

mahindra IvyLush

Designed

for wholesome living



Artist's Impression for representation only



The Project "Mahindra IvyLush" is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phase-wise manner. The various phases have been registered with Maharashtra bearing registration numbers as follows: Tower A and Tower B - P52100055161, Tower E - P52100055162, valid upto: 31/12/2029, Tower C and Tower D - P52100078592, valid upto: 31/08/2030. More information is available at <https://maharera.maharashtra.gov.in>. Disclaimer: This communication is an artistic conceptualization for illustration and representation purpose only and does not purport to exactly replicate the Project. Common amenities shall be developed for use across all phases. For more information, please contact our sales office at Mahindra IvyLush (previously known as Mahindra Codename Crown), Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune - 412 207 or visit www.mahindralifespaces.com. T&C apply.

The Mahindra Legacy

Pioneer in Net Zero Buildings in India



World's Largest Tractor Company by volume



Leadership position in India



India's No. 1 SUV Manufacturer by revenue market share



Among India's Top 6 IT Service Providers



World's 1 All-Electric Hyper car - Pininfarina Battista



No. 1 Vacation Ownership Company outside USA

Strong presence across verticals



Agri-business



Commercial vehicles



Partners



Logistics



Real estate



Aerospace



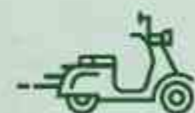
Renewable energy



Industrial equipment



Defence



Two wheelers



After market



Farm equipments



Over 260,000 employees across 100 countries

11 Sectors | 22 Industries | 150+ Companies

Information as on Jul'22.

Our Pan India Presence



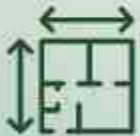
Presence across India in

9 cities



Integrated developments & industrial clusters across

4 locations



38.49 million sq.ft

of completed, ongoing & forthcoming projects



5000+ acres

of ongoing and forthcoming projects at integrated developments



100% green

portfolio



Ongoing Projects In Pune



Mahindra Nestalga,
Pimpri



Mahindra Happinest
Tathawade



Mahindra Citadel,
Pimpri



Artistic Impression

Completed Projects In Pune



Actual Images

Our Presence In Pune



8

completed projects

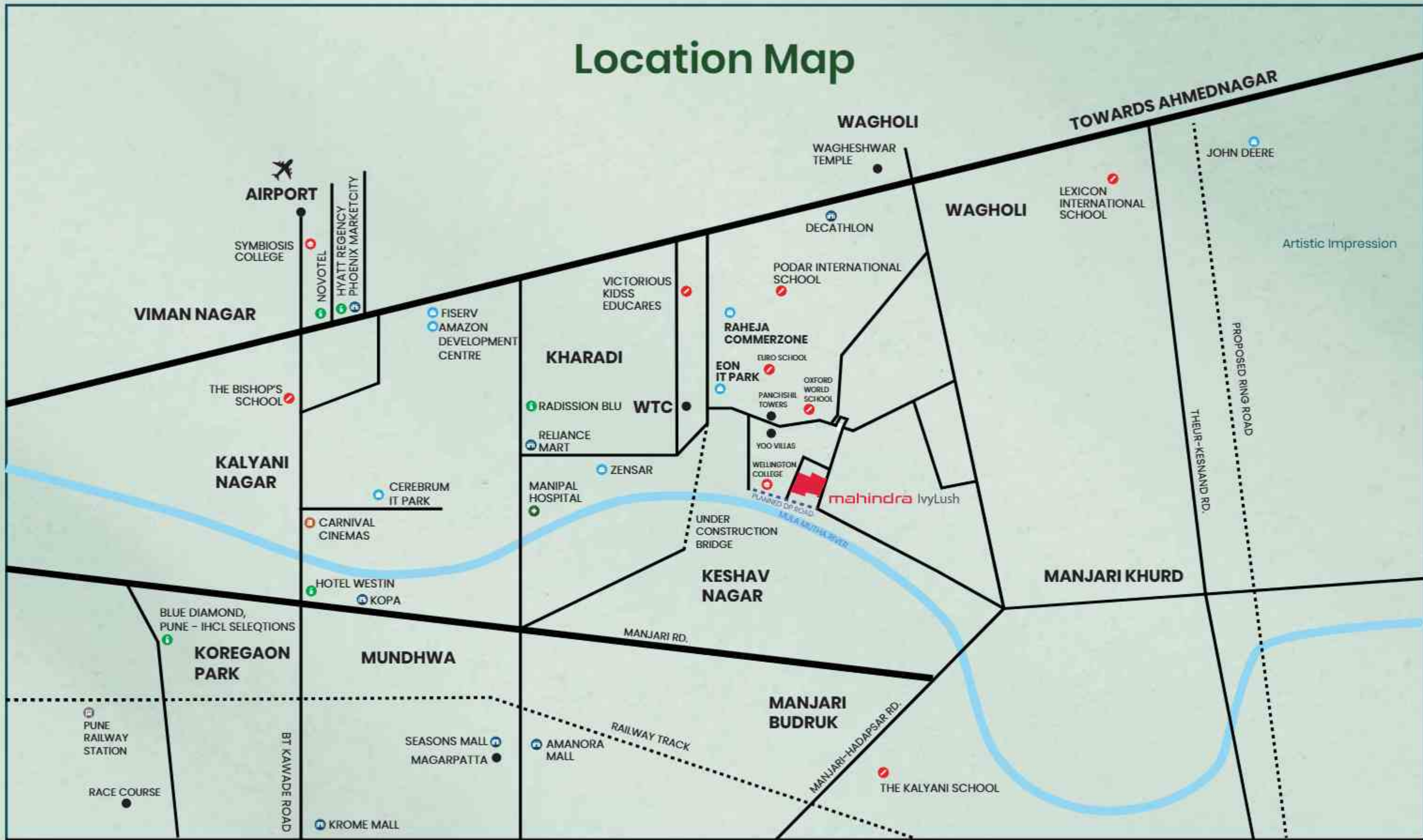
4

ongoing projects

4,000+

happy families

Location Map



MAP NOT TO SCALE

- Railway station
- School
- Hospital
- Office
- Multiplex
- College
- Hotel
- Mall

Artistic Impression

Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. Upcoming developments are indicative and are to be developed by appropriate authorities. The Map depicts only select landmarks.

mahindra IvyLush

Master Plan



Legends

- A. Entry / Exit
- B. Entry
- C. Exit
- D. Security cabin
- E. Driveway
- F. Tower drop-off
- G. Services

Ground level amenities:

1. Adventure zone
2. Kids play area
3. Cricket pitch
4. Garden
5. Outdoor gym
6. Pet park
7. Jogging track
8. Senior citizen zone
9. Reflexology path
10. Camping area
11. Machan

Podium level amenities:

12. Activity deck
13. Yoga lawn
14. Party lawn with barbeque area
15. Seating area
16. Multi-purpose court
17. Toddlers play area
18. Floor painted games
19. Pool deck with cabanas
20. Club 1
 - Swimming pool
 - Kid's pool
 - Jacuzzi
 - Steam room
 - Badminton courts
 - Squash court
 - Mini-theatre
 - Multi-purpose hall
21. Club 2
 - Hobby room
 - Yoga room
 - Guest room
 - Indoor games room
 - Gymnasium
 - Kid's play area / Creche



