

*SPLASHES of
POSITIVE ENERGY*





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Life in Bengaluru is fast-paced and exciting. It offers immense opportunity and a thriving cosmopolitan culture, but the thrill and the hustle don't leave much room to recuperate.

So, how can you live this vibrant life more fully?
By drawing from the energies of nature.

Research proves that spending more time in nature uplifts your mood, improves cognition, and strengthens immunity. The sound of flowing water, the cool shade of trees, and the radiant sunlight can literally rejuvenate and fill you with positive energy. So, we now bring these elements to the comfort of your home.

*Sources: JAMA Psychiatry (2015 study) | American Journal of Public Health (2015 study)
| Environmental Health and Preventive Medicine (2010 study)*

*Presenting
Mahindra NewHaven, your
Home of Positive Energy!*

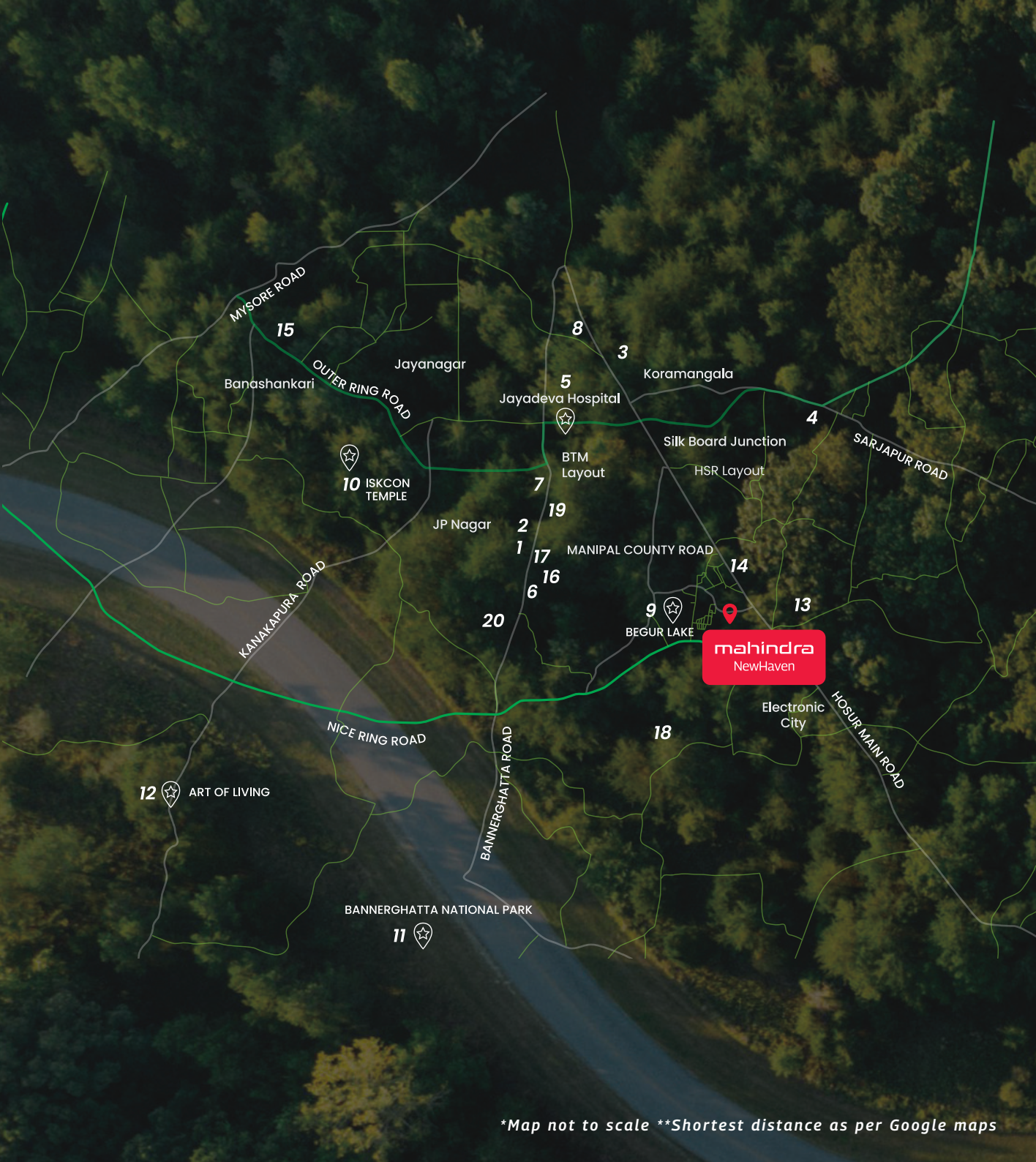


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Index

A look at the Hosur Road neighbourhood	01
Your life at Mahindra NewHaven	03
Inside your Home of Positive Energy	09
The Mahindra legacy	26



A coveted address in a well-connected neighbourhood

Pleasant weather and a bustling cultural landscape define Bengaluru. Mahindra NewHaven, conveniently located off Hosur Road, promises a dynamic life with bustling social and entertainment venues within close quarters. Prominent healthcare and educational institutions in the neighbourhood only add to its appeal among young families.

**Map not to scale **Shortest distance as per Google maps*



Hospitals

- 1 Fortis Hospital - 7 km
- 2 Apollo Hospital - 7.5 km
- 3 St. John's Hospital - 8.5 km
- 4 Manipal Hospital - 9 km
- 5 Jayadeva Hospital - 10.8 km



Malls

- 6 Royal Meenakshi Mall - 6 km
- 7 Vega City Mall - 8.5 km
- 8 Nexus Mall - 9 km



Landmarks

- 9 Begur Lake - 2.5 km
- 10 ISKCON Temple - 15 km
- 11 Bannerghatta National Park - 20 km
- 12 The Art Of Living - 24.5 km



Upcoming Metro Stations

- 13 Hosa Road Metro Station - 1.5 km
- 14 Singasandra Metro Station - 2 km



Educational Institutions

- 15 PES University - 17 km
- 16 BGS National Public School - 6.5 km
- 17 Christ University - 7.5 km
- 18 Delhi Public School - 7 km
- 19 IIM Bangalore - 10 km
- 20 Loyola College - 9 km

A cocoon of positivity

As you step into Mahindra NewHaven, nature envelops you in her embrace. The development's sprawling 2.5-acre expanse is 70% open space with green corners and curated amenities for residents of every age. No matter how you define rejuvenation, you will find it here!







10,400 sq. ft. clubhouse





