

# Discover homes crafted for your Good Life

Spacious 1 & 2 BHK in Kalyan

Starting ₹36.8 Lakh<sup>\$(all-inclusive)</sup>

Artist Impression



Register online and  
save up to ₹2.5 Lakh\*

Contact your relationship manager for more details

Site address: Mahindra Happinest Kalyan - 2,  
Off Mumbai-Nashik Expressway, Rajnoli, Maharashtra - 421302

C O D E N A M E  
**GOOD  
LIFE**

The project "Codename Good Life" is registered with MahaRERA as "Mahindra Happinest Kalyan - 2 Project A" under MahaRERA no. P51700032925 and available on <https://maharera.mahaonline.gov.in>. \*T&C apply. Please visit the official website of the company [www.mahindralifespaces.com](http://www.mahindralifespaces.com) for more details. †T&C apply. Offer valid on select units.



# COME HOME TO THE GOOD LIFE YOU'VE ALWAYS DESIRED



Homes are more than just a place you reside in. It's a place where you can see the most beautiful dreams and shape your life. Mahindra Lifespaces presents Codename Good Life, a home that you deserve, straight out of your wish list. Right from a hassle-free commute to an ever evolving fitness journey, and from an upgraded lifestyle to cross-ventilated spacious homes surrounded by greenery, Codename Good Life offers an uncompromised living experience.

## AMENITIES FOR A HEALTHY LIFE

01

- ◆ Keep evolving your fitness journey with an array of advanced fitness amenities
- ◆ Explore outdoor calisthenics or try something adventurous at the parkour & obstacle course
- ◆ Hone your skills at one of the many sports avenues like the squash court, multipurpose court, badminton and more



02

## UNCOMPROMISED DESIGN

- ◆ Find peace of mind when you work at the work-from-home corner in your bedroom
- ◆ Efficient layout ensures your bedrooms are spacious and come with a much-needed cupboard niche
- ◆ Windows in more than one direction make your home truly cross-ventilated, allowing fresh air in every room
- ◆ Enjoy the lush greens from your balcony and bask in the morning sunlight



## WELL-CONNECTED TO THE CITY

03

- ◆ Stay 2 minutes from the planned Rajnoli metro station\* and off Mumbai-Nashik Expressway and access various parts of the city without any hassle
- ◆ Enjoy a convenient daily life as you are surrounded by a vibrant neighbourhood
- ◆ Extensive infrastructure-led development signals that the Bhiwandi-Kalyan Corridor is likely to witness an upswing in property prices



## GREEN AND RECREATIONAL SPACES

04

- ◆ Make nature a part of your everyday life as you explore 2.1 acres of greenery with 500+ trees
- ◆ Reconnect with yourself as you take a stroll in the Miyawaki forest
- ◆ Spend time with your loved ones at the camping deck or machan



## DESIGNED FOR AN UPGRADED LIFESTYLE

- ◆ Elevate your quality of everyday living with multiple recreational avenues
- ◆ Plan movie nights with loved ones at the mini-theatre or a day out with the kids at the trampoline park
- ◆ Learn something new at the rope wall yoga centre or simply socialise at the rooftop lounge

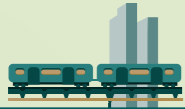


\*Proposed developments are announced and as per data available in the public domain. Yet to be developed by the respective authorities.



# Live at the heart of a well-connected and evolving neighbourhood<sup>‡</sup>

Located off Mumbai-Nashik Expressway, your home is only 2 minutes from the planned Rajnoli metro station<sup>‡</sup> and close to the Kalyan station. The excellent connectivity offers a future full of growth and infrastructural development. The metro-road-rail connectivity ensures that you reach anywhere and everywhere hassle-free.