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Views & Configuration

Tower B
2BHK Grande & 3BHK Grande

View Cityscape, External & Internal Amenities



Tower C
2BHK Spacia & 3BHK Spacia

View Cityscape, External & Internal Amenities



Tower A
2BHK Spacia & 3BHK Spacia

View Cityscape, External & Internal Amenities



Tower D
2BHK Grande & 3BHK Grande

View Cityscape, External & Internal Amenities



Tower E
4BHK Grande

View External Mula Mutha river, Cityscape & Greenery, Internal Amenities



Clubhouse 1



Kids' pool



Jacuzzi



Steam room



Two
Badminton
courts



Squash
court



Mini-theatre



Swimming
pool



Multi-purpose hall



Clubhouse 2



Hobby Room



Yoga room



Guest room



Indoor games room



Gymnasium



Kids play area/Creche



Landscape Retreat



Artistic impression for representation only

Camping Area

Machan

Senior Citizen's
Zone

Pet Park

Wellness Circle



Activity
Deck

Cricket
Pitch

Reflexology
Path

Yoga
Lawn

Floor Painted
Games

Outdoor
Gym

Jogging
Track

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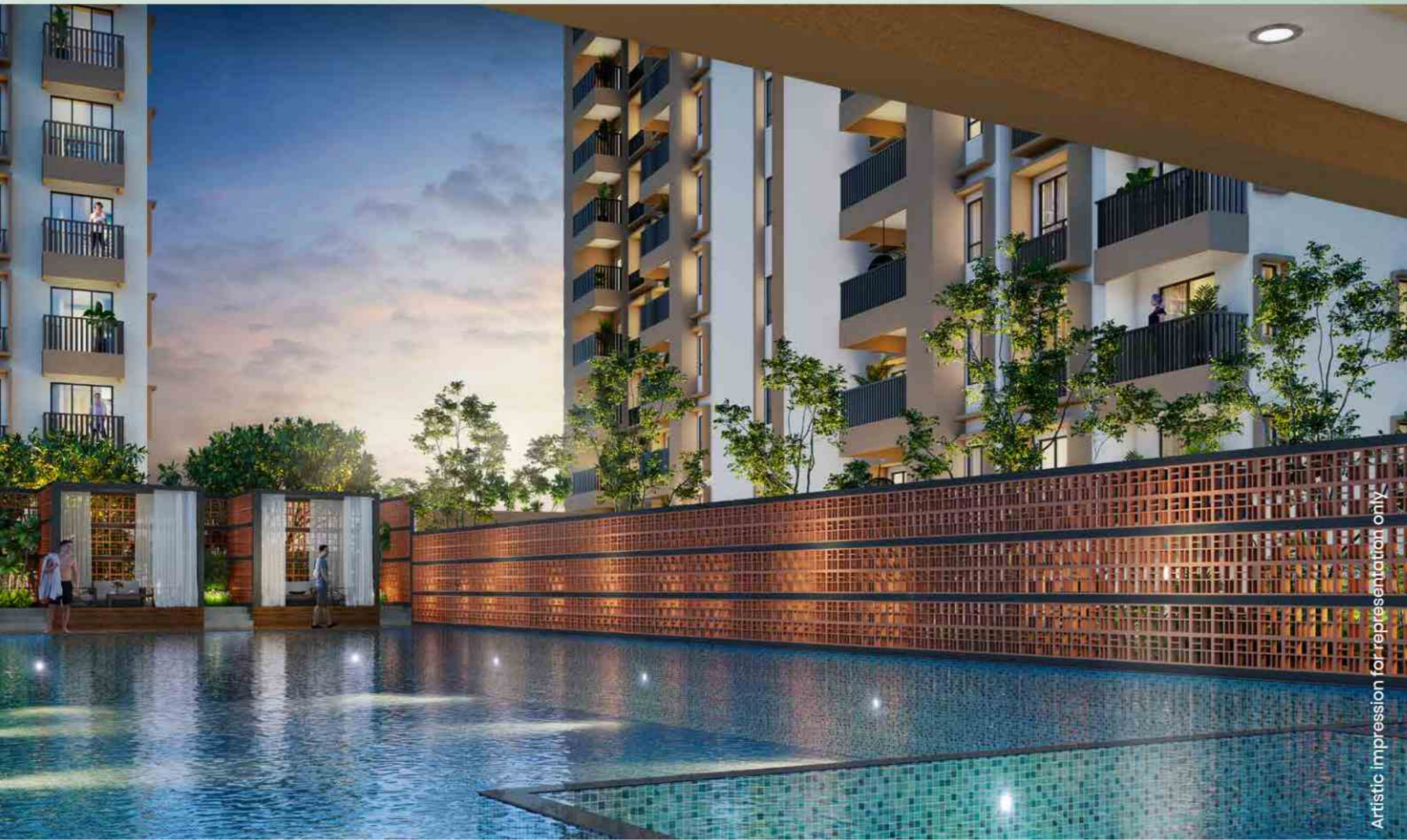
Adventure Zone