Sculpture area

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Courtyard view

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Mini forest

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Floral garden

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10,400 sq. ft. clubhouse

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Senior citizens' sit-out

Image for representational purpose only



3.5 kms from Electronic City

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Serene springs water feature

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Indoor games room

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Fully equipped gym

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Multipurpose hall

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*A view that
inspires positivity*





Positivity in every shade of green

Mahindra Lifespaces' characteristic passion for sustainability shines through in this development. Climate responsive design and conscious construction practices will minimise the project's carbon footprint and yours, too.







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Green features

- IGBC Green Homes pre-certification application submitted
- GGBS (a by-product from iron blast furnaces) will replace 25% of concrete
- Low-flow fixtures and aerators will be provided for efficient water use
- Shaded windows and glass facades will reduce heat absorption and need for artificial cooling
- Low-VOC paints will help maintain a healthy indoor environment
- Rainwater management systems including harvesting and recharging systems will help offset fresh water demand for cost-savings on water
- 100% of the waste water generated will be treated on-site and over 50% of the treated water will be used for flushing and landscaping

Energy consumption

- IGBC Net Zero Energy rating certification received
- Solar power will be generated on-site to meet ~75% common area energy needs and reduce utility expenses
- 48t of carbon emissions avoided annually due to on-site solar power generation
- 50% of the living spaces are cross-ventilated to improve the thermal comfort



Waste management

- IGBC Net Zero Waste certification received
- Over 75% of waste generated will be diverted away from landfills
- 100% of the wet waste will be composted onsite

An elegant home for a positive life

Your home's sprawling interiors and tasteful design lend an air of sophistication and positivity to everyday experiences. Ample storage ensures perfect organisation, and quiet corners carved into your home ensure adequate privacy for every family member.



