

SAY HELLO TO A LIFE FULL OF SPACE, GREENERY & PEACE

aquality at **Mahindra** WORLD CITY
Chennai
FLEXI-HOMES

Site Address: The Canopy, 1st Floor, Mahindra World City, GST Road, Chengalpet, Chennai

Head Office: Mahindra Lifespace Developers Limited, Mahindra Towers,
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TN RERA No: TN/01/Building/0062/2017 | Available at: <http://www.tnrera.in/>

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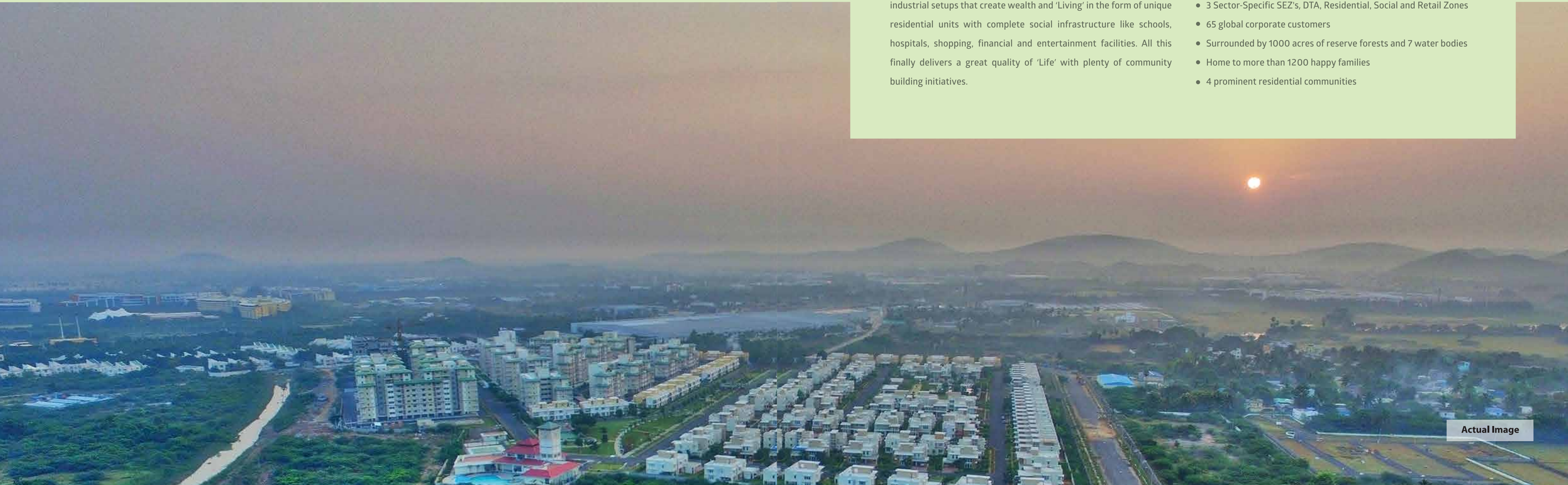
LIFE AT MAHINDRA WORLD CITY - AN ECOSYSTEM PAR EXCELLENCE

At Mahindra World City Chennai, you can experience the joy of living to the fullest in a habitat beyond compare. The city is spread across 1550 acres, replete with lush green surroundings. MWC Chennai offers you world-class infrastructure and close-knit support systems which ensure that living and life are hassle-free and enriching.

Your home in this city would definitely be an experience like no other because the city is created on the core premise of delivering 'Livelihood-Living-Life'. The city has ideal 'Livelihood' in the form of industrial setups that create wealth and 'Living' in the form of unique residential units with complete social infrastructure like schools, hospitals, shopping, financial and entertainment facilities. All this finally delivers a great quality of 'Life' with plenty of community building initiatives.

So, go ahead and choose from a host of splendid homes in the city, and then just sit back, relax and watch your life unfold. At MWC Chennai, you will be spoilt for choice and enjoy great convenience.

- India's first Integrated city spread across 1550 acres
- India's first IGBC (Indian Green Building Council) Gold Certified "Green Township"
- Crafted by well-renowned urban planner HOK from USA and Belt Collins from Singapore
- 3 Sector-Specific SEZ's, DTA, Residential, Social and Retail Zones
- 65 global corporate customers
- Surrounded by 1000 acres of reserve forests and 7 water bodies
- Home to more than 1200 happy families
- 4 prominent residential communities



Actual Image



Actual image Captured on Jan - 17