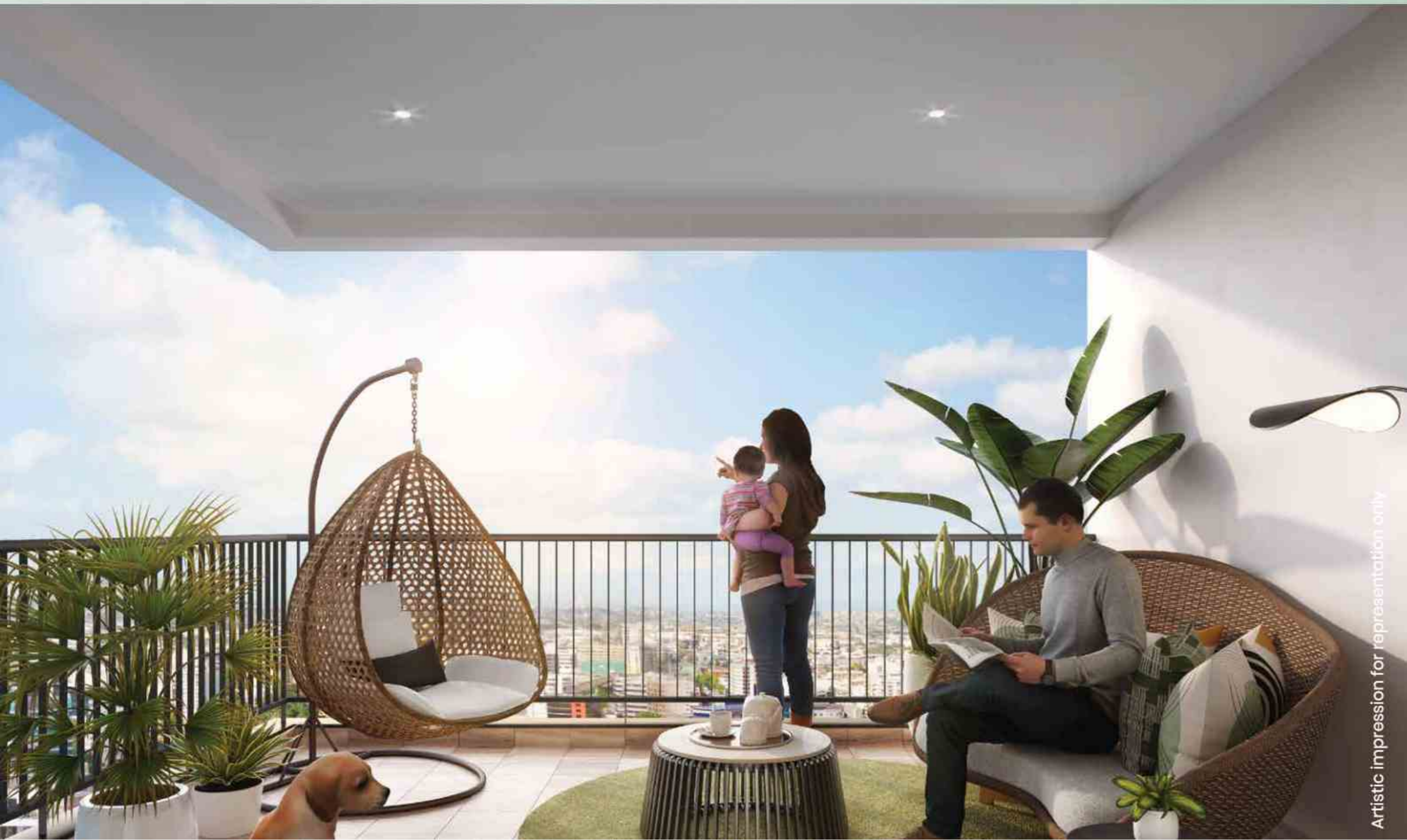
Climbing Tower	Balancing Trail	Climbing Arch	Climbing Net	Climbing Wall With Pegs	Rope Ladder	Circular Swing	Vertical Climbing Rope
Rope Bridge	Bridge With Pool Planks	Slide Along The Slope	Hanging Equipment	Climbing Net & Slide	Wood Plank W Swing Bridge	Disc Swing	Balancing Post With Rope