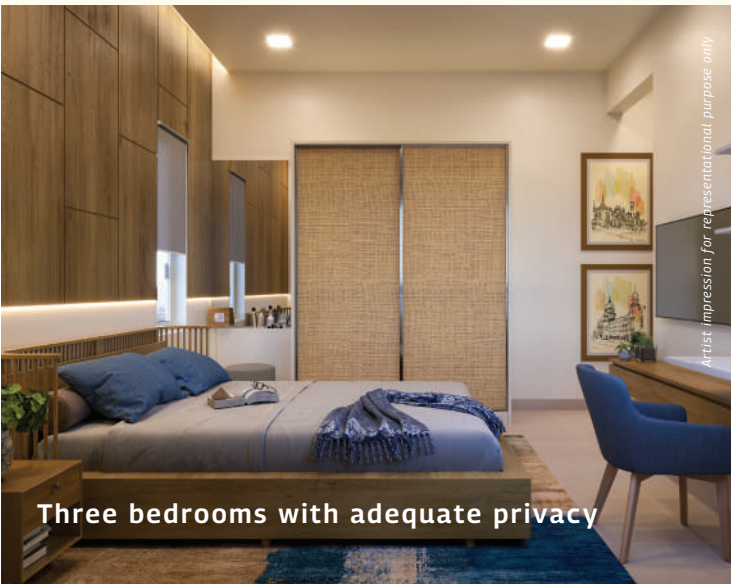
Large decks with breathtaking views

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Living room

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Artist impression for representational purpose only

Three bedrooms with adequate privacy



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Wardrobe niche in the guest bedroom



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Large balcony in the master bedroom



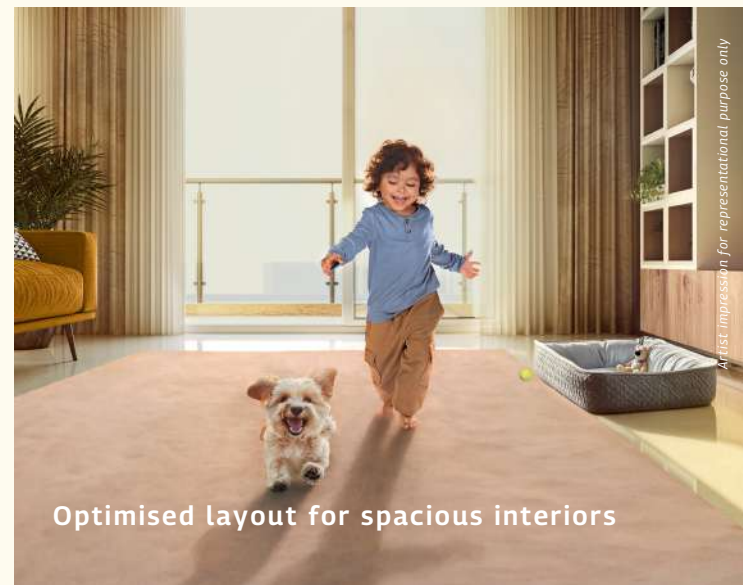
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Walk-in wardrobe in the master bedroom



Image for representational purpose only

Efficiently-designed verandah and foyer



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Optimised layout for spacious interiors



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Structure

- RCC framed structure (designed for seismic zone 2)

