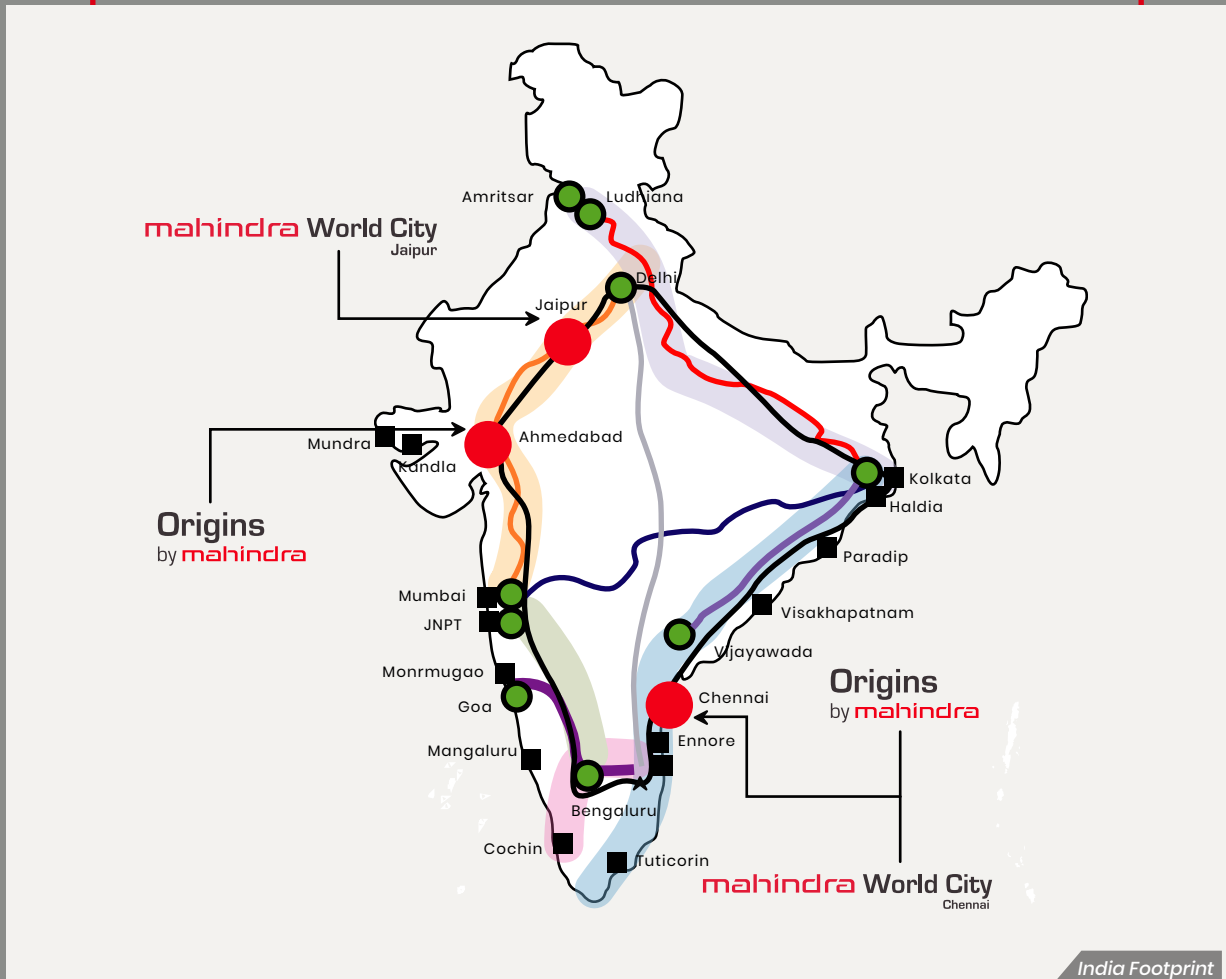


Creating World Class Business Destinations in India



The Mahindra Group

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

7+

Decades

9

Business Verticals

100+

Countries

260K+

People

About Mahindra Lifespace Developers Ltd. (MLDL)

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.

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.

Mahindra Lifespaces' is the first Indian real estate company to commit to the global Science Based Targets initiative (SBTi). With a 100% Green portfolio since 2014, the company is working towards carbon neutrality by 2040. Mahindra Lifespaces® is the recipient of over 80 awards for its projects and ESG initiatives.

32.14 million sq. ft.