Artistic impression for representation only

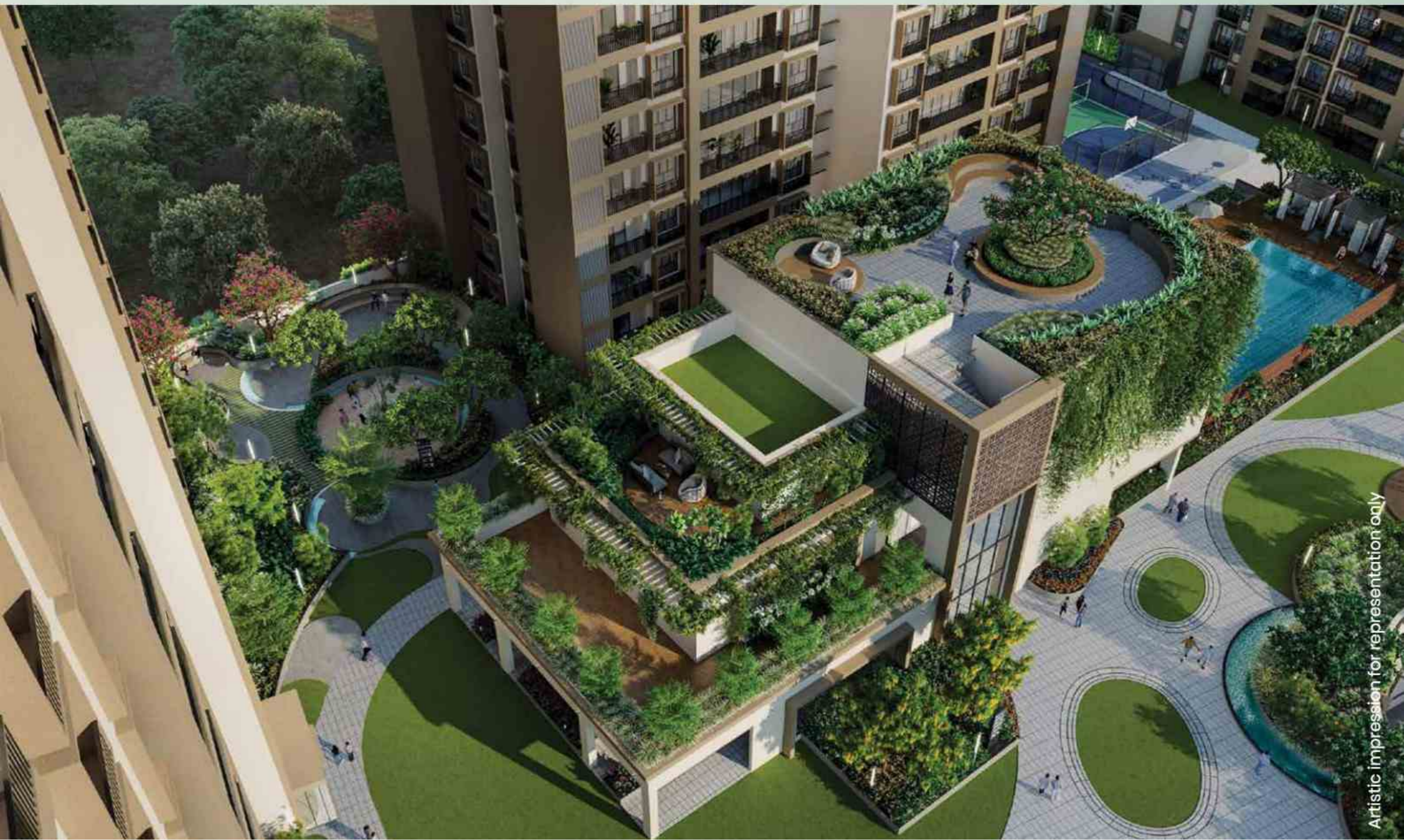
Swimming Pool



Terrace-style deck



Clubhouse With Biophilic Roof



Cross-ventilated Living And Dining Room



Dedicated Niche For Crockery Unit And A Shoe Rack



Kitchen With Parallel Platform



Opulent Walk-in Wardrobe



Spacious Master Bedroom

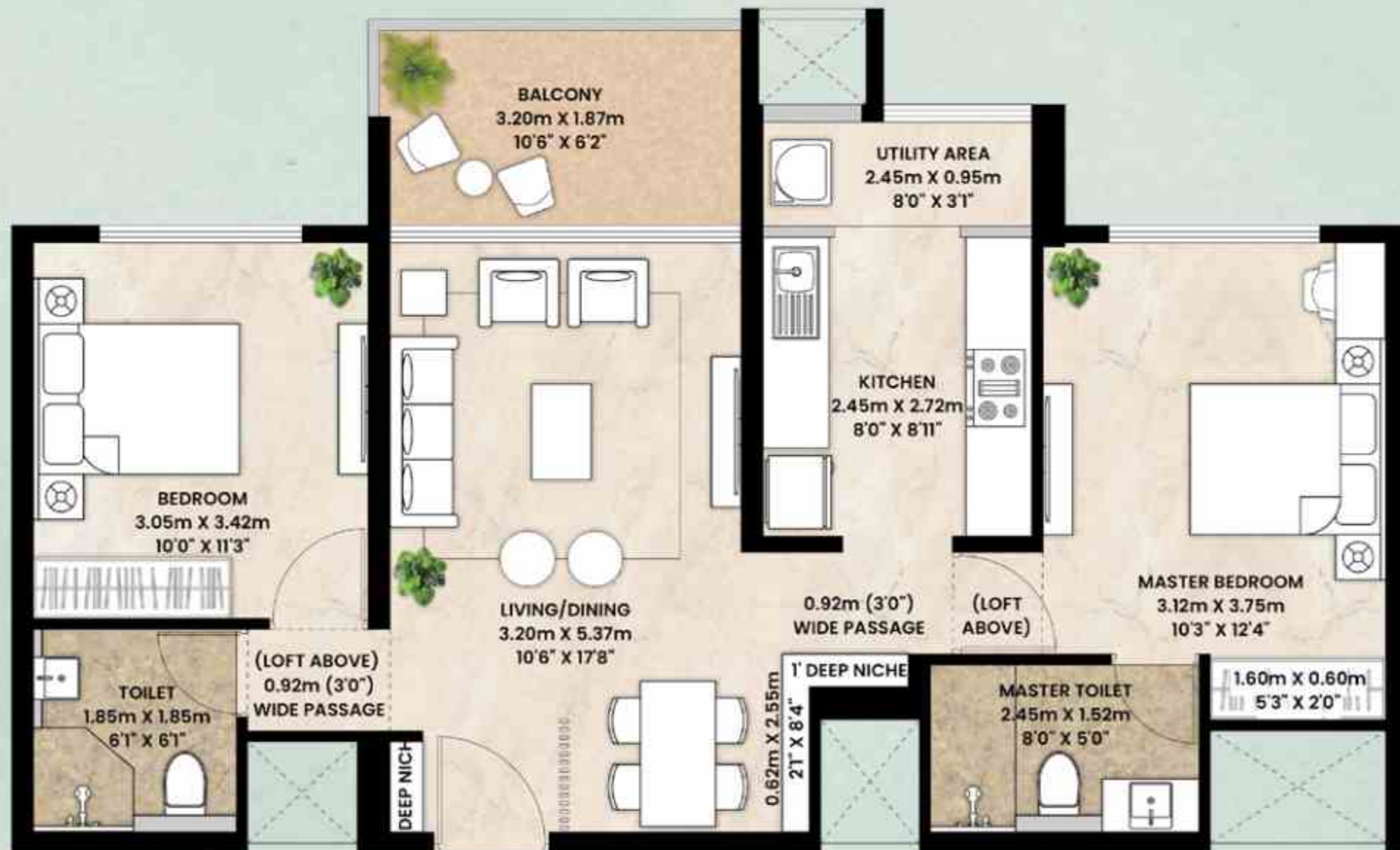


Unit Plans

Tower A : 2 BHK Spacia

	m ²	Sq.ft.
RERA Carpet Area	62.87	676.73
Balcony	6.09	65.55
Utility	2.52	27.13
Aggregate Area¹	71.48	769.41

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower A : 2 BHK Viva

	m ²	Sq.ft.
RERA Carpet Area	75.55	813.22
Balcony	8.44	90.85
Utility	2.74	29.49
Aggregate Area^{>}	86.73	933.56

[>]Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower A : 3 BHK Spacia

	m ²	Sq.ft.
RERA Carpet Area	92.28	993.30
Balcony	8.54	91.92
Utility	2.74	29.49
Aggregate Area¹	103.56	1114.72