Kitchen

- Granite countertop and single bowl stainless steel sink with single drain board of reputed make to be handed to the customer as loose items
- Hot and cold-water CP mixer of reputed make in the sink
- Provision for washing machine in utility

Toilets

- Wash basin of reputed make in all toilets
- Provision for geyser in toilets with all necessary piping and wiring
- Wall-mounted EWCs of reputed make in all toilets
- Chromium-plated fittings of reputed make
- Single lever hot and cold water mixer for washbasin in all toilets
- Hot and cold water shower with concealed diverter
- Health faucet in all toilets
- Toilet paper holders in all toilets
- uPVC ventilators with provision for exhaust fan in all toilets

Flooring and ceiling

- Vitrified tiles in the verandah, foyer, kitchen, bedrooms, living and dining
- Ceramic tiles in the toilets, utilities, and balconies
- Grid ceiling in all toilets and basement lobby

Doors and windows

- Main door, toilet, and other internal door pre-hung with shutter
- uPVC door in balcony and utility
- All uPVC windows



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Wall finishes and paint

- Emulsion paint/distemper on lift lobby walls
- Granite lift architrave
- Ceramic tiles up to false ceiling height in toilets
- Ceramic tiles for 2' above kitchen platform, handed over to the customer as loose tiles
- Emulsion paint on internal walls and distemper on interior ceilings
- Texture paint on exteriors
- Enamel paint on MS grills and railings
- Whitewashed ceilings and columns in the basement
- Distemper on the stairwell and ceiling
- MS railing with enamel paint on the staircase, living/dining balcony, and bedroom balcony

Electricals

- DG backup for all apartments (1 kW/unit – light, fan, and 5A sockets), lifts, pumps and common area lighting
- Modular switches of reputed make
- Provision for air conditioner power points
- Complete telephone/data-points wiring and outlets in living/dining areas, excluding the main cable to the apartment
- Provision for exhaust fan in all toilets and kitchen
- Provision for water purifier, washing machine, and water heater

Fire safety

- Fire sprinkler system inside the apartment
- Smoke detector in all units

Common area

- Vitrified tile flooring in all lift lobbies and corridors
- Granite/tile flooring in the reception lobby
- Kota stone/tile flooring on all staircases
- Fire sprinkler system
- Smoke detectors in all indoor common areas
- Emergency lights in the common area

Legends:

- | | |
|-----------------------|------------------------------|
| 01. Jogging track | 11. Infinity pool |
| 02. Pet park | 12. Senior citizens' sit-out |
| 03. Nature trail | 13. Kids' play area |
| 04. Floral garden | 14. Co-working spaces |
| 05. Meditation corner | 15. Reading lounge |
| 06. Seating spaces | 16. Multipurpose hall |
| 07. Outdoor gym | 17. Indoor games room |
| 08. Murals | 18. Indoor gym |
| 09. Badminton court | 19. Multipurpose court |
| 10. Toddlers pool | 20. Water features |





MAP NOT TO SCALE

Expansive spaces for positive living

3 BHK

RERA Carpet Area

110.39 sq.m. | 1,188 sq.ft.

