Social health is engendered in fulfilling personal relationships and a sense of community.

At Mahindra Codename CentralPark, we understand that you want to continuously nurture your social health, with a like-minded community. Our homes offer ample avenues to foster connections with your neighbours and build supportive social networks. Whether you want to catch up for a game with friends or just relax and exchange tales, you have everything close at hand to achieve a healthy life.

Location with future benefits[±]

- Upcoming Metro Line 5 connecting Thane-Bhiwandi-Kalyan**
 Located just 2 minutes away from the upcoming Rajnoli metro station on metro line 5
- Dombivli-Mankoli Road**
 The under-construction Dombivli-Mankoli bridge will reduce travel time
- Mumbai-Nashik Expressway**
 The widening of the Mumbai-Nashik Expressway will improve connectivity to Thane
- Panvel-Virar Rail Corridor**
 The construction of the new line will provide direct access to the proposed Navi Mumbai International Airport
- Two Upcoming Modern Business Districts**
 The project would be executed in partnership with the South Korean government with an investment of ₹56,676 Crore and is scheduled to be completed by 2028
- Samruddhi Mahamarg and Mumbai-Delhi Industrial Corridor**
 This project is set to provide multi-modal connectivity with complete 'plug and play' infrastructure



Connecting Roads	Proposed Dombivli Mankoli Road	Proposed Virar Alibaug Multi Modal Corridor	Metro Line 5 & 12
Hospital	Bank	Hotel	Electronics
Supermarket	Office	School	Bus Depot
Railway station	College	Petrol & CNG	Restaurant
Multiplex	Mall	Auto stand	
Proposed Rajnoli Metro Station			

[±]Proposed developments are announced as per data available in the public domain. Yet to be developed by the respective authorities.



Image for representational only.



A neighbourhood that enhances your quality of life

Mahindra Codename CentralPark is located off Mumbai-Nashik Expressway, near Rajnoli junction, in the vicinity of the planned Rajnoli metro station on the upcoming Thane-Bhiwandi-Kalyan metro line 5. The property is well-connected to the city via metro, road, and rail. So, by choosing a home here, you get to live at the hub of connectivity.

The accessible neighbourhood at Mahindra Codename CentralPark has excellent infrastructural facilities that bring convenience and quality of life right to your doorstep. The location has a host of reputed schools, colleges, business hubs, malls, hospitals, and markets for you. Discover a world of ample infrastructural development that improves the scope of business and job opportunities, to help you progress in life and enhance your social wellness.



Image for representational only.

A space that brings people together

Be it hosting a gathering for your loved ones or catching up for a game of chess or billiards with your friends and family, the clubhouse at Mahindra Codename CentralPark has multiple options on offer. Savour your leisure time as you interact with your friends and neighbours to enhance your social well-being.

- Mini theatre
- Business centre
- Multipurpose hall
- Indoor games room



Image for representational only.

Connect while relishing the spectacular skyline

Relax with your friends and family at the rooftop lounge to experience the openness and the view from a height. Unwind after a hectic day by catching up with your loved ones, amidst the fresh air and recreational ambience.



Image for representational only.

Crafted for everyone's social well-being

Your home at Mahindra Codename CentralPark takes care of everyone's social health. These homes are designed thoughtfully to make each member feel included, offering special attention to children, senior citizens, and the differently abled. Your home at Mahindra Codename CentralPark is designed in a way that does not leave anyone out when it comes to being healthy.

- Ramps and grab bars for seniors and the differently abled, for ease of access
- Doctor and ambulance parking, for emergencies
- Car-free zones to provide kids more open and safe spaces to play
- Restrooms for drivers and domestic staff
- Dedicated pet areas



Image for representational only.

Awaken your senses amidst serenity

Mahindra Codename CentralPark is nestled in an abundance of greens with over 500+ trees. Take a stroll through the garden or relax on the green stairs near the amphitheatre to freshen up your spirits after a long day. Lead a Health holistic life as you spend some time in this scenic setting and rejuvenate your body and mind in the lap of greenery.