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression

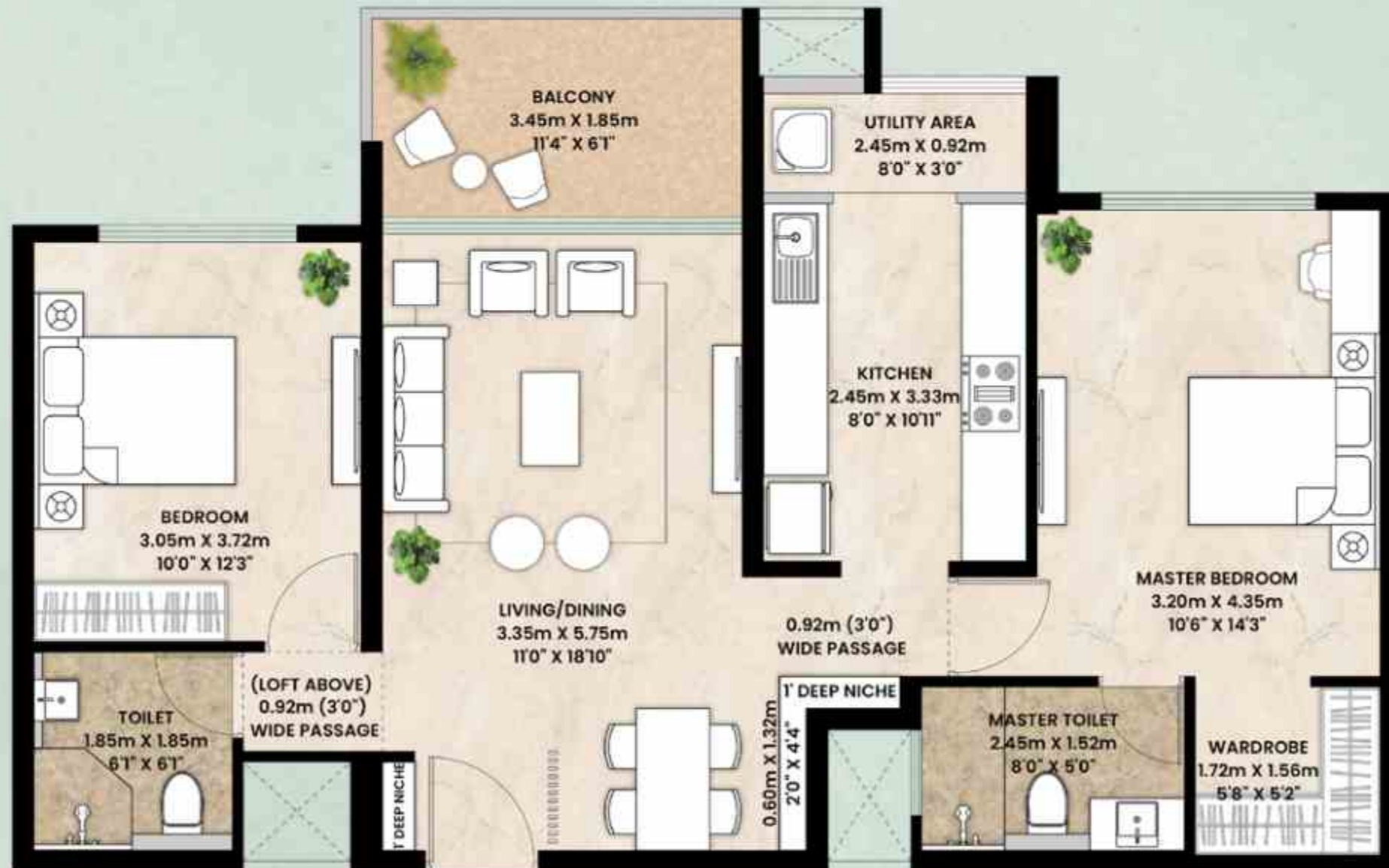


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Tower B : 2 BHK Grande

	m ²	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area^{>}	80.54	866.93

[>]Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression

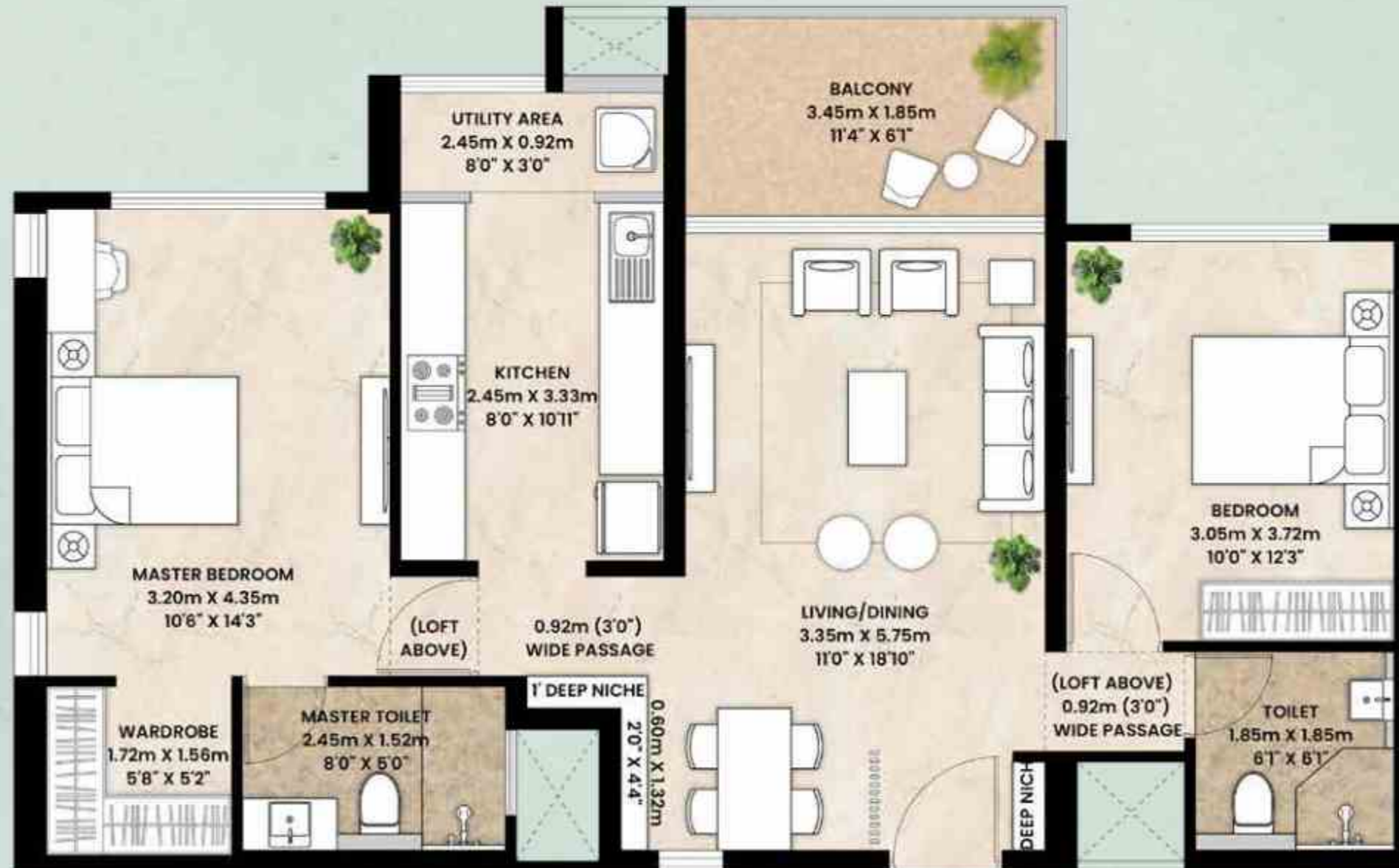


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Tower B : 2 BHK Grande (Corner)

	m ²	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area[›]	80.54	866.93

›Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower B : 2 BHK Ultra

	m ²	Sq.ft.
RERA Carpet Area	82.70	890.18
Balcony	12.06	129.81
Utility	2.79	30.03
Aggregate Area¹	97.55	1050.03

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower B : 3 BHK Grande

	m ²	Sq.ft.
RERA Carpet Area	99.91	1075.43
Balcony	12.24	131.75
Utility	2.79	30.03
Aggregate Area[›]	114.94	1237.21

[›]Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower C : 2 BHK Spacia

Unit No. 1, 4, 5 & 8	Sq.m ²	Sq.ft.
RERA Carpet Area	62.87	676.73
Balcony	6.09	65.55
Utility	2.52	27.12
Aggregate Area¹	71.48	769.41