Footprint of completed, ongoing and forthcoming residential projects

5000 + acres

of ongoing & forthcoming projects in the Integrated Cities & Industrial Clusters

Presence across 7 Indian cities

Presence across 4 locations

Integrated Cities & Industrial Clusters (IC & IC)

Mahindra World City

Developments in Chennai & Jaipur together spans 4,500 acres

In partnership with TIDCO & RIICO respectively

Origins by Mahindra

Developments in Ahmedabad & North Chennai together spans more than 1,000 acres

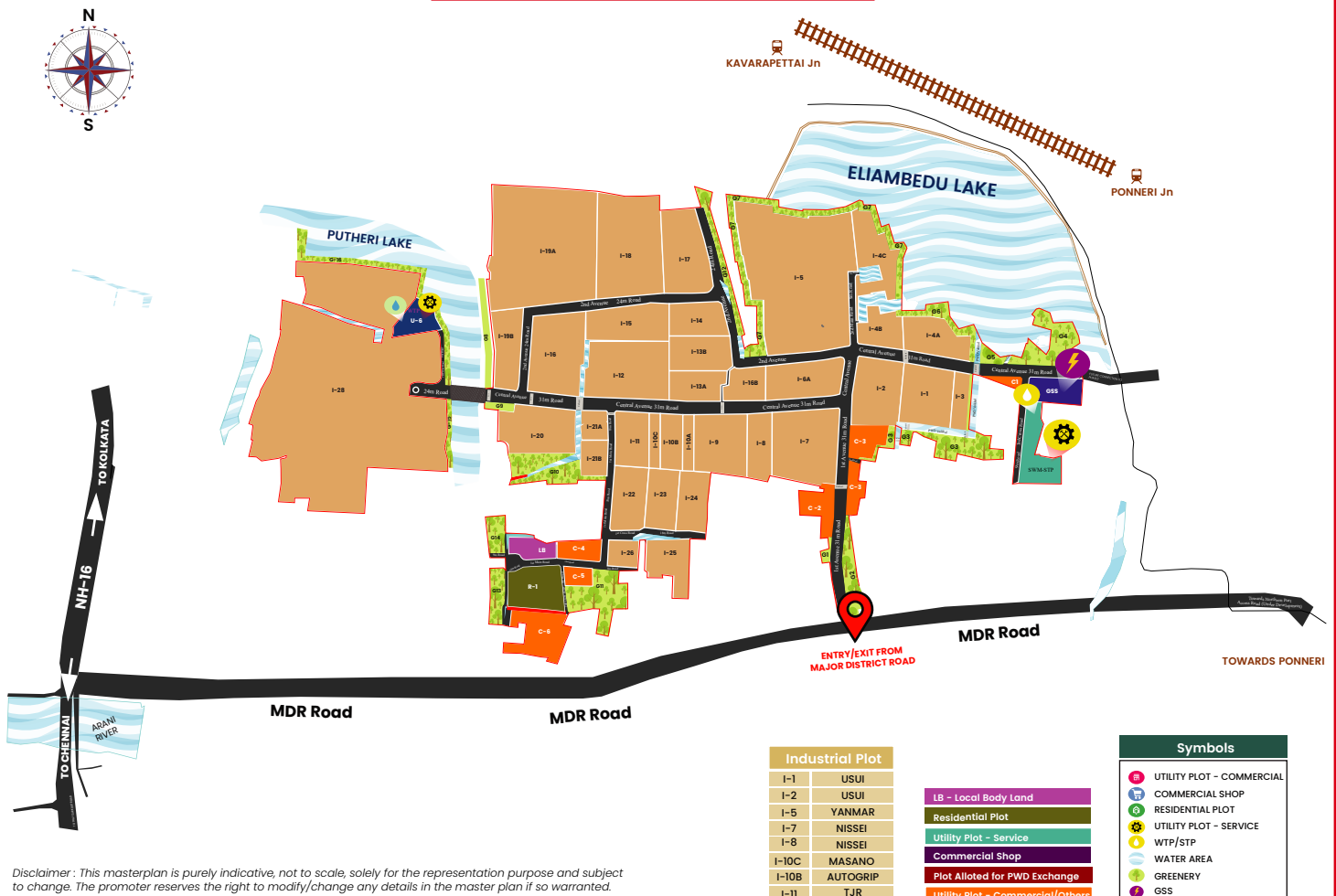
Strategic partnership with IFC and Sumitomo Corporation respectively

ORIGINS By Mahindra, Chennai (NH-16)

ORIGINS by Mahindra Chennai is a stellar industrial ecosystem created to empower businesses to achieve transformative and accelerated growth. By offering an enabling industrial infrastructure of international standards and well-planned, plug-n-play facilities, it is your go-to destination which ensures the success of your business.

