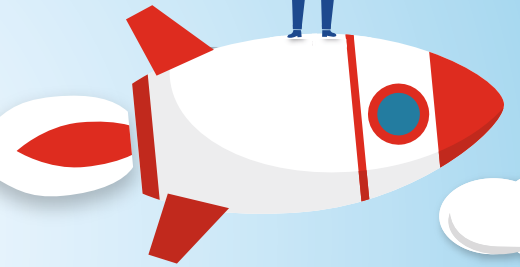
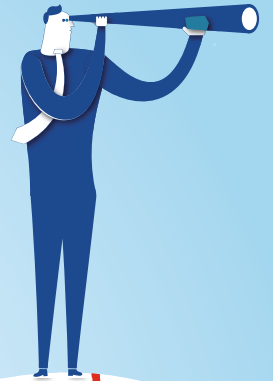


—
**GET
READY
TO STAY
AHEAD**
—



Proven beyond doubt



True to their vision of creating an ecosystem that enables 'Life, Living and Livelihood', Mahindra World City is a magnificent example of a fully planned and integrated city that offers a blend of world-class infrastructure along with new-age business and lifestyle facilities.

N.R.Narayan Murthy,
*Founder and Chairman Emeritus
Infosys Limited*

Infosys, the anchor client at Multi-Sector SEZ of Mahindra World City, Jaipur has setup an offshore BPO and development campus.

THE MAHINDRA GROUP

Founded in 1945, the Mahindra Group is one of the largest and most admired multinational federations of companies bound by one purpose – to Rise. Inspired by this spirit, our legacy and values, our goal to always positively impact our partners, stakeholders, communities and the world at large, remains unshakeable.

7+ DECADES
100+ COUNTRIES

150+ Companies
250k People

ENJOYS LEADERSHIP

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.



TRACTORS



AEROSPACE



HOLIDAYS



INFORMATION
TECHNOLOGY



REAL ESTATE



AUTOMOTIVE INDUSTRY

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 32.97million 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 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.

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 80 awards for its projects and ESG initiatives.

MAHINDRA WORLD CITY, CHENNAI

MWC Chennai was established in 2002. It is India's first integrated business city and corporate India's first operational SEZ. It was jointly promoted in a Public-Private Partnership (PPP) between the Mahindra Group and Tamil Nadu Industrial Development Corporation (TIDCO). Master-planned by Jurong Consultants of Singapore, MWC Chennai is the preferred business destination for 65+ transnational corporations such as BASF Catalysts, BMW India, Force Motors, Fujitec India, Infosys, Mahindra & Mahindra, Renault-Nissan, Timken India and TVS Group among others.

—
**A progress-
driven
environment
to keep you
ahead**
—



Its (MWC Jaipur's) modern Infrastructure and strategic location make it ideal for business and trade

Mr Shirshail Rana ,
*Propreitor,
Tweaking Technologies*

Tweaking Technologies runs its software development operations in MWC Jaipur

MAHINDRA WORLD CITY, JAIPUR

MWC Jaipur is being promoted in a PPP between the Mahindra Group and Rajasthan State Industrial Development and Investment Corporation (RIICO). It is spread across 3,000 acres and houses 125+ clients such as Amazon, DeutscheBank, Fackelmann, Flipkart, Infosys, JCB, Kerakoll, Mahindra & Mahindra, MetLife, Perto and Renew Power among others.

A WORKPLACE MUST WATCH THE PACE AT WHICH A BUSINESS GROWS

- One of India's foremost integrated business city encompassing Livelihood • Living • Life
- Globally benchmarked best-in-class industrial infrastructure
- Master-planned by world renowned Jurong Consultants, Singapore
- Proximity to National Highway 48 (NH-48). Located within the influence zone of DMIC Corridor
- Located on high growth corridor, offers an ecosystem of world class companies along with skill development center & other business support services (access to banks, food court, hostels, etc.)
- Unique combination of Multi-Sector SEZ and a Domestic Tariff Area (DTA) offering choice of export and domestic production
- Proposed co-located Social & Residential Infrastructure
- Commitment to sustainability: An environment that nurtures growth through carbon neutrality, water positivity and zero waste to landfill in an inclusive and secure setting, enabling you to fulfill your ESG commitments
- A preferred choice of Global & Domestic companies

Now a welcoming ecosystem awaits you.



**A GREAT START
FOR YOUR
BUSINESS**

All elements in place for an ideal beginning.



**READY FOR YOU
AT EACH
STAGE**

Anticipating your future needs.



**EMPLOYEES
FLOURISH ALONG WITH
THE ORGANISATION**

Thoughtfully developed commercial infrastructure ensures the best work-life environment for your most important asset - your employees.

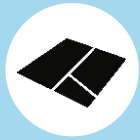
Shorter time to market, for long-term, consistent growth



Mahindra World City, Jaipur excellent built-to-suit facility delivered in record time, hence enabling Deutsche Bank to commence work within 8 months of signing the deal.