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression

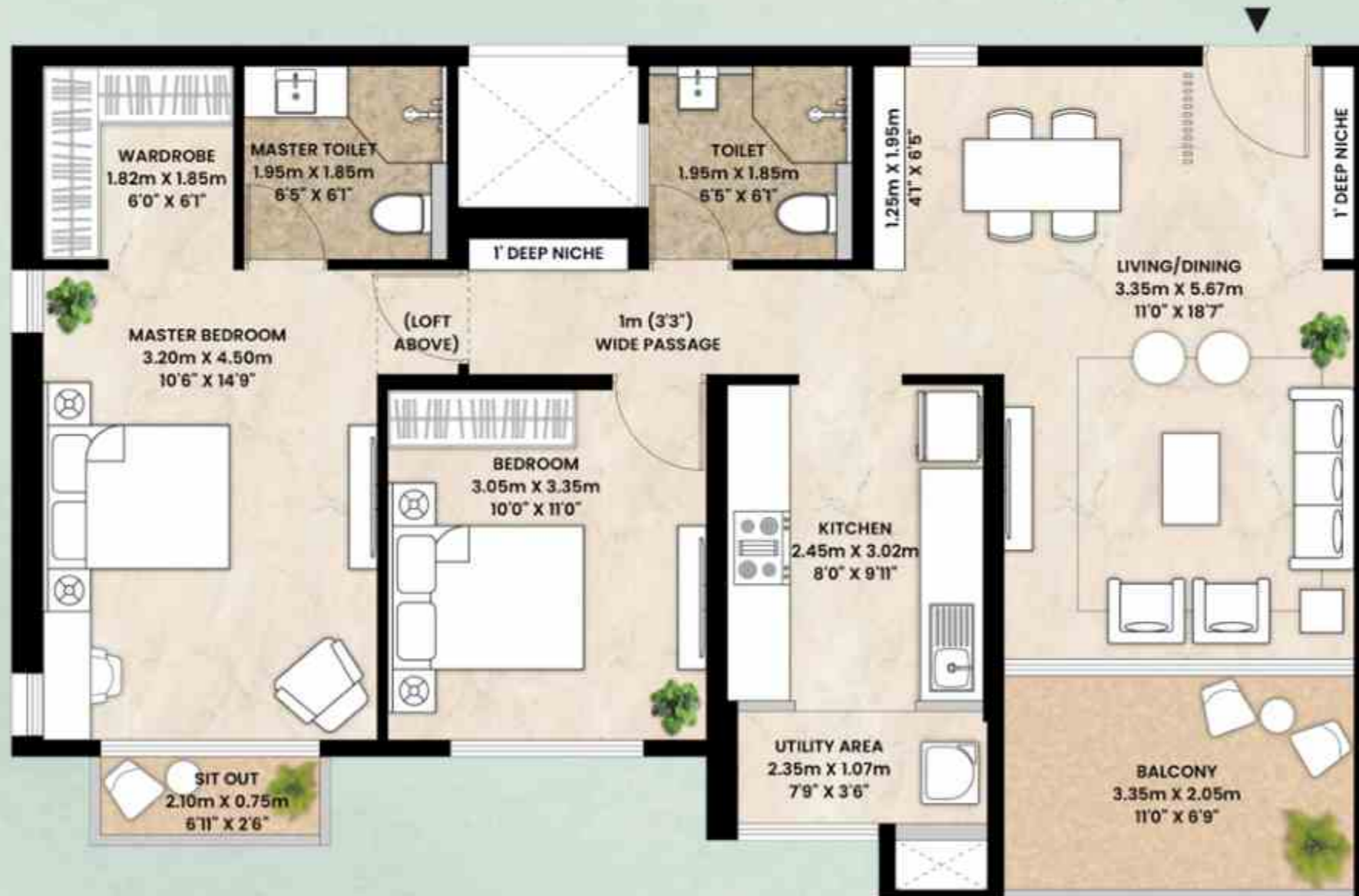


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Tower C : 2 BHK Spacia-Garden

Unit No. 4 & 5	Sq.m ²	Sq.ft.
RERA Carpet Area	63.39	682.33
Balcony	12.09	130.14
Utility	2.52	27.13
Aggregate Area¹	78	839.59

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower C : 2 BHK Viva

Unit No. 6	Sq.m ²	Sq.ft.
RERA Carpet Area	75.55	813.22
Balcony	8.44	90.85
Utility	2.74	29.49
Aggregate Area¹	86.73	933.56

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower C : 3 BHK Spacia

Unit No. 2, 3, 6 & 7	Sq.m ²	Sq.ft.
RERA Carpet Area	92.28	993.30
Balcony	8.54	91.92
Utility	2.74	29.49
Aggregate Area²	103.56	1114.72

²Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower C : 3 BHK Spacia-Garden

Unit No. 3 & 6	Sq.m ²	Sq.ft.
RERA Carpet Area	92.80	998.90
Balcony	14.36	154.57
Utility	2.74	29.49
Aggregate Area¹	109.90	1182.96

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



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Tower D : 1 BHK Grande

Unit No. 5	Sq.m ²	Sq.ft.
RERA Carpet Area	50.35	541.97
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area¹	59.11	639.26

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



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Tower D : 2 BHK Grande

Unit No. 1, 4, 5 & 8	Sq.m ²	Sq.ft.
RERA Carpet Area	71.78	772.64
Balcony	6.31	67.92
Utility	2.45	26.37
Aggregate Area¹	80.54	866.93

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression

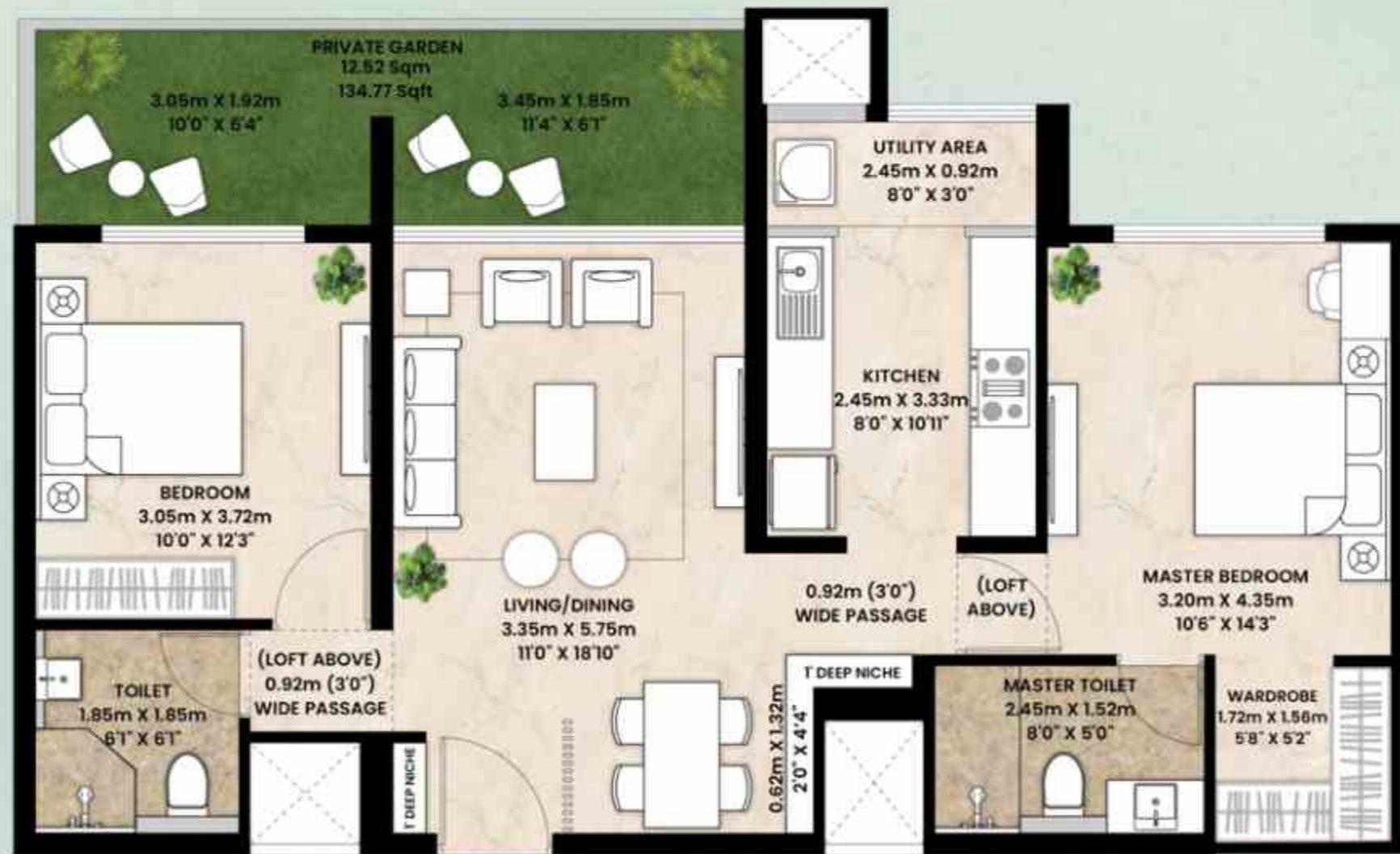


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Tower D : 2 BHK Grande-Garden