2 minutes from upcoming Metro Line 5 connecting Thane-Bhiwandi-Kalyan<sup>‡</sup>



The under-construction Dombivali-Mankoli bridge to reduce travel time



Widening of Mumbai-Nashik Expressway to improve connectivity to Thane



Upcoming Panvel-Virar rail corridor to provide access to proposed Navi Mumbai International Airport



Two upcoming modern business districts scheduled to be completed by 2028



Samruddhi Mahamarg and Mumbai-Delhi Industrial Corridor to provide multi-modal connectivity



Shot on 28<sup>th</sup> April 2022

Under construction Dombivali-Mankoli bridge



Shot on 28<sup>th</sup> April 2022

Ready Rajnoli over-bridge



Shot on 28<sup>th</sup> April 2022

Widening of Mumbai-Nashik Expressway



Shot on 28<sup>th</sup> April 2022

Ready Durgadi bridge



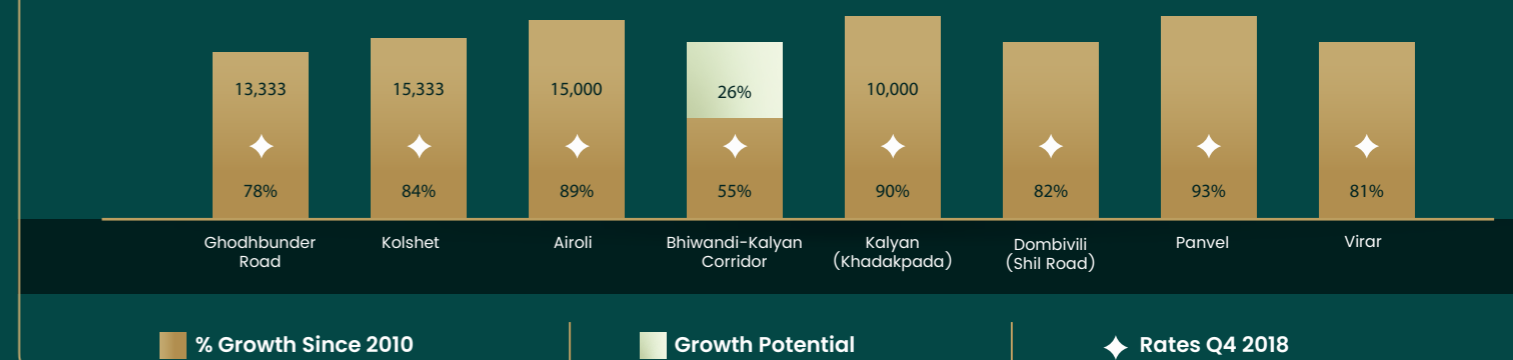
Shot on 28<sup>th</sup> April 2022

Work in progress - Metro Line 5

## The Bhiwandi-Kalyan Corridor real estate - A pathway to investment opportunities

The emerging growth of the logistics sector and shift in the business district, coupled with extensive infrastructure-led development indicate that the Bhiwandi-Kalyan Corridor is likely to witness an explosive growth in property prices, much similar to those recorded by other micro-markets with the same development trajectory. Capitalising on this future boom, growth of social infrastructure, appreciation potential of 26% and rental yields of around 2.6%, Kalyan-Bhiwandi corridor is on the cusp of an inflexion point, making it a goldmine full of investment opportunities.