*Arindam Bannerji,
Erstwhile MD & Global head DBOI
(Deutsche Bank Operational
International)*

The global processing arm of Deutsche Bank Group operates its offshore processing unit in MWC Jaipur



3000 acres of clean land title

Assured clean land with backup title available.



Partnership with government

A 74:26 joint venture between Mahindra Group and RIICO ensures enhanced support at all stages of operations.



Plug 'n' play infrastructure

With roads, electricity and water in place, construction can be quickly commenced. Businesses at Mahindra World City, Jaipur can opt for varied plot sizes with key amenities built in.



State level infrastructure support

State Support Agreement for water and power availability.



Built-to-suit solutions

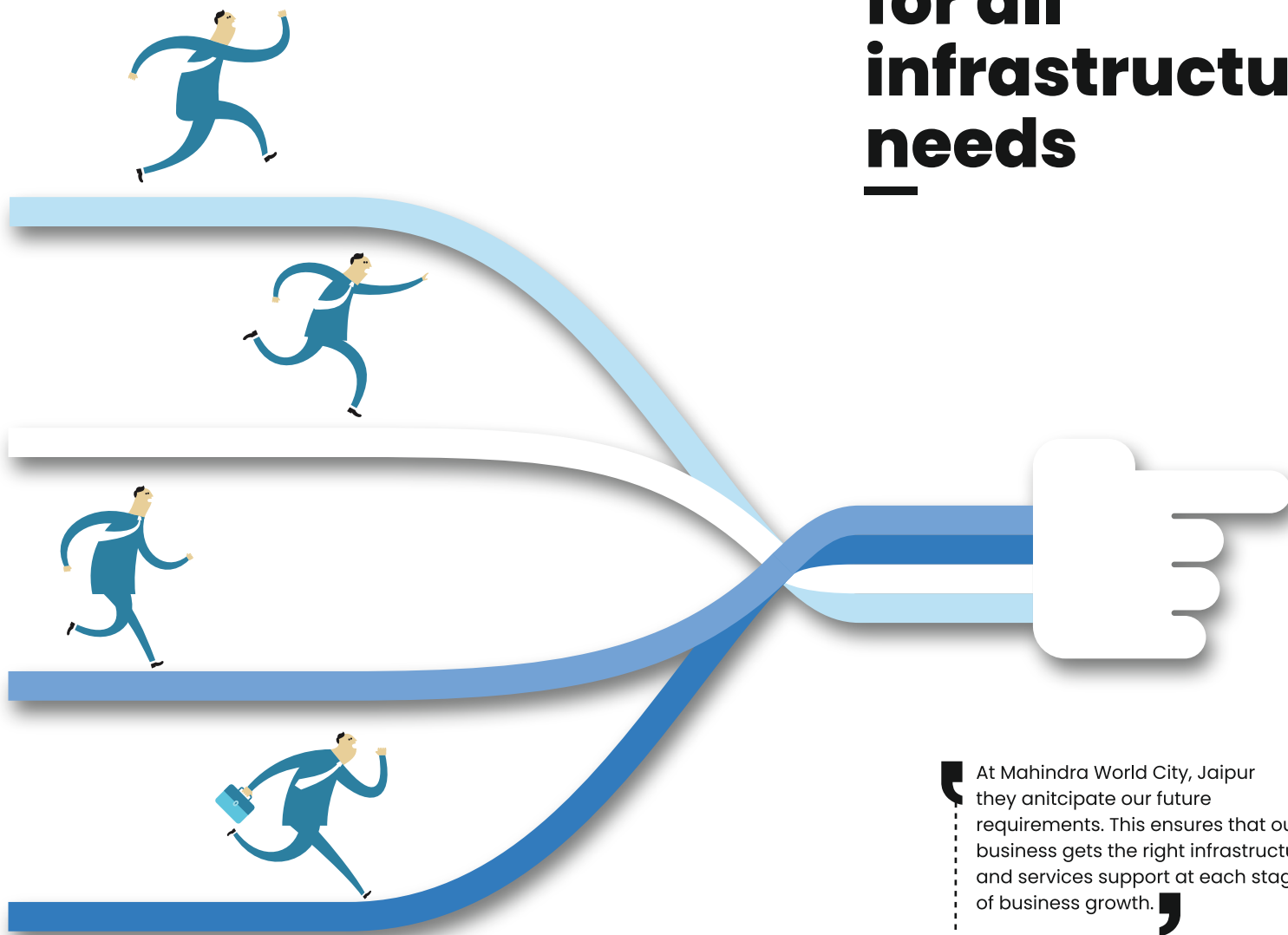
Customised construction plans purpose-built to suit your specific requirements.



Existing Ecosystem of marquee customers

Existing ecosystem of 125+ clients.

The right solution for all infrastructure needs



At Mahindra World City, Jaipur they anticipate our future requirements. This ensures that our business gets the right infrastructure and services support at each stage of business growth.

Mr. Rajiv Bhatnagar
Director
Gaston Energy India Pvt. Ltd.