Balcony

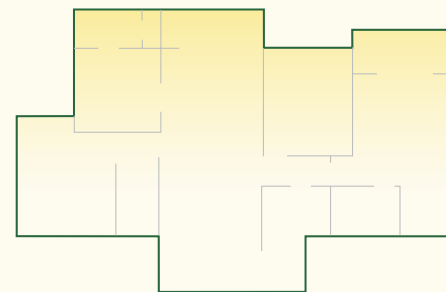
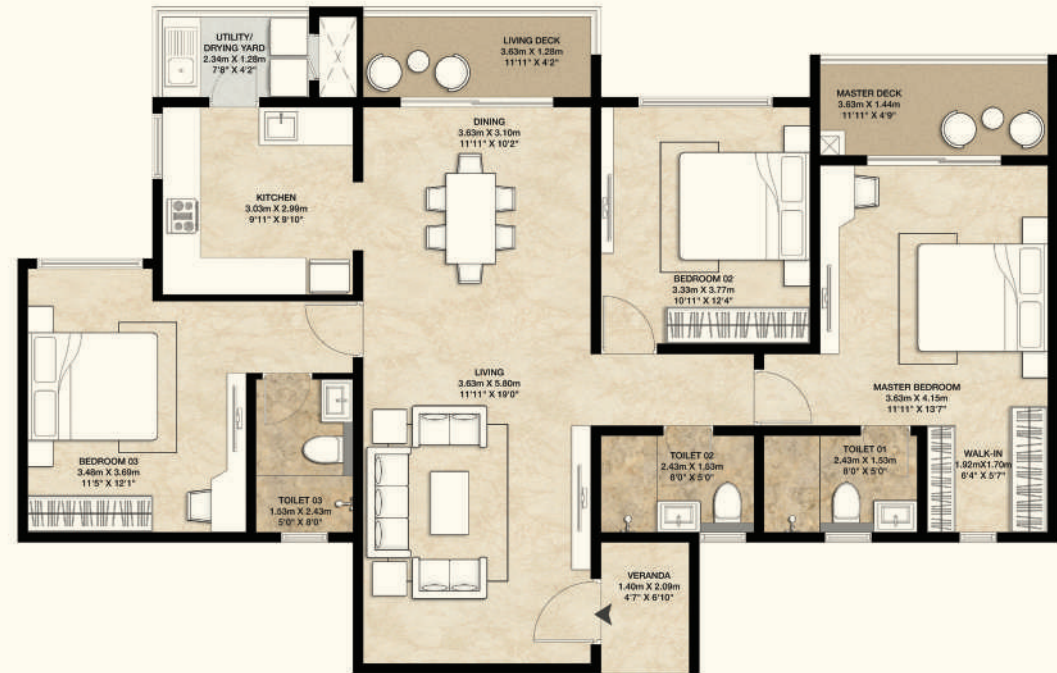
9.48 sq.m. | 102 sq.ft.

Utility

2.96 sq.m. | 32 sq.ft.

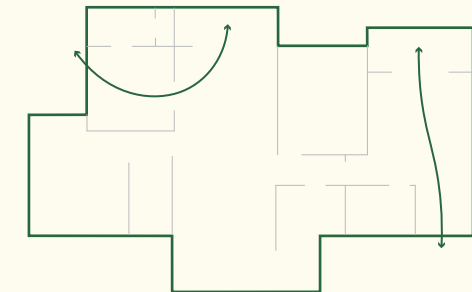
RNA

124.73 sq.m. | 1,353 sq.ft.



Sunlight

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



Optimal cross-ventilation

Designed for breezy evenings and pleasant temperatures even in the summer

3 BHK + S

RERA Carpet Area

120.90 sq.m. | 1,301 sq.ft.