### Property price growth comparison since 2010

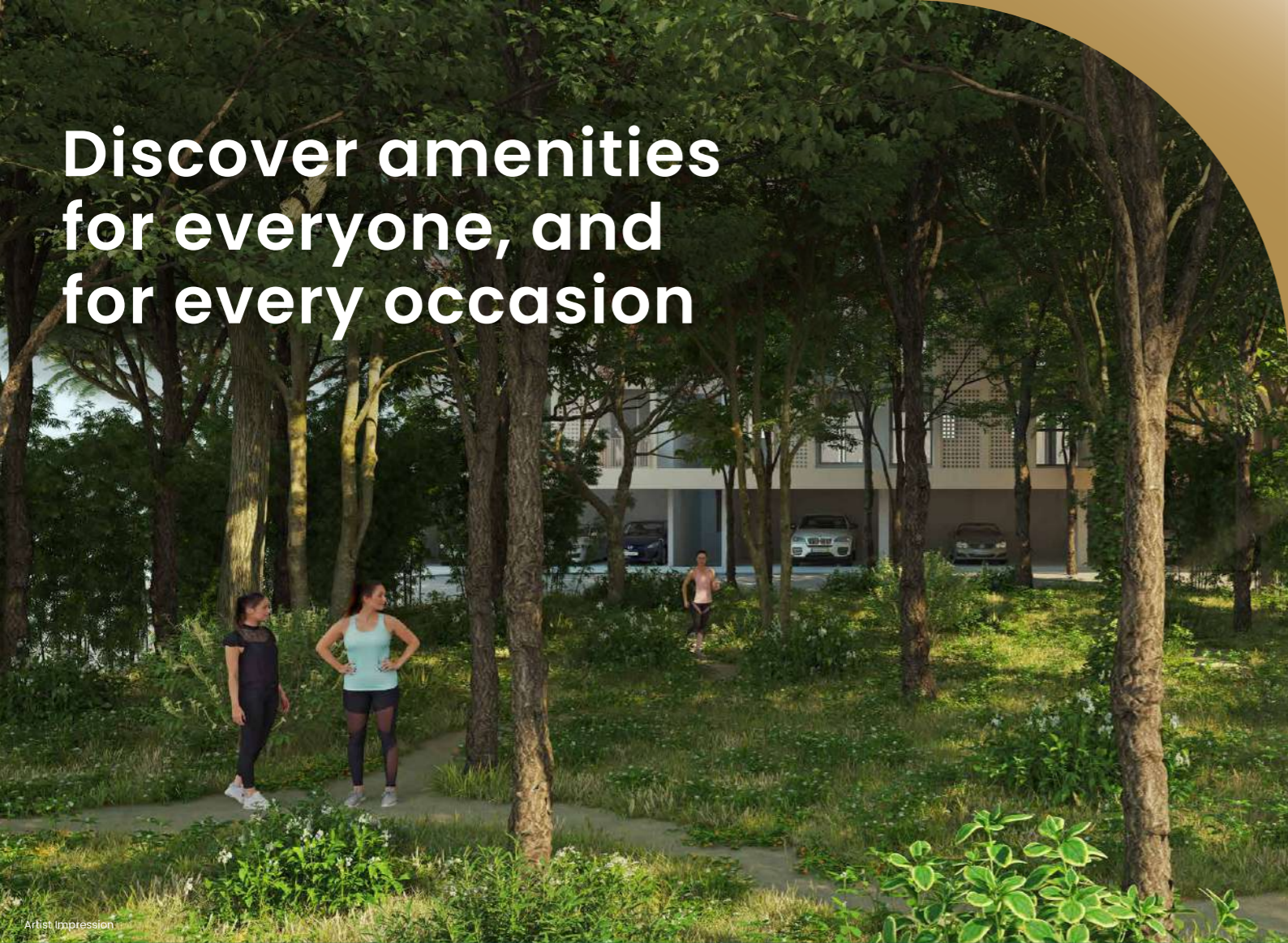


<sup>‡</sup>Proposed developments are announced and as per data available in the public domain. Yet to be developed by the respective authorities.

Source: Cushman & Wakefield 2019 report



# Discover amenities for everyone, and for every occasion



## Landscape

- ◆ Camping Area
- ◆ Kid's Adventure Zone
- ◆ Multipurpose Court
- ◆ Rope Ladder
- ◆ Peddling Seats With Charging Station
- ◆ Jog-a-drome
- ◆ Kids Climbing Wall
- ◆ Pet Park
- ◆ Miyawaki Forest
- ◆ Reflexology Path
- ◆ Fragrance Garden
- ◆ Forest Walk with Balancing Poles
- ◆ Amphitheatre
- ◆ Mound Slide
- ◆ Fruit Orchard
- ◆ Solar Powered Working Pods
- ◆ Machan
- ◆ Balancing Machan Walk
- ◆ Net Climb
- ◆ Log Climb
- ◆ Rock Climbing
- ◆ Magnifier
- ◆ Kids/Toddlers Obstacle Course
- ◆ Balancing Walk
- ◆ Wave Bar
- ◆ Multipurpose Lawn
- ◆ Balancing Beams
- ◆ Sound Tunnel
- ◆ Tyre Climbing Pegs
- ◆ Musical Stepping-stone