- Landscape Garden
- Miyawaki Forest
- Fruit Orchard
- Vehicle-Free Central Green Area
- Amphitheatre with Green Stairs
- Camping Area
- Medicinal Garden
- Fragrance Garden
- Musical Stepping-Stone
- Central Green Roof
- Grass Pavers on Surface Parking



Image for representational only.



Image for representational only.

Eat healthy every day

The organic farm at Mahindra Codename CentralPark will make available fresh organic produce to ensure that you eat healthy every day. Get together during farming activities and socialise with like-minded people and food enthusiasts.

Spend the night watching the starry skies

Take a break from your busy schedule and spend some time soaking in the astral view. Mahindra Codename CentralPark offers a star gazing deck where you can unwind under the starlit sky. Experience the comfort of solitude as you watch the sky filled with bright stars.



Image for representational only.



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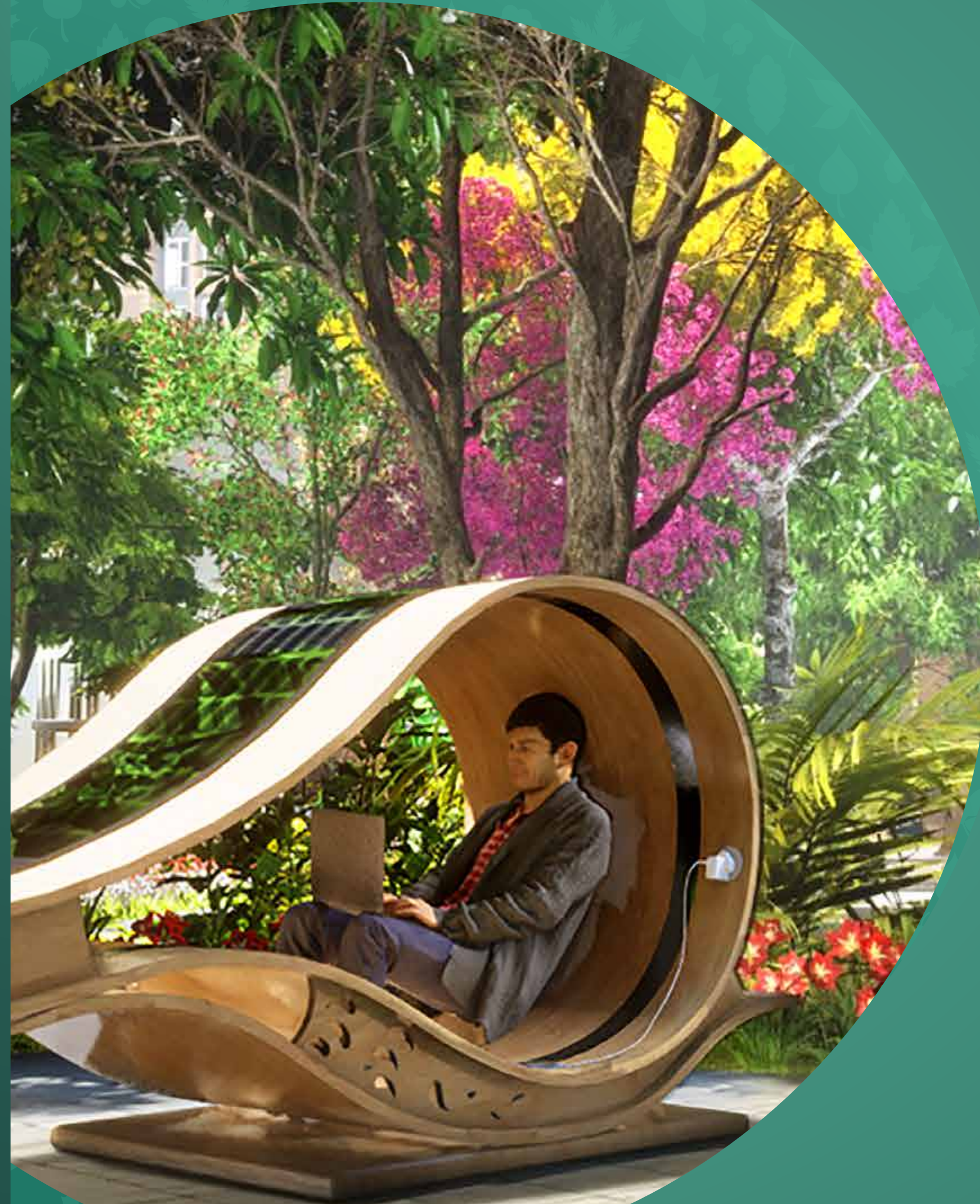
Recharge your spirit with mindful meditation