Unit No. 4 & 5	Sq.m ²	Sq.ft.
RERA Carpet Area	72.31	778.34
Balcony	12.52	134.77
Utility	2.45	26.37
Aggregate Area¹	87.28	939.48

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



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Tower D : 3 BHK Grande

Unit No. 2, 3, 6 & 7	Sq.m ²	Sq.ft.
RERA Carpet Area	99.91	1075.43
Balcony	12.24	131.75
Utility	2.79	30.03
Aggregate Area¹	114.94	1237.21

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Tower D : 3 BHK Grande-Garden

Unit No. 3 & 6	Sq.m ²	Sq.ft.
RERA Carpet Area	100.53	1082.10
Balcony	21.79	234.55
Utility	2.79	30.03
Aggregate Area¹	125.11	1346.68

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



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Tower E : 3 BHK Ultra

	m ²	Sq.ft.
RERA Carpet Area	114.20	1229.25
Balcony	13.46	144.88
Utility	3.12	33.58
Aggregate Area^{>}	130.78	1407.72

[>]Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression

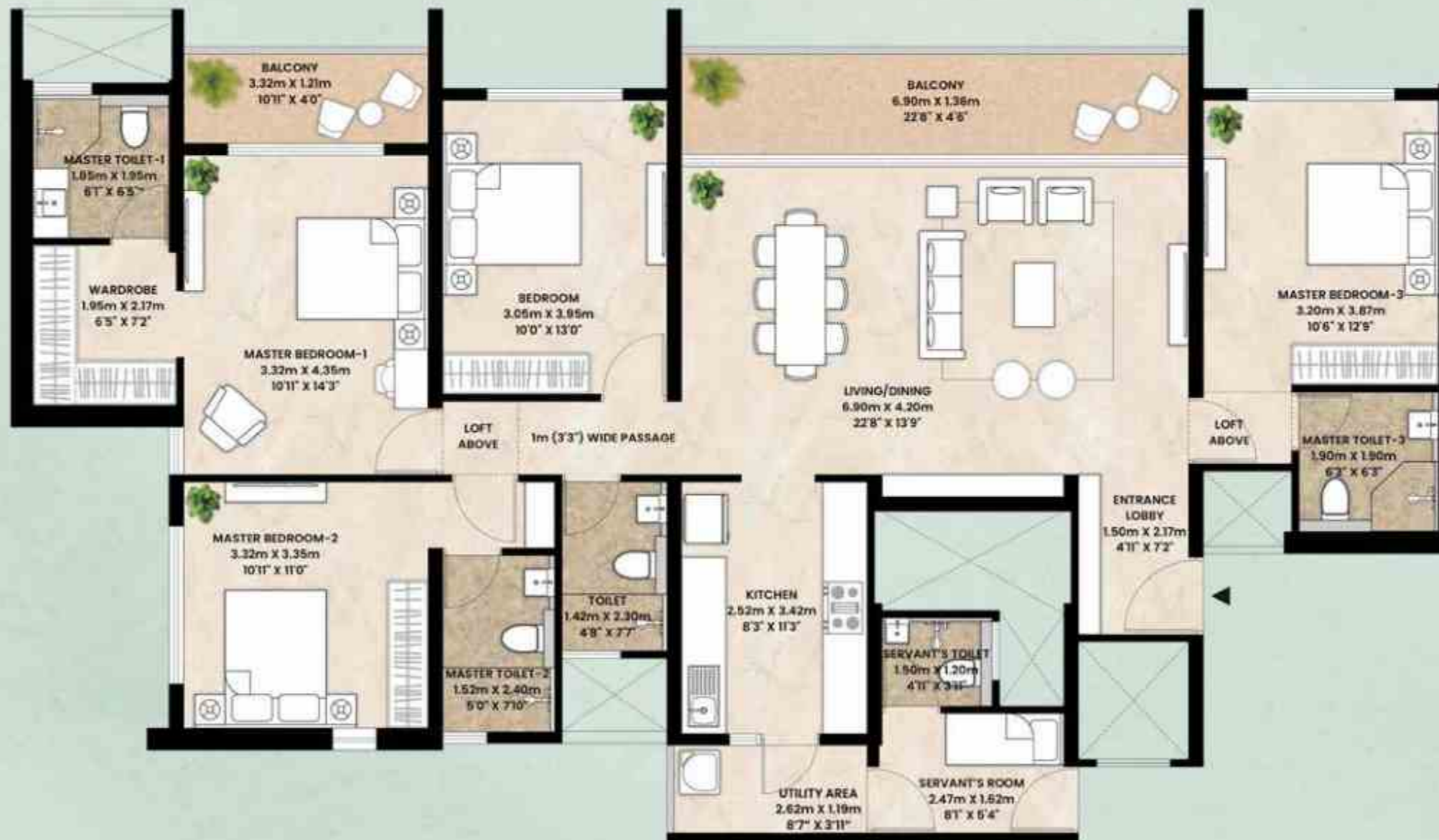


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Tower E : 4 BHK Grande

	m ²	Sq.ft.
RERA Carpet Area	131.94	1420.20
Balcony	13.46	144.88
Utility	3.12	33.58
Aggregate Area¹	148.52	1598.67