## Clubhouse Roof

- ◆ Inclined Jogging Track
- ◆ Inclined Cycling Track
- ◆ Medicinal Garden
- ◆ Exercise Deck
- ◆ Organic Farm
- ◆ Calorie Steps

## Roof of Multilevel Car Park

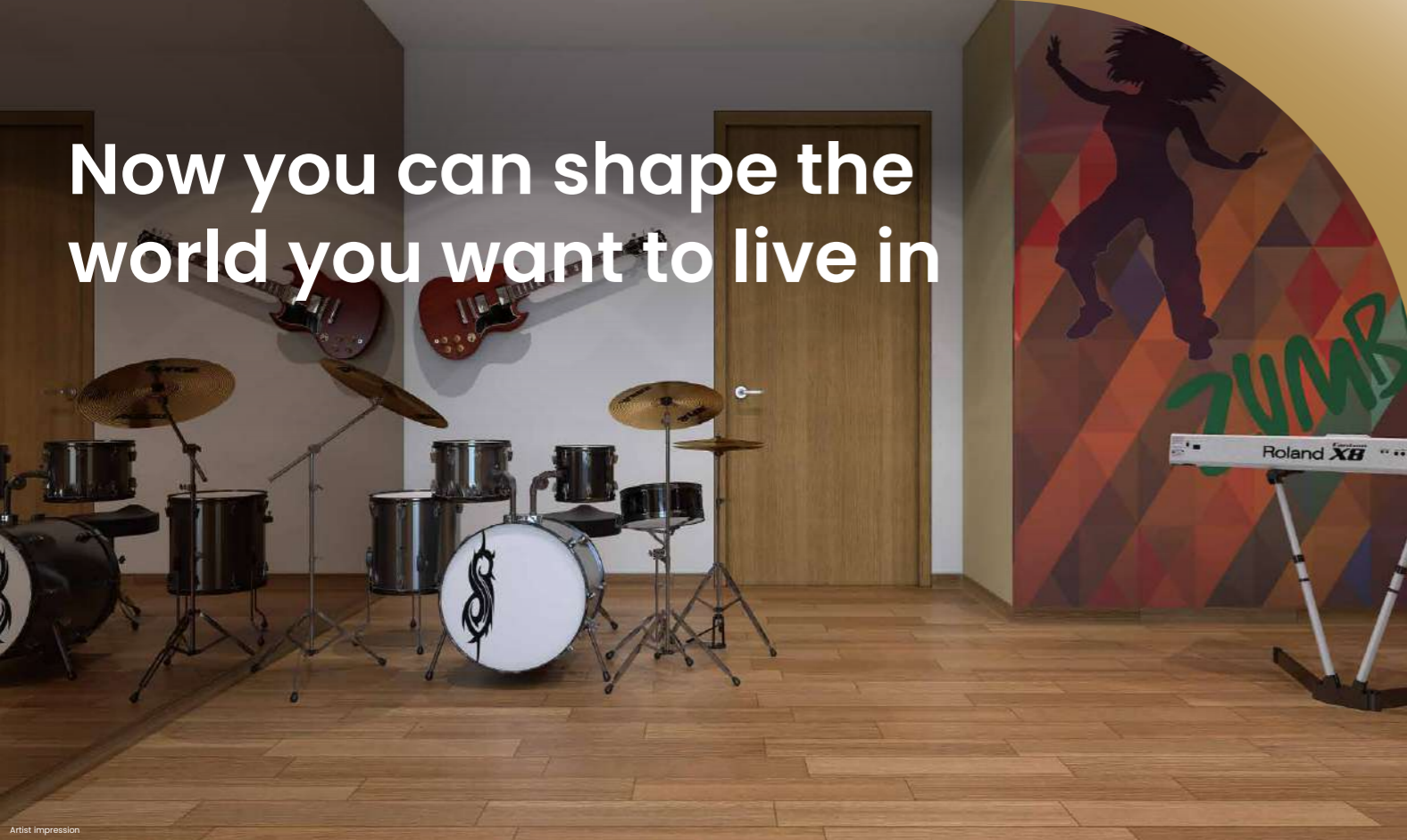
- ◆ Outdoor Calisthenics
- ◆ Obstacle & Parkour Course
- ◆ Elevated Jogging Track
- ◆ Spider Net Course