A JV of Gaston Batteries (Hong Kong):
a leading Chinese manufacturer of
VRLS batteries

Onsite Infrastructure and Services



Integrated development encompassing manufacturing, services & skill development



Dedicated power substations within MWC Jaipur



Assured water supply with dedicated lines for fresh water and recycled water



Wide roads for easy container movement



Professional operations and maintenance services



33% green spaces



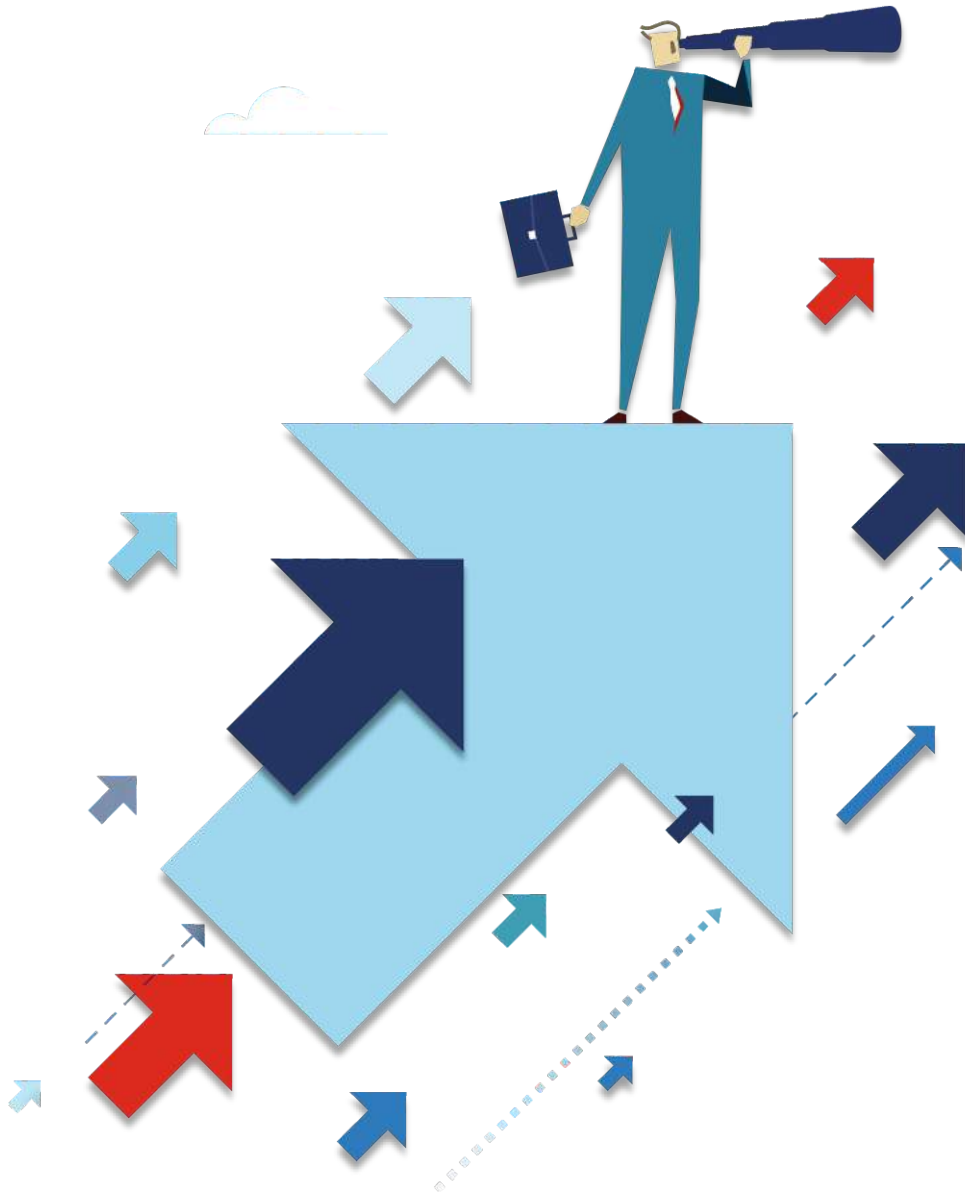
On-site customs office for ease of SEZ operations