Mahindra Codename CentralPark brings together the old and the new to enhance your comprehensive health journey. Engage in traditional yoga practices like breathing exercises and meditation, or learn the contemporary practice of rope wall yoga .

- Yoga & Meditation Room
- Rope Wall Yoga
- Reflexology Path

Keep your mind at ease even while you work

Mahindra Codename CentralPark offers solar working pods amidst the lush greens to keep your mind fresh and motivated even as you work from home. Escape the curse of a sedentary life with pedaling seats that help you stay active while working or even during your leisure time.



Artist's impression, for representational only.



Image for representational only.

Sit back and relax because convenience is at your doorstep!

At Mahindra Codename CentralPark, you get to live a life of convenience, with a variety of retail options within the development. Now, you can be at peace knowing that all your needs are taken care of and will be at your asking, anytime you want.

- Convenience retail for daily shopping needs
- Market square with provision for weekly pop-up of fresh produce
- Retail arcade with provision for bank, salon, restaurant

*Services to be provided by third party service provider, and the company shall not be liable for the same in any manner whatsoever

Now you can shape the world you want to live in*

Mahindra Codename CentralPark gives you the opportunity to co-create a few common spaces that will help in facilitating your health. These extended private spaces will then be added to your development based on popular choice and economic viability. These pay-per-use amenities enable a fulfilling life despite any space constraints in your home.

You can choose from:

MyStage

A hobby room where you can develop and showcase your music and dance skills

MyGreet

Convenient guest rooms that can accommodate your loved ones when they visit

MyMarket

A space you can rent for a day to exhibit your home crafts or special foods

MyAcademy

Private study space for your kids

MyAttic

An area where you can store some of your favourites but lesser-used household items to free up space in your apartment

*Disclaimer – The residents will be given an opportunity to choose a maximum of two of these pay-per-use amenities. The final offering will be based on popularity, economic viability and approvals from the competent authorities.



Image for representational only.



Image for representational only.



Image for representational only.



Homes that care about your physical fitness

Mahindra Codename CentralPark offers a variety of amenities that are thoughtfully built to improve your physical health by enhancing your balance, strength, flexibility, and endurance. Break the monotonous fitness routine, by engaging in activities based on your choice as well as your proficiency level.

Balance is the ability to keep your body in control to enhance coordination. Strength exercises will make your daily tasks easier and reduce risk of weak muscles and bones. Flexibility will improve your posture, breathing ability, air circulation, and range of motion. Endurance exercises will improve your overall fitness.

At Mahindra Codename CentralPark you need not travel long hours to advance your fitness regime. Take your routine to the next level with contemporary fitness amenities for pilates, calisthenics, parkour and an obstacle course. In addition, burn those extra calories by jogging and cycling uphill as well as downhill.



Image for representational only.

Discover endless activities that help evolve your fitness journey

- Multipurpose Court
- Volleyball Court
- Inclined Jogging Track
- Inclined Cycling Track
- Outdoor Calisthenics
- Parkour and Obstacle Course
- Elevated Jogging Track
- Jog-A-Drome
- Spider Net
- Wave Bar

Amenities for children

Mahindra Codename CentralPark is fully equipped to ensure your child lives an adventurous and healthy life. It is never too early to adopt an active lifestyle, and with the wide range of amenities that we have to offer, every day is an adventure for your children.

- Machan
- Balancing Machan Walk
- Net Climb
- Rope Ladder
- Forest Walk with Balancing Poles
- Balancing Walk
- Balancing Beams
- Log Climb
- Rock Climbing
- Tyre Climbing Pegs



Image for representational only.