## Tower Terrace

- ◆ Star Gazing Lounge
- ◆ Seating Lounge



# Now you can shape the world you want to live in



# A home that crafts a good life for you and the environment



Codename Good Life gives you the opportunity to co-create a few common spaces so that your home has all that you want.

- ◆ MyStage - Hobby room<sup>Δ</sup>
- ◆ MyAcademy - Tuition room<sup>Δ</sup>
- ◆ MyMarket - Exhibition space<sup>Δ</sup>
- ◆ MyGreet - Guest room<sup>Δ</sup>
- ◆ MyAttic - Store room<sup>Δ</sup>

<sup>Δ</sup> The residents will be given an opportunity to choose three of these pay-per-use amenities. The final offering will be based on popularity and economic viability.

## Clubhouse

Be it hosting a gathering for your loved ones or catching up for a game of chess or billiards, the clubhouse at Codename Good Life has multiple options to upgrade your lifestyle.

- ◆ Business Centre
- ◆ Yoga & Meditation Room
- ◆ Kids Play Area and Trampoline Park
- ◆ Gymnasium
- ◆ Mini-theatre
- ◆ Multipurpose Hall with Badminton Facility
- ◆ Squash Court
- ◆ Indoor Games Room

Your home aims to create a greener future for not just you but for your future generations as well. It does this by employing eco-friendly practices right from the stage of construction, and by reducing carbon emissions to create a good life for you and the environment.

## Climate-responsive design

- ◆ Buildings oriented along the North-South axis
- ◆ Optimised window shading
- ◆ Buildings designed to provide shading for each other
- ◆ High SRI, heat-reflecting paint on the roof

## Water-saving features

- ◆ Low-flow fixtures and water-saving aerators
- ◆ Use of STP - Sewage Treatment Plant, treated water for flushing and irrigation

## Energy-efficient homes

- ◆ Rooftop with solar PV cells
- ◆ Enhanced daylight and energy-efficient lighting in common areas
- ◆ Green roof in common areas

## Better waste management

- ◆ Zero waste to landfill
- ◆ Provision for waste segregation at source
- ◆ 100% wet waste composting



## Eco-friendly and sustainable features<sup>#</sup>



Pre-certified IGBC homes



Applied for IGBC health & wellness certificate



46%<sup>#</sup> reduction in carbon emission during construction



57%<sup>#</sup> water savings



60%<sup>#</sup> savings on common area power bill



64%<sup>#</sup> of landscape manure requirement is fulfilled by waste composting

<sup>#</sup>All figures mentioned are approximate and/or based on estimated calculations.



# Discover the benefits of a Good Life home



## 1 BHK-A

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	36.56	393.53
Balcony	-	-
Aggregate Area*	36.56	393.53



## 1 BHK-B

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	36.77	395.79
Balcony	1.41	15.20
Aggregate Area*	38.18	410.99



## 1 BHK-E

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	41.98	451.87
Balcony	1.41	15.20
Aggregate Area*	43.39	467.07



## 2 BHK-A

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	52.35	563.50
Balcony	2.09	22.51
Aggregate Area*	54.44	586.01



## 2 BHK-B

Area	Sq.mt.	Sq.ft.
RERA Carpet Area	58.60	630.77
Balcony	2.09	22.51
Aggregate Area*	60.69	653.28

\*Aggregate Area includes RERA Carpet and Balcony. Plans or sketch not to scale.

