

September 18, 2025

BSE Limited Corporate Services, Piroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai 400051
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Security	BSE	NSE	ISIN
Equity Shares	532313	MAHLIFE	INE813A01018

Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)

Dear Sirs/Madam,

Pursuant to Regulation 30 read with Para A of Part A of Schedule III and other applicable provisions of the SEBI Listing Regulations, we wish to inform you that the Board of Directors of the Mahindra Lifespace Developers Limited (“the Company/MLDL”) at its meeting held on September 18, 2025, has, subject to shareholders approval, considered and approved the proposal to acquire entire stake (Equity Shares and Compulsorily Convertible Preference Shares) held by Actis Mahi Holdings Singapore Private Limited (“Actis”) in Mahindra Homes Private Limited (“MHPL”), subsidiary of the Company. Consequent to completion of the aforesaid transaction, MHPL would become a Wholly Owned Subsidiary (WOS) of the Company.

The details as required under the SEBI Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 (as amended), are attached as ‘Annexure A’ to this letter.

The Board Meeting commenced at 12:38 pm and concluded at 1:00 pm.

This intimation is also available on the website of the Company at <https://www.mahindralifespaces.com/investor-center/?category=material-disclosure-intimation>.

For Mahindra Lifespace Developers Limited**Avinash Bapat**
Chief Financial Officer

Enclosure.: Annexure A

Annexure A

Details as per Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Acquisition (including agreement to acquire)

Sr. No.	Particulars	Information of such events									
a)	Name of the target entity, details in brief such as size, turnover etc.	<p>Mahindra Homes Private Limited (MHPL) has been incorporated on June 2, 2010 and currently has Authorised Share Capital of Rs. 2,00,00,000/- and paid-up share capital of Rs. 84,45,950/-</p> <p>Following is the turnover of MHPL during the last three years:</p> <table> <tr> <th colspan="3">Rs. in crores</th></tr> <tr> <th>FY24-25</th><th>FY23-24</th><th>FY22-23</th></tr> <tr> <td>Nil</td><td>6.56</td><td>8.81</td></tr> </table>	Rs. in crores			FY24-25	FY23-24	FY22-23	Nil	6.56	8.81
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Nil	6.56	8.81									
b)	<p>Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired?</p> <p>If yes, nature of interest and details thereof and whether the same is done at "arm's length"</p>	<p>Yes, the proposed acquisition is a Related Party Transaction and shall be undertaken on arm's length basis.</p> <p>MHPL is a subsidiary of the Company. None of the Promoter / Promoter group / Group companies of the Company have any interest in proposed acquisition except to the extent of indirect shareholding held in MHPL by Mahindra & Mahindra Limited, holding and promoter company of the Company.</p>									
c)	Industry to which the entity being acquired belongs;	Real estate company engaged in the business of development of residential project(s).									
d)	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	MHPL is a subsidiary of the Company. Consequent to the proposed acquisition of shares, MHPL will become a Wholly Owned Subsidiary (WOS) of the Company.									
e)	Brief details of any governmental or regulatory approvals required for the acquisition;	Presently, no such approvals are required. Requisite approvals, if any, required to be obtained from time to time, shall be obtained as may be applicable.									
f)	Indicative time period for completion of the acquisition;	The proposed acquisition is subject to approval of the shareholders. The same is estimated to be completed									

		within three months from the date of execution of Share Purchase Agreement (SPA) with requisite approvals and subject to fulfilment of terms and conditions as may be mutually agreed between the Company and Actis.									
g)	Consideration – whether cash consideration or share swap or any other form and details of the same;	Cash consideration.									
h)	Cost of acquisition and/ or the price at which the shares are acquired;	<p>Subject to shareholders approval, acquisition of following shares having face of Rs. 10/- each held by Actis in MHPL at a consideration not exceeding Rs. 90 crore in aggregate:</p> <table><tr><th>Sr. No.</th><th>Type of Share and number of shares</th></tr><tr><td>1.</td><td>2,05,628 -Series A Equity Shares*</td></tr><tr><td>2.</td><td>11,043 -Series B Equity Shares#</td></tr><tr><td>3.</td><td>1 - 0.01% Compulsory Convertible Preference Shares</td></tr></table> <p><i>*Carrying Voting Rights in the ratio of 75:25 held by MLDL and Actis respectively.</i> <i>#Carrying Economic Rights in the ratio of 50:50 held by MLDL and Actis respectively.</i></p>	Sr. No.	Type of Share and number of shares	1.	2,05,628 -Series A Equity Shares*	2.	11,043 -Series B Equity Shares#	3.	1 - 0.01% Compulsory Convertible Preference Shares	
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1.	2,05,628 -Series A Equity Shares*										
2.	11,043 -Series B Equity Shares#										
3.	1 - 0.01% Compulsory Convertible Preference Shares										
i)	Percentage of shareholding / control acquired and / or number of shares acquired;	<p>Shareholding Pattern of MHPL:</p> <table><tr><th>Particulars</th><th>MLDL</th><th>Actis</th></tr><tr><td>Pre</td><td>74.35%</td><td>25.65%</td></tr><tr><td>Post</td><td>100%</td><td>0%</td></tr></table>	Particulars	MLDL	Actis	Pre	74.35%	25.65%	Post	100%	0%
Particulars	MLDL	Actis									
Pre	74.35%	25.65%									
Post	100%	0%									
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	<p>Mahindra Homes Private Limited (MHPL) has been incorporated on June 2, 2010. MHPL is a 74.35:25.65 joint venture between the Company and Actis Mahi Holding (Singapore) Private Limited (‘Actis’), respectively. MHPL has completed a residential project “Windchimes” at Bengaluru on approximately 5.90 acres and is currently developing the final phase of project, ‘Luminare – Phase 3’ in Gurgaon.</p> <p>Following is the turnover of MHPL during the last 3 years:</p> <table><tr><th></th><th>FY24-25</th><th>FY23-24</th><th>FY22-23</th></tr><tr><td></td><td>Nil</td><td>6.56</td><td>8.81</td></tr></table>		FY24-25	FY23-24	FY22-23		Nil	6.56	8.81	
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