Presence of on-site fire station and post office



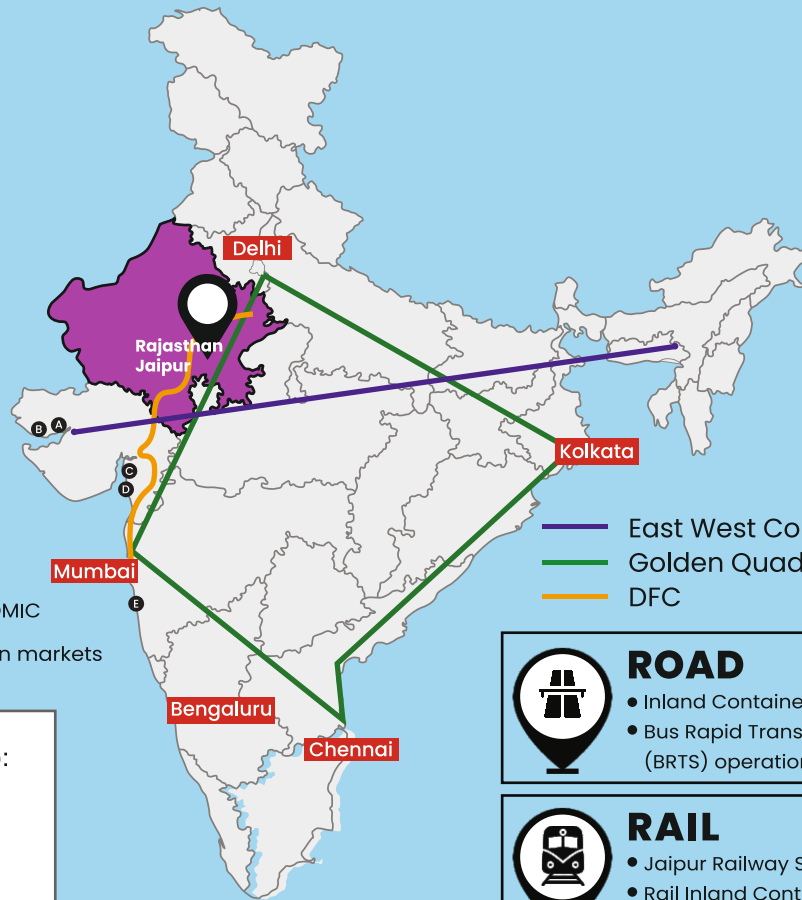
Dedicated Customer Relationship Management Cell to handle customer queries



Location advantage to ensure speed and connectivity

As a business location, Jaipur stands out for its location and connectivity to booming markets in north and west India, excellent infrastructure, low start up and running costs and good availability of trained manpower.

Mr. Anand Mahindra
Chairman, Mahindra Group



DMIC Influence Region

MWC Jaipur falls within the influence zone of DMIC providing enhanced access to northern and western markets

1. Delhi Mumbai Industrial Corridor (DMIC):

A model industrial corridor being developed as Global Manufacturing and Trading Hub

- 39% of total DMIC passes through Rajasthan
- About 60% of the State's area and 80% of State population falls within the project influence area.

2. Dedicated Freight Corridor (DFC) being

developed along DMIC that will connect Delhi to Mumbai.



ROAD

- Inland Container Depot: 15 km
- Bus Rapid Transport System (BRTS) operational



RAIL

- Jaipur Railway Station: 21 km
- Rail Inland Container Depot: 14 km
- Metro Phase-I operational in Jaipur



AIR

- Jaipur International Airport and Cargo complex: 22 km
- Airlinks to major Indian cities



MAJOR PORTS

- A Kandla Ports – 809 Km
- B Mundra Port – 850 Km
- C Dahej Cargo Port – 877 Km
- D Hazira Port – 895 Km
- E JNPT – 1173 Km

Distance: Delhi: 262 km Mumbai: 1151 km



The Rajasthan Edge

Rajasthan, the largest state in the country boasts of being well connected to other states, has a tradition of skill-based trades and the newly inculcated ease of doing practices. Mahindra World City Jaipur has then revamped the platform for investors with a well planned infrastructure development, efficient services along with ambient environment. The culturally rich state now also prides itself in building entrepreneurs.

Late Dr. R. K. Joshi
*Former President
Joshi Foundation*

Bharatiya Skill Development University (BSDU), a new Swiss Dual Model based Skill Development University, based out of MWCJ.



GDP of
₹11.96 Lakh Crores
(2021-22, Advance Estimates)



Population of
80 million
Comprising ~ 6% of India's population



~25%
urbanisation rate
928 F | 1000 M



Power sufficient State
21,835.90 MW (As on December 2021)
state installed capacity



3rd Largest network
of National Highways
in India



Rajasthan among top 10 states in
state-wise 'Ease of Doing Business'
ranking in India (Source: DIPP)



Abundant Skilled Manpower

- Rajasthan has **9%** of all Universities in India
- **87** engineering colleges
• Intake capacity: **~43,000** students
- **48** MBA colleges
• Intake capacity: **~3,282** students
- Hewitt Associates ranked Jaipur as No. 1 in Talent Sourcing and Employee Cost
- **36%** of India's total Chartered Accountants ICWAs and Company Secretaries passout of Rajasthan every year.