- ◆ Ample sunlight and cross-ventilation
- ◆ Balcony with view of 2.1 acres of central green
- ◆ Cupboard niche
- ◆ Work-from-home corner
- ◆ ~120~140 sq.ft. large bedrooms
- ◆ L-shaped platform in the kitchen
- ◆ Dedicated utility spaces

# Get early bird discounts with



MRP stands for Multiplier Rebate Plan. It is a mandatory step for buying a home at Codename Good Life. Registering EARLY for MRP by paying ₹36,000 online (refundable), reaps additional benefits on your home buying as per the table below.

Typology	Starting Price (All - inclusive in ₹ Lakh)*	<p>Register online to save up to ₹2.5 Lakh* on the all-inclusive price</p>	Date of MRP	MRP benefits (in ₹ Lakh)
1 BHK A	36.8		16 <sup>th</sup> -27 <sup>th</sup> Nov 2022	2.5
1 BHK B	37.8		28 <sup>th</sup> Nov-4 <sup>th</sup> Dec 2022	1.5
1 BHK E	43.2		5 <sup>th</sup> -10 <sup>th</sup> Dec 2022	1.0
2 BHK A	56.3			
2 BHK B	62.8			

### Steps to generate MRP online

- 1 Fill KYC and your home preference
- 2 Make payment of MRP Token Amount - ₹36,000 (Refundable)\*
- 3 Generate unique MRP for savings

### Steps for allocation

- 1 You will receive an official intimation via SMS/Email for allocation
- 2 Mandatories to be carried at the time of allocation, as per the intimation mail
- 3 Our representative will take you through the complete on-site product experience and details
- 4 Our representative will help you in selecting the home of your choice (basis availability)
- 5 Finalisation of home and booking closure

\*MRP period is from 16<sup>th</sup> Nov 2022 to 10<sup>th</sup> Dec 2022. For select homes only. Subject to change. Terms and Conditions apply. On selecting a home by paying online, an MRP Token Amount of ₹36,000 within the MRP period, the MRP applicant is eligible to receive an MRP benefit. The MRP Token Amount is fully refundable without interest if the applicant is not able to complete the application process to book your home within the MRP period.



Image for representational purposes only

# Make the smart choice, buy now



2 minutes from planned Rajnoli metro station\*



Uphill jogging and cycling track to enhance your physical fitness



Adventure zone to make your fitness routine interesting



~120~140 sq.ft. master bedroom



Cross-ventilated homes with balcony



55+ amenities for an upgraded lifestyle



2.1 acres of central green with 500+ trees



Limited period MRP benefits

## 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 32.14 million 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 Happiness' 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.

Learn more about Mahindra Lifespaces® at [www.mahindralifespaces.com](http://www.mahindralifespaces.com)

## The Mahindra Group

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](http://www.mahindra.com) / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

Information as on 1<sup>st</sup> September 2022

## Spacious 1 & 2 BHK in Kalyan. Starting ₹36.8 Lakh<sup>\$(all-inclusive)</sup>



Register online and save up to ₹2.5 Lakh\*

Contact your relationship manager for more details

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C O D E N A M E  
**GOOD LIFE**

The project "Codename Good Life" is registered with MahaRERA as "Mahindra Happiness Kalyan - 2 Project A" under MahaRERA no. P51700032925 and available on <https://maharera.mahaonline.gov.in>. This Project is being developed by Mahindra Lifespace Developers Limited ("Company") in a phase-wise manner. The Company reserves the right to make changes or alterations with requisite approvals. This communication is purely conceptual and for representational purposes only. The information contained herein is indicative of the kind of development that is proposed. 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. For more information, please contact our sales office / team at Mahindra Happiness Kalyan - 2, Project A, Off Mumbai-Nashik Expressway, Rajnoli, Maharashtra-421302 or visit [www.mahindralifespaces.com](http://www.mahindralifespaces.com). \*T&C apply.