Discover activities of different difficulty levels to enhance your fitness journey

Following the same routine every day will not help in challenging your fitness journey. Upgrading your activities to the next level is an important step to give your mundane routine a makeover. Mahindra Codename CentralPark helps you choose from a myriad of activities that you can incorporate into your workout routine and enhance your overall fitness level. So, whether you are fond of walking or cycling, these homes are equipped to raise your fitness game.

LEVEL 1



Image for representational only.

LEVEL 2



Artist's impression, for representational only.

LEVEL 3



Image for representational only.

Pedal your way to a
healthy life

LEVEL 1



Artist's impression, for representational only.

LEVEL 2



Image for representational only.

LEVEL 3



Image for representational only.

Improve your
endurance through
strength
training exercises

LEVEL 1



Image for representational only.

LEVEL 2



Image for representational only.

LEVEL 3



Image for representational only.



Image for representational only.



Homes that upgrade nature's health, while upgrading yours too

Mahindra Codename CentralPark understands the importance of a favourable environment while building a healthy life for you. Right from its construction, these homes are committed to reducing carbon emissions, thereby crafting a life of complete wellness.



Image for representational only.

Designs that keep a check on temperature and air quality for better health

Keeping a check on the temperature and air quality inside your home will help you live a healthy life. These homes are designed for adequate sunlight and improved air circulation inside. Mahindra Codename CentralPark is located away from the rush and pollution of the city to provide a peaceful environment for you to enhance your health.

- Buildings oriented along the North-South axis
- Buildings designed to provide shade for each other
- Optimised window shading
- High SRI, heat-reflecting paint on the roof

Efficient water usage for a healthier planet

Water is the most valued commodity today and reducing its wastage along with proper treatment of the used water is essential. Mahindra Codename CentralPark ensures you have a healthy water supply managed in an efficient system to reduce wastage.

- Low flow fixtures
- Water-saving aerators
- Use of STP[~] treated water for flushing and irrigation

[~]Sewage Treatment Plant



Image for representational only.



Healthy living environment for a healthier lifestyle

Energy-efficient homes help in reducing the harm done to the environment and help save on utility bills. Mahindra Codename CentralPark helps you save on resources as well as the environment, and offers you a healthy environment to live in.

- Optimised building facade and roof assembly
- Green roof in common areas
- Enhanced daylight and energy-efficient lighting in common areas



Better waste efficiency to nurture a better environment for all

Waste efficiency is the minimisation of the amount of waste generated. Proper waste management is essential to reduce the risk of various diseases and the pollution of the environment, ensuring a healthy life for you and for nature. Mahindra Codename CentralPark has taken up various measures to minimise waste generation such as:

- Zero waste to landfill
- Provision for waste segregation at source
- 100% wet waste composting



Image for representational only.



Homes that come alive with thoughtful designs

Live in a home that offers you healthy interiors to enable you to lead wholesome. Your home at Mahindra Codename CentralPark is designed in a way that evolves you into a healthier version every day. Live in thoughtfully crafted abodes with attentive detailing that ensures your comfort and convenience to shape a life of overall well-being for you and your family.

A space where beautiful views and endless privacy come together

Homes at Mahindra Codename CentralPark are thoughtfully designed to give you breathtaking views without compromising on your privacy.



Image for representational only.

Conveniences that make your home a better place to live

Mahindra Codename CentralPark has amenities like a Work-from-Home` corner, an L-shaped platform in the kitchen, dedicated utility spaces, and a cupboard niche. These facilities are designed to minimise the wastage of space inside your home and maximise your comfort and convenience.



Image for representational only.

*In select units only



Image for representational only.



Think everything anew in the bright and airy spaces

Mahindra Codename CentralPark is constructed with ample windows to provide cross-ventilation in all parts of the building and makes use of low VOC (Volatile Organic Compounds) paints to give you bright and airy homes with a healthier indoor environment.