PEOPLE POWER

Peaceful Labour Environment

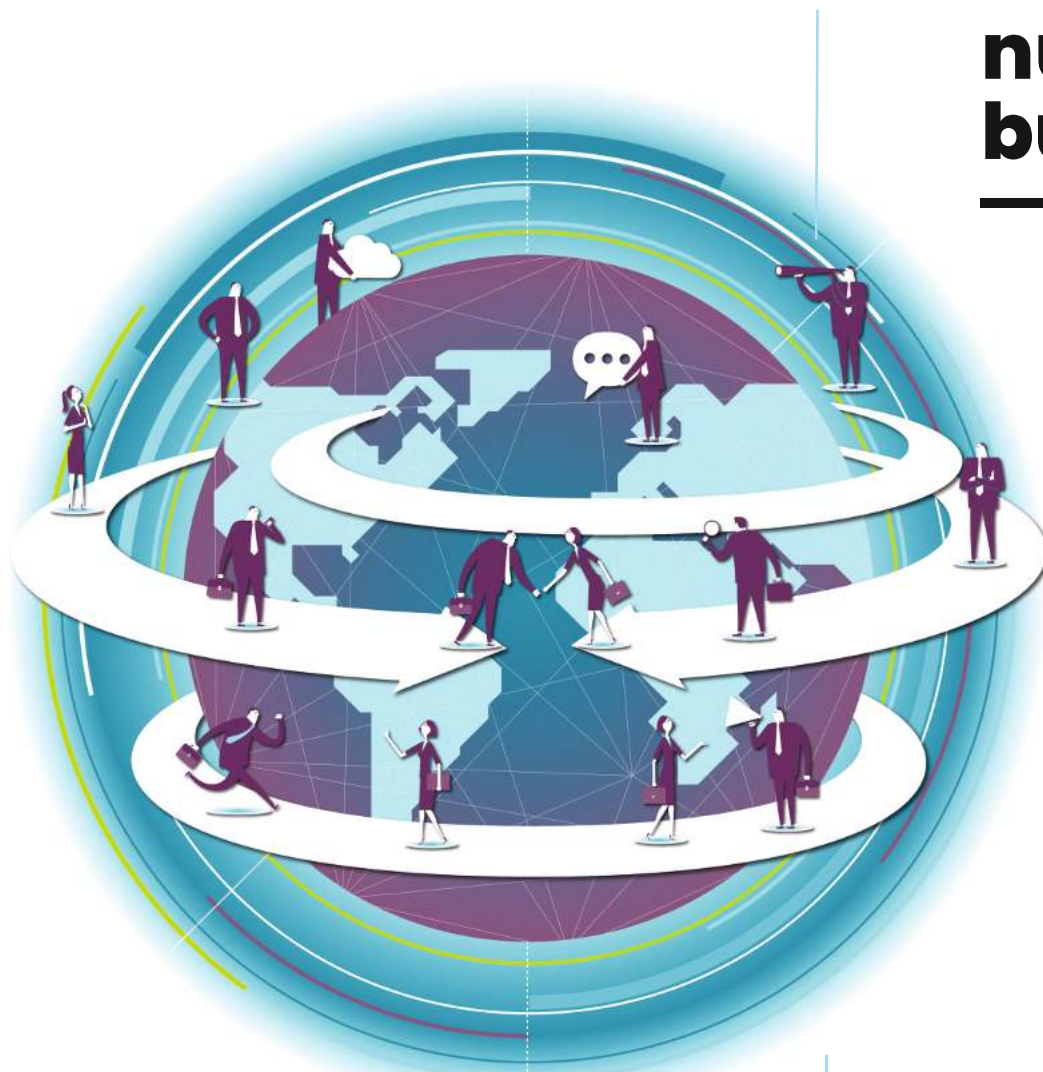
- The state enjoys a very peaceful and pro-development labour scenario.
- A slew of labour reforms have been initiated by the Rajasthan Government to enhance ease of doing business in the state.



Adequate Semi-skilled Manpower

- **2** dedicated skill university
- **1750+** ITIs
• Intake capacity: **3.75** lakh students
• **11** dedicated women ITIs
- **133** polytechnic colleges
• Intake capacity: **27,846** students
• **8** dedicated women polytechnic colleges

— An environment that nurtures business —



Our facility was operational in the record 561 days after construction. This triumph is attributed to the state government's support, faster approvals, single window clearances and good bureaucracy.

Mr. Vipin Sondhi
*Erstwhile Managing Director
JCB India Ltd.*

India's leading manufacturer of earthmoving and construction equipment machinery. Anchor customer at MWC Jaipur-DTA

COMPETITIVE SKILLS, LOWER COSTS

- Rajasthan ranks first amongst all states in India (with 89 universities) on total number of universities including central, state, deemed and private universities.
- Home to Premier Educational Institutes such as:
 - IIM Udaipur
 - IIT Jodhpur
 - BITS Pilani
 - MNIT Jaipur
 - NIFT Jodhpur
 - FDDI Jodhpur

CONDUCTIVE GOVERNMENT POLICIES

PRO-BUSINESS ENVIRONMENT



The Rajasthan government has been progressive in making the investment climate attractive and launched a new and improved Rajasthan Investment Promotion Scheme (RIPS-2019) which offers attractive incentives and subsidies for investors.

EFFECTIVE GOVERNANCE



The MSME unit registered under The Rajasthan Micro, Small and Medium Enterprises (Facilitation of Establishment and Operation) is exempted from approvals and inspections under all State laws for 3 years.