Balcony

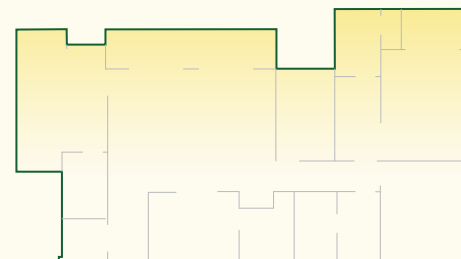
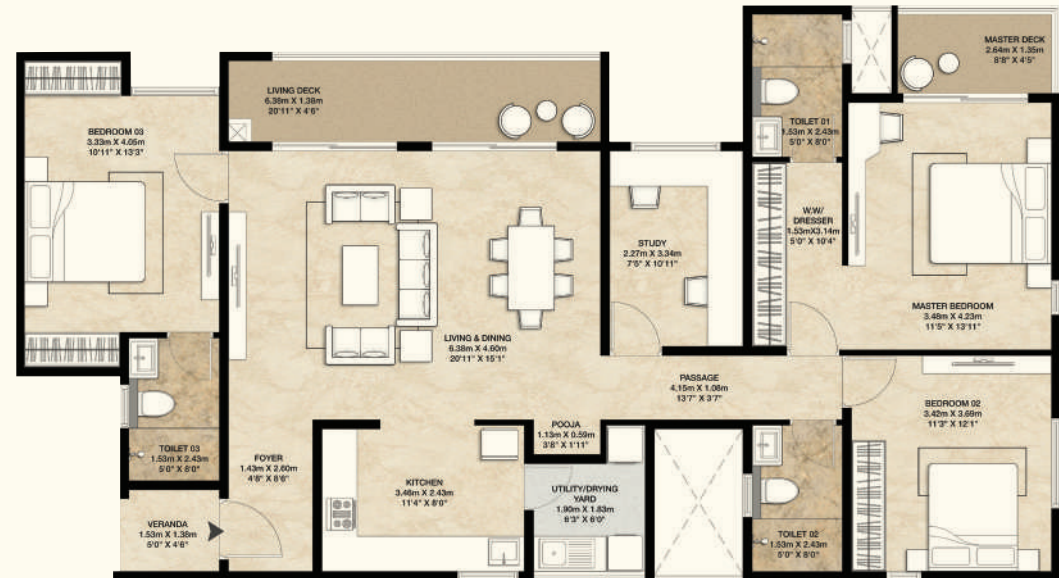
12.18 sq.m. | 131 sq.ft.

Utility

3.91 sq.m. | 42 sq.ft.

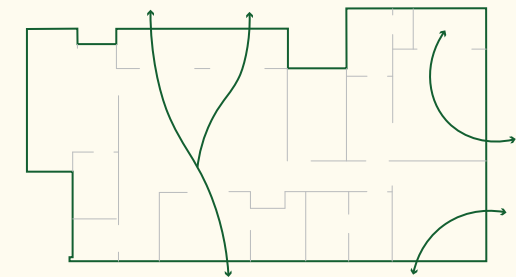
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139.30 sq.m. | 1,499 sq.ft.



Sunlight

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



Optimal cross-ventilation

Designed for breezy evenings and pleasant temperatures even in the summer

4 BHK

RERA Carpet Area

136.86 sq.m. | 1,473 sq.ft.

Balcony

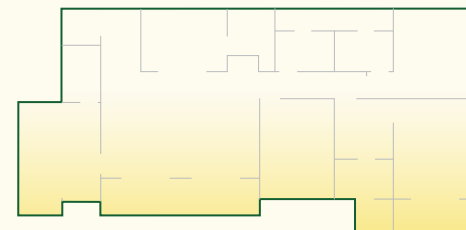
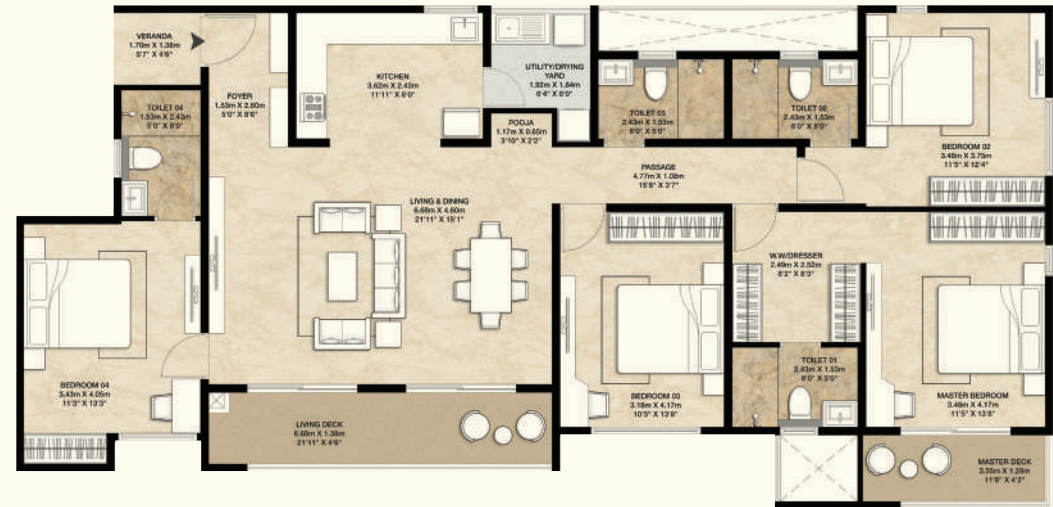
13.60 sq.m. | 147 sq.ft.