Any furniture, fixtures and white goods shown are not part of the offering

Living room



Any furniture, fixtures and white goods shown are not part of the offering

Kitchen



Bedroom



Kid's bedroom



Artistic impression

Project elevation



Artistic impression

Amphitheater



**Inclined Jogging
and Cycling Track**



Organic Farm

Artistic impression

Artistic impression



Artistic impression

**Machan, Net Climb
and Balancing Walk**



Artistic impression

Miyawaki Forest



Artistic impression

Camping Deck



Artistic impression

Calisthenics

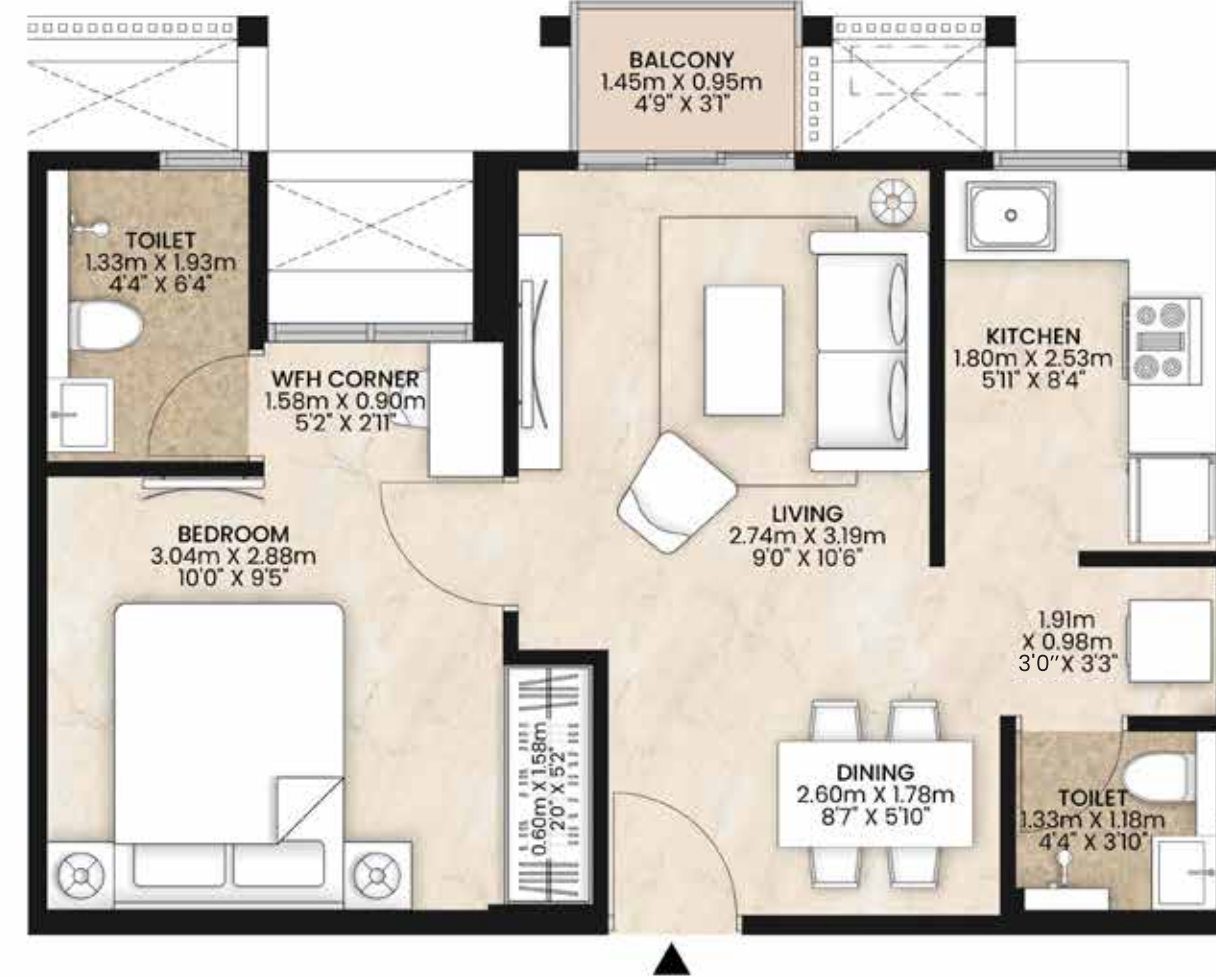
Unit plans

1 BHK-A



Area	SQ.M.	SQ.FT.
RERA Carpet	36.56	393.53
Aggregate Area^{>}	36.56	393.53

1 BHK-B



Area	SQ.M.	SQ.FT.
RERA Carpet	36.77	395.79
Balcony	1.41	15.20
Aggregate Area^{>}	38.18	410.99

1 BHK-C



Area	SQ.M.	SQ.FT.
RERA Carpet	37.92	408.17
Balcony	1.41	15.20
Aggregate Area^{>}	39.33	423.37

1 BHK-E



Area	SQ.M.	SQ.FT.
RERA Carpet	41.98	451.87
Balcony	1.41	15.20
Aggregate Area^{>}	43.39	467.07

[>]Aggregate Area includes RERA Carpet and Balcony
Plan not to scale

[>]Aggregate Area includes RERA Carpet and Balcony
Plan not to scale

Unit plans

2 BHK-A



Area	SQ.M.	SQ.FT.
RERA Carpet	52.35	563.50
Balcony	2.09	22.51
Aggregate Area[∧]	54.44	586.01

[∧]Aggregate Area includes RERA Carpet and Balcony
Plan not to scale

2 BHK-B



Area	SQ.M.	SQ.FT.
RERA Carpet	58.60	630.77
Balcony	2.09	22.51
Aggregate Area[∧]	60.69	653.28

3 BHK



Area	SQ.M.	SQ.FT.
RERA Carpet	78.81	848.30
Balcony	7.83	84.28
Aggregate Area[∧]	86.64	932.58

[∧]Aggregate Area includes RERA Carpet and Balcony
Plan not to scale

Apartment and lobby finishes

Floor Finishes

Living, dining, bedroom	Vitrified Flooring
Bathrooms Passage	Anti-skid ceramic tiles
Lift Lobby	Vitrified Flooring

Sanitary & CP Fittings

WC EWC with Cistern and Health Faucet.	Cistern Ceramic cistern