CUSTOMISED INCENTIVE SCHEME



State provides a customised package to the enterprises for investing more than 100 Cr. and providing direct employment to 200 persons for manufacturing industries.

STRATEGIC LOCATION

- Located within the influence zone of DMIC corridor.
- Proximity to Western DFC (Dedicated Freight Corridor) with high-speed double stack container transport.
- Conduit between ports of western coastline and states of North India.
- Proximity to Jaipur International Airport.

*200 cr. for service industries or providing employment to 500 persons.

Where work and living go hand in hand



It has been a delight for us to be part of Mahindra World City Jaipur for the last 12 years. The fact that our unit was the first one to start operations in the industrial zone will always remain a matter of pride for us, MWCJ has played a major part in our progress and growth.

Mr. R. C. Jain
Chairman, KnitPro
KnitPro is a manufacturer of quality
needlecraft tools and accessories.



Infrastructure & Connectivity

- 2400 Cr. GDP of Jaipur (24% of State GDP)
- Operational BRTS and Metro Phase I
- 3rd lowest peak power deficit in Rajasthan
- Leading Telecom service providers
- Key Node: Golden Triangle Tourism Circuit



Education

- High standards of education
- 295 ITIs in Jaipur
- 14 Universities in Jaipur including State, Deemed & Private universities
- ~35 MBA Colleges & ~30 Engineering Colleges in Jaipur



Social Infrastructure

- Ranks 10th among best Indian Cities to live in
- Global tourist destination
- World Class hospitality services across hotels, supermarkets, malls, and recreational facilities

ADVANTAGE JAIPUR



Healthcare

- The best of modern healthcare is present in Jaipur
- Super specialty hospitals like Fortis, Naryana Hrudalaya and Eternal Heart Care Centre among others are present in Jaipur



Sports

- Variety of sports and adventurous getaways
- 9 hole and 18 hole Golf & Jungle Safaris



Heritage & Culture

- Jaipur is certified as a World Heritage site by UNESCO
- A cosmopolitan blend of culture
- Modern international lifestyle sans the typical hassles of big city living

Source: plan.rajasthan.gov.in

Smart & Sustainable: For Today & Tomorrow



Global Impact by working collaboratively and locally in reducing both greenhouse gas emissions and climate risks. C40 brings together a unique set of assets and creates a shared sense of purpose, while offering cities an effective forum to collaborate, share knowledge and drive meaningful, measurable and sustainable action on climate change. We congratulate Mahindra World City Jaipur and appreciate their commitment towards a sustainable and green world.

Michael R. Bloomberg
*C40 Board and UN
Secretary-General's Special Envoy
for Cities and Climate Change.*

The core promise of MAHINDRA WORLD CITY

Livelihood



Focus is to enable wealth creation through industrial set-up which in turn generates revenue, exports and employment

Living

Impetus to enhance the 'Living' quotient viz. developing residential and social infrastructure



Life



Focus is given to augment the quality of 'Life' through social events to strengthen the community in MWC like Marathons, Music fests, Sports tournaments, etc.

Global Recognition Achieved

MWC Jaipur is Asia's first and the world's largest project to reach C40 Stage 2 CPDP Certification.

Carbon Positive Strategy Roadmap prepared till 2025.

National Pioneer

India's first green SEZ with pre-certified IGBC gold rating



Mahindra World City is planned to be sustainable at its core, and future ready and flexible for its future citizens. Sustainability is practiced across the following key aspects

ECONOMIC

Protect and enhance stakeholder interests by adopting the highest standards of governance, customer centricity, diversity and inclusion.

ENVIRONMENTAL STEWARDSHIP

Create a green canvas by reducing the environmental footprint of the products and the supply chain, and drive innovation through adoption of sustainable technologies.

SOCIAL EQUITY

Develop ecosystems that create a positive impact on the communities around our developments and drive intervention and positively influence the society at large.