Utility

3.93 sq.m. | 42 sq.ft.

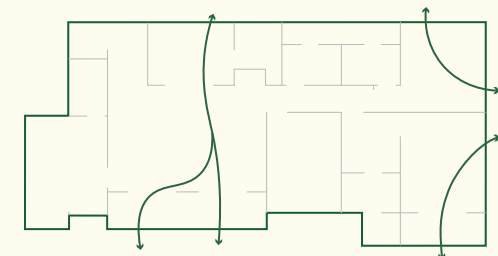
RNA

156.74 sq.m. | 1,687 sq.ft.



Sunlight

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



Optimal cross-ventilation

Designed for breezy evenings and pleasant temperatures even in the summer

A legacy of positivity

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 39.44 million sq. ft. (saleable area) of completed, ongoing and forthcoming residential projects across seven Indian cities and a gross area of over 5,000 acres of ongoing and forthcoming projects under development/management at Mahindra Lifespaces' development portfolio comprises premium residential projects, value homes under the 'Mahindra Happinest®' 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.

As one of the leaders in Net Zero homes in India, Mahindra Lifespaces is committed to building only Net Zero homes from 2030 onwards. The company has already launched India's first three Net Zero residential developments: One Net Zero Energy and two Net Zero Energy+ Waste, showcasing its dedication to environmental responsibility and innovation. 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.

Learn more about Mahindra Lifespaces® at www.mahindralifespaces.com


About Mahindra

Founded in 1945, the Mahindra Group is one of the largest and most admired multinational federation of companies with 260,000 employees in over 100 countries. It enjoys a leadership position in farm equipment, utility vehicles, information technology and financial services in India and is the world's largest tractor company by volume. It has a strong presence in renewable energy, agriculture, logistics, hospitality and real estate. The Mahindra Group has a clear focus on leading ESG globally, enabling rural prosperity and enhancing urban living, with a goal to drive positive change in the lives of communities and stakeholders to enable them to Rise.

Learn more about Mahindra on www.mahindra.com / Twitter and Facebook: @MahindraRise/ For updates, subscribe to <https://www.mahindra.com/news-room>

mahindra NewHaven

HOME of POSITIVE ENERGY

 **Project address: Manipal County Road, off Hosur Road, Bengaluru**

 **mahindralifespaces.com**

Contact your relationship manager for more details

This Project is registered under the provisions of RERA Act having Karnataka RERA registration no. PRM/KA/RERA/1251/310/PR/160425/007668 dated 16/04/2025 valid upto 28/12/2029 available on <http://rera.karnataka.gov.in/>. This Project is being developed by Mahindra Lifespace Developers Limited. The information contained in this communication is only indicative of the kind of development that is proposed and is subject to change. All images are artistic conceptualizations for illustration only and do not purport to exactly replicate the products. Any furniture, fixtures and white goods shown are not part of the offering and purely for showcasing possibilities. Distance and timelines (shortest) are indicative and approximate and are subject to the road and infrastructure facilities being provided by the authorities. For more information, please contact our sales office/team at Mahindra NewHaven , Mahindra Lifespace Developers Limited, Survey No. 62, Basapura Village, Begur Hobli, Bangalore South - 560068 or visit www.mahindralifespaces.com | Terms & Conditions apply.