- It is a joint venture between Mahindra World City Developers Limited and Sumitomo Corporation, Japan.
- Spread across 600 acres. Development in Phase I ~ 300 acres.
- Located on NH-16 (Kolkata highway) part of Golden Quadrilateral.
- Strategically connected by Chennai – Bengaluru Industrial Corridor (CBIC) & Chennai – Vizag industrial Corridor (CVIC).
- Well connected by Air, Rail, Road and Sea, positioned to attract global and domestic companies.
- Ideal for Auto & Auto Components, Engineering, Logistics & Warehousing, Renewable Energy, Electronics, Electric Vehicle, FMCG, Food Processing and Pharmaceutical sectors.
- Sustainability at the core of Design, Development and Operations.

Master Plan



Advantage Origins, Chennai



High impact growth partner Sumitomo Corporation



Strategic location proximity to:

- NH-16 industrial corridor,
- Chennai International Airport
- Major sea ports



Shorter time to market
~clean land title, existing utility infrastructure



Plug-n-Play infrastructure



Superior O & M services:
Enables you to focus on core activities



Commitment to sustainability:
IGBC platinum pre-certified Industrial cluster

7+ Customers and growing...



Located on High Growth Corridor NH-16,
Chennai City – 36 Kms
Ponneri – 4.3 Kms



Kattupalli Port – 23 Kms
Ennore Port – 25 Kms
Chennai Port – 38 Kms



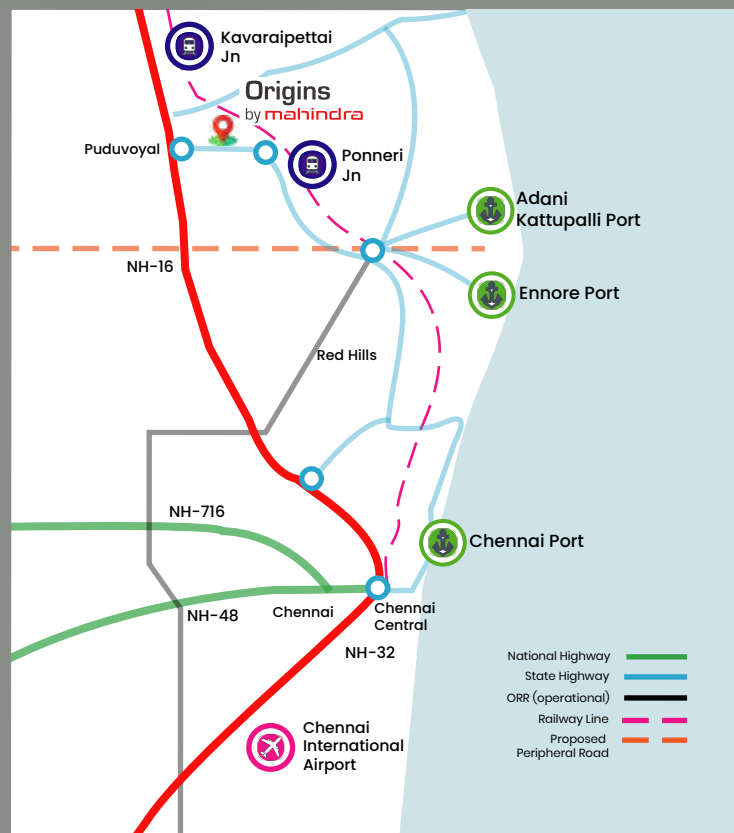
Chennai International Airport – 55 Kms



Kavaripattai Jn – 5 Kms
Ponneri Jn – 6 Kms



Onsite Bus stop – 0.1 Km



PROJECT OFFICE ADDRESS:

Mahindra Industrial Park Chennai Limited, Administrative Block, Plot No. C1, First Avenue, Peruvoyal Village, Gummidipoondi Tluk, Thiruvallur District, Chennai – 601 206

MARKETING OFFICE ADDRESS:

Mahindra Industrial Park Chennai Limited, Mahindra towers, Ground Floor, #17/18, Pattullous Road, Anna Salai, Chennai – 600 002



Contact us now to enable your growth plans:

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