Kitchen sink Stainless steel sink. Provision for water purifier next to kitchen sink.	Wash basin Ceramic Wash basin with Fixtures.
Bib tap Mixer for Bathroom/Shower area with flexible shower hose. Bib cock for wash basin and kitchen sink.	For plumbing G.I./PVC/PVC pipes in internal plumbing works.
	Water Supply for Washing Provisioned machine

Others

RCC structure and walls constructed using Blocks.

M&E

- Works Concealed electrical copper wiring.
- TV & Telephone point in living.

Walls & ceiling finishes

External walls, Corridor, Shaft entrance verandah: Single coat of acrylic primer, 2 coats of External grade water based acrylic distemper or equivalent.	Internal Walls, Living/dining bedroom: Gypsum plaster or equivalent, Single coat Primer, 2 coats of water based acrylic Distemper or equivalent.	Dado for Kitchen: Ceramic tiles fixed on plaster/putty/RCC surface- 600mm above counter in kitchen. Ceramic tiles provided below kitchen sink.
Kitchen: Gypsum plaster or equivalent, Single coat Primer, 2 coats of water based acrylic Distemper or equivalent.	Bathroom and Toilet: Cement sand plaster, Single coat Primer, 2 coats of water based acrylic Distemper or equivalent for remaining area.	Machine room and Meter room: White wash
Dado for Bathroom and Toilet: Ceramic tiles fixed on plaster/putty/RCC surface-up to false ceiling height in bath. Provision of false ceiling in bathroom and toilet.		

Doors & Windows

- 45mm thk flush door-pre laminated + Concrete door frames for living room.
- 30mm thk flush door + wooden door frames for other habitable rooms.
- 30mm PVC doors for toilet+ RCC frames/PVC frames.
- Aluminium / uPVC/Hot dipped GI/Open able/ Sliding windows

We teamed up with the best to give you the best

Mahindra Codename CentralPark has partnered with the most gifted and talented teams to build a home worthy of you and your loved ones. Together, we ensure quality and affordability.