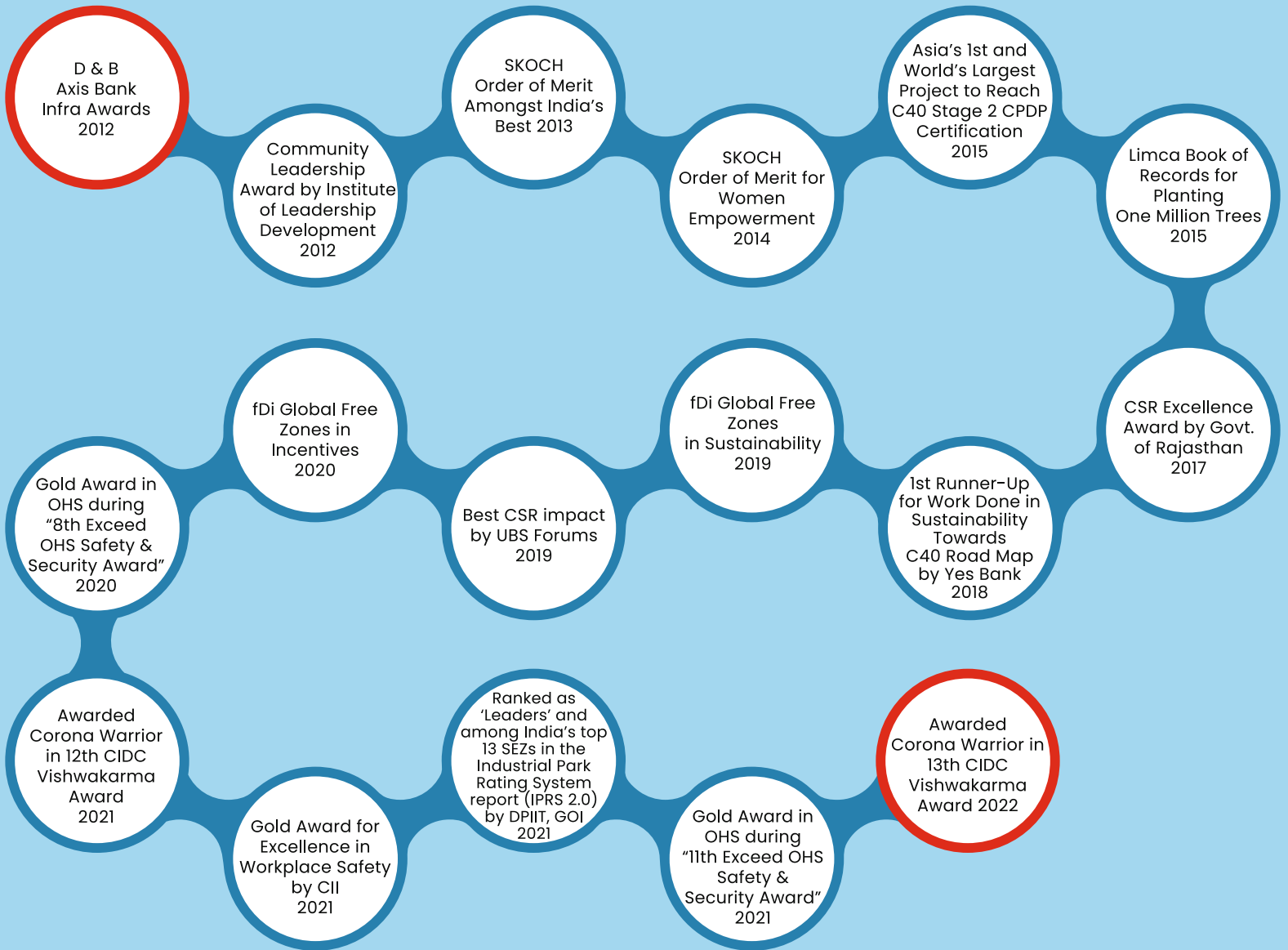
Effort and recognition always go together



After a delightful experience of working in MWC Chennai in South India, we decided to choose MWC Jaipur for expansion plans in North India.

Mr. T. T. Laxman
General Manager
Food Business
TTK Healthcare Pvt. Ltd.