¹Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression

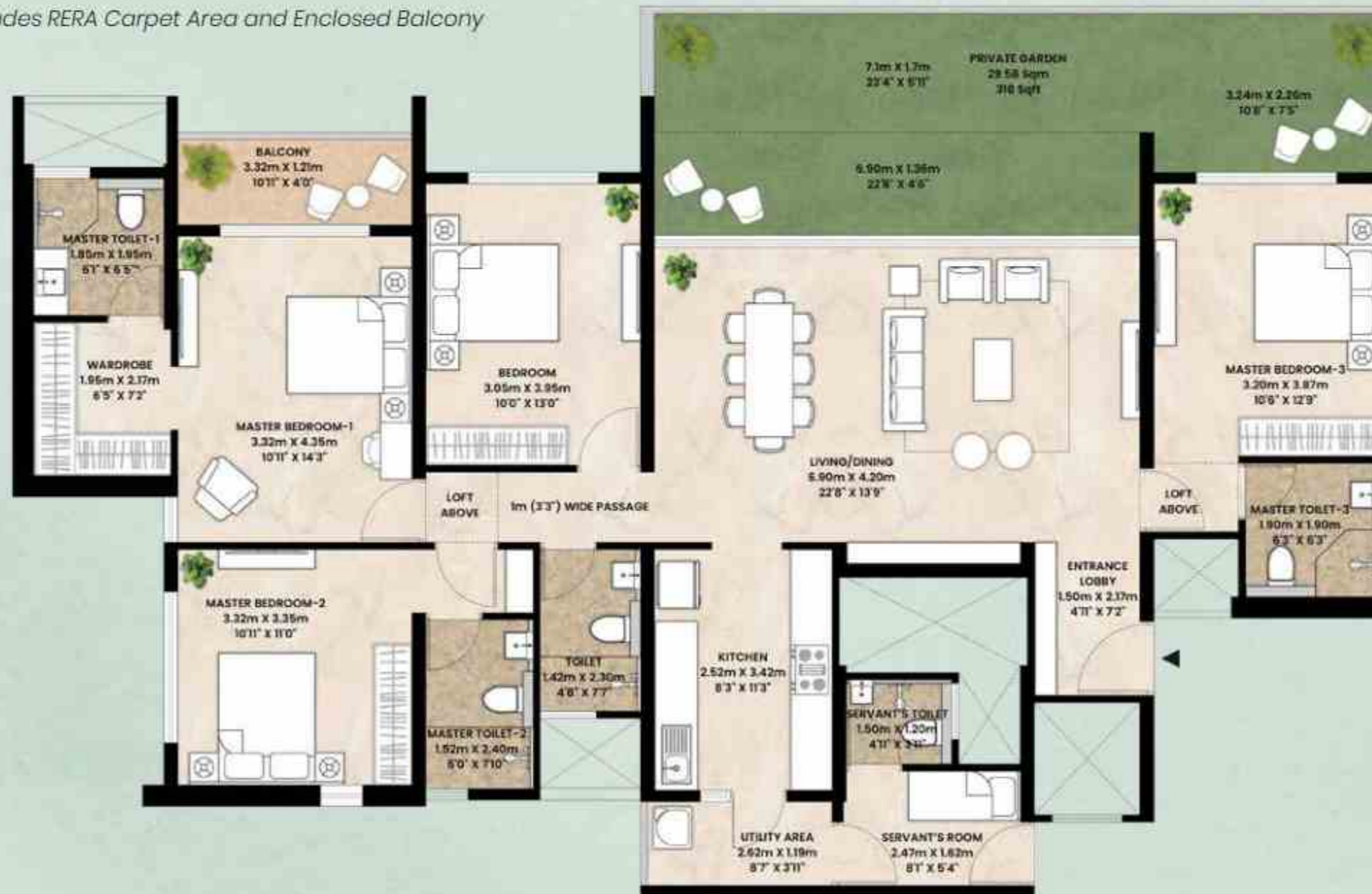


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Tower E : 4 BHK Grande Garden

	m ²	Sq.ft.
RERA Carpet Area	132.48	1426.01
Balcony	33.62	361.89
Utility	3.12	33.58
Aggregate Area^{>}	169.22	1821.48

[>]Aggregate Area Includes RERA Carpet Area and Enclosed Balcony



Artistic Impression



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Specifications

Flooring

- Living and dining, bedrooms, kitchen will have double charged vitrified tiles of 800mm x 800mm and utility (excluding tower E) will have double charged vitrified tiles of 300mm x 300mm (Somany or equivalent)
- Tower E utility will have ceramic tiles with a matt finish of 300mm x 300mm (AGL or equivalent)
- Terrace, balcony, and sit-out will have ceramic tiles with a matt wooden look finish of 300mm x 300mm (Johnson or equivalent)
- All toilets will have ceramic tiles with a matt finish of 300mm x 300mm (Somany/Johnson or equivalent)

Wall finishes and paints (Low VOC paint)

- External walls, balcony and utility will be painted with exterior grade emulsion paint
- Living and dining, bedrooms, kitchen, and passage will be painted with acrylic emulsion paint

Ceiling finishes (Low VOC paint)

- Living and dining, bedrooms, kitchen and passage will be finished with putty and OBD paint
- Balcony and utility will have exterior grade acrylic emulsion paint with a plain finish
- Master toilet and common toilets will have moisture-resistant grid false ceilings (Armstrong or equivalent)

Sills, jambs & thresholds

- Apartment's entrance door will have granite
- Bedroom and toilet with granite window sills
- Toilet window jamb will be covered with ceramic tiles (same as dado)

CP Fittings

- Wash basin pillar tap, bath spout, overhead shower, health faucet, and diverter will be Jaquar or equivalent

Sanitary ware

- Master toilet (master bedroom-01) (in all unit typologies) will have a table top washbasin (Toto or equivalent) and other toilets will have wall hung basins (Toto or equivalent)
- All toilets will have wall mounted WC units (Toto or equivalent)
- All toilets will have ceramic tiles and highlighter tiles of 300mm x 600mm (Somany/Johnson or equivalent)

Counter for washbasin

- Master toilet (master bedroom-01) (in all unit typologies) will have a granite counter

Geysers

- Electrical & plumbing provision for shower & bath spout for all toilets



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Kitchen, utility & balcony

- Kitchen (in all typologies) will have 2' wide granite counter
- Kitchen platform will be granite (backsplash 50mm above platform) and ceramic tiles dado (2' above backsplash) 600mm x 300mm (Johnson or equivalent)
- Kitchen (in all typologies) will have single bowl stainless steel sink with drain board (Futura or equivalent)
- The kitchen sink tap will have a table-mounted sink cock with a swing spout (Jaquar or equivalent)
- Electrical and plumbing provision for dishwasher, washing machine & water purifier
- Living room balconies will have water supply provision
- Electrical provision for chimney, exhaust fan & hob

Doors

- Apartment main door will be fire-rated pre-hung solid core door (FSC/green pro-certified)
- Utility door (Tower E) will have a uPVC/ aluminium powder coated openable door with glass
- Bedroom and toilet doors will be pre-hung doors (FSC/green pro certified)

Windows

- Living and dining, and bedrooms will have uPVC/aluminium powder coated sliding windows with glass and a mosquito net
- Kitchen windows will have uPVC/ aluminium powder coated sliding windows with glass
- Toilet windows will have uPVC/ aluminium powder coated openable windows where applicable

Railing

- MS railing with anti-corrosive treatment and enamel paint

Fire fighting

- Sprinkler line provided with nozzle and lines kept exposed
- Smoke detector provided on ceiling

Electrical

- Wiring provision for gas leak detector
- Inverter backup
- Living room balconies will have a 16A socket and all other balconies will have a 5A socket

Digital feature

- Living room with smart switch
- Smart door lock on entry door



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mahindra IvyLush

Site Address:

Mahindra IvyLush, Kharadi Annex, Sector R-14 of integrated township, village Wagholi, Pune – 412 207

Corporate Office:

Mahindra Towers, 5th Floor, Dr. G. M. Bhosale Marg, Worli, Mumbai 400 018, India



Tower C & D



Tower E



Tower A & B

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