Our Partners

Principal Architect
Broadway Malyan
(<https://www.broadwaymalyan.com/>)

Green building certification consultant:
Transven
(<http://www.transven.com/>)

Project Architect
IAG
(<https://www.iagconsultants.com/>)

Landscape Design
Concept by Broadway Malyan
(<https://www.broadwaymalyan.com/>)

Structural + MEP
JW Consultants LLP
(<http://www.jwconsultants.in/>)

About Mahindra Lifespace Developers Ltd.

Established in 1994, Mahindra Lifespace Developers Ltd. ('Mahindra Lifespaces') brings the Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems. The Company's development footprint spans 53.30 million sq. ft. of completed, ongoing and forthcoming residential projects across seven Indian cities; and over 5000 acres of ongoing and forthcoming projects under development / management at its integrated developments / industrial clusters across four locations.


Mahindra Lifespaces' development portfolio comprises premium residential projects; value homes under the 'Mahindra Codename CentralPark®' brand; and integrated cities and industrial clusters under the 'Mahindra World City' and 'Origins by Mahindra' brands, respectively. The Company leverages innovation, thoughtful design, and a deep commitment to sustainability to craft quality life and business growth.

The first real estate company in India to have committed to the global Science Based Targets initiative (SBTi), all Mahindra Lifespaces' projects are certified environment friendly. With a 100% Green portfolio since 2014, the Company is working towards carbon neutrality by 2040 and actively supports research on green buildings tailored to climatic conditions in India. Mahindra Lifespaces® is the recipient of over 90 awards for its projects and ESG initiatives.

Homes where innovation comes to life

At Mahindra Lifespaces, we add innovation to business. We go beyond set boundaries to research and develop methods that deliver value for money products. We use patented technology for speedy completion of all our projects, without compromising on quality and durability.

Elements	Description
Aluminium Formwork	This construction technology ensures rapid construction and higher quality finish
Cellular Lightweight Concrete (CLC) Blocks	This unique product developed and PATENTED by Mahindra reduces dead load on the structure and ensures higher thermal insulation
Indian Green Building Council Certification	Mahindra is committed to sustainable urbanization. All our developments are IGBC certified with the following features: <ul style="list-style-type: none">- Environment-friendly construction material- Solid-waste management systems- Water and power-efficient designs- Adequate ventilation, temperature, and natural light inside homes
Urban Matrix	Drone-based solutions to map tree covers, water features, large land parcels and project sites to determine boundaries, contours, measure structures with a high degree of accuracy and speed
Greenenvironment	Sensors fixed in the STP and WTP systems monitor the day-to-day functioning and send notifications to make troubleshooting and preventive maintenance easier

Be  **'Sampanna' with
'Health Sampanna
homes'**

mahindra
Codename CentralPark

Site Address: Mahindra Happinest Kalyan - 2 Project B, Off Mumbai – Nashik Expressway, Rajnoli, Maharashtra 421302

Corporate Office: Mahindra Lifespaces, 5th floor, Mahindra Towers, Worli, Mumbai 400017

MahaRERA for Mahindra Codename CentralPark, Project B is P51700076963. For more details visit: <https://maharera.maharashtra.gov.in/>

The project 'Codename CentralPark' is registered with MahaRERA as 'Mahindra Happinest Kalyan - 2 Project B' under MahaRERA no. P51700076963 valid up to 31.12.2028 and available on <https://maharera.maharashtra.gov.in>. The information contained herein is indicative of the kind of development that is proposed. Any furniture, fixtures and white goods shown are not part of the offering. All specifications of the Project will be as per the final agreement between the Parties. Buyer Discretion advised. T&C Apply. Site address: Mahindra Happinest Kalyan - 2, Off Mumbai-Nashik Expressway, Ranjnoli, Maharashtra-421302 or visit www.mahindralifespaces.com