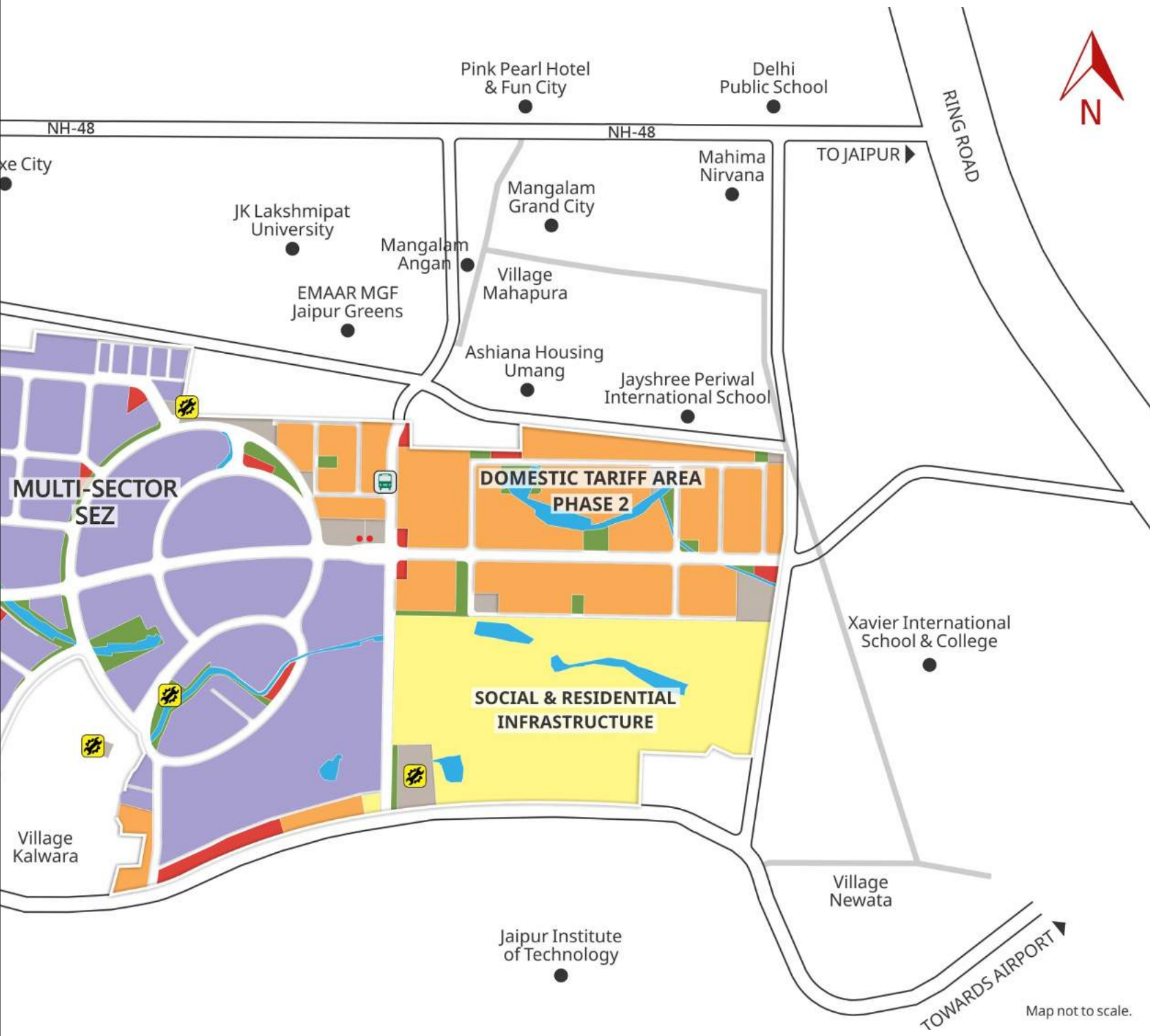
TTK, leading manufacturer of pre-cooked food has its state-of-the-art plant for the Northern India market in MWCJ, DTA



Master Plan



LEGEND	
	MULTI-SECTOR SEZ
	DOMESTIC TARIFF AREA
	SOCIAL & RESI. INFRA
	COMMERCIAL
	OPEN / GREEN AREA
	WATER BODY
	UTILITIES
	BUS TERMINAL
	ADMIN & CUSTOM OFFICE



Map not to scale.

Domestic Tariff Area



Multi-Sector SEZ



ARTISTIC
DESIGN



AURO design



Deutsche Bank



Infosys



NICE QUARTZ
& STONES



RUJIT



SHEESHAM
HANDICRAFTS



SmartStream



TIJARIA

Tweaking
Technologies



Multi-Sector SEZ



Mahindra World City, Jaipur – at a glance

Multi-Sector SEZ



Amenities



Amphitheater



Emergency Response Centre



Food Court



Post Office

Mahindra World City, Jaipur – at a glance

Domestic Tariff Area



JCB



Perto

Glossary

- AIIMS – All India Institute of Medical Sciences
- APREA – Asia Pacific Real Estate Association
- BRTS – Bus Rapid Transport System
- BITS – Birla Institute of Technology and Sciences
- CII – Confederation of Indian Industries
- CPDP – Climate Positive Development Program
- DTA – Domestic Tariff Area
- DMIC – Delhi Mumbai Industrial Corridor
- DFC – Dedicated Freight Corridor
- GDP – Gross Domestic Product
- GRESB – Global Real Estate Sector Benchmarking
- IIT – Indian Institute of Technology
- IIM – Indian Institute of Management
- IGBC – Indian Green Business Council
- MW – Mega Watt
- MWC – Mahindra World City
- MWCJ – Mahindra World City Jaipur
- NIFT – National Institute of Fashion Technology
- PPP – Public Private Partnership
- RIICO – Rajasthan State Industrial Development and Investment Corporation
- RIPS – Rajasthan Investment Promotion Scheme
- RESPECT – Rajasthan Enterprises Single Point Enabling and Clearance Act
- SEZ – Special Economic Zone
- STP – Sewage Treatment Plant
- TIDCO – Tamil Nadu Industrial Development Corporation
- TTP – Tertiary Treatment Plant
- UGR – Underground Water Reservoir

Corporate Office

Mahindra Lifespace Developers Ltd., Mahindra Towers, 5th Floor
Dr. G.M. Bhosale Marg, Worli, Mumbai-400018
Contact: 022-67478626

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Mahindra World City-Jaipur
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C-Scheme, Jaipur-302001

Contact:

Anurag Vijay: 99500 19888

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Dist.- Jaipur-302037
Contact: 0141-6683454

Contact:

Apul Maheshwari: 99289 60704




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Lodhi Road, New Delhi – 110003
New Delhi-110066

Contact:

Aditya Sarin: 98102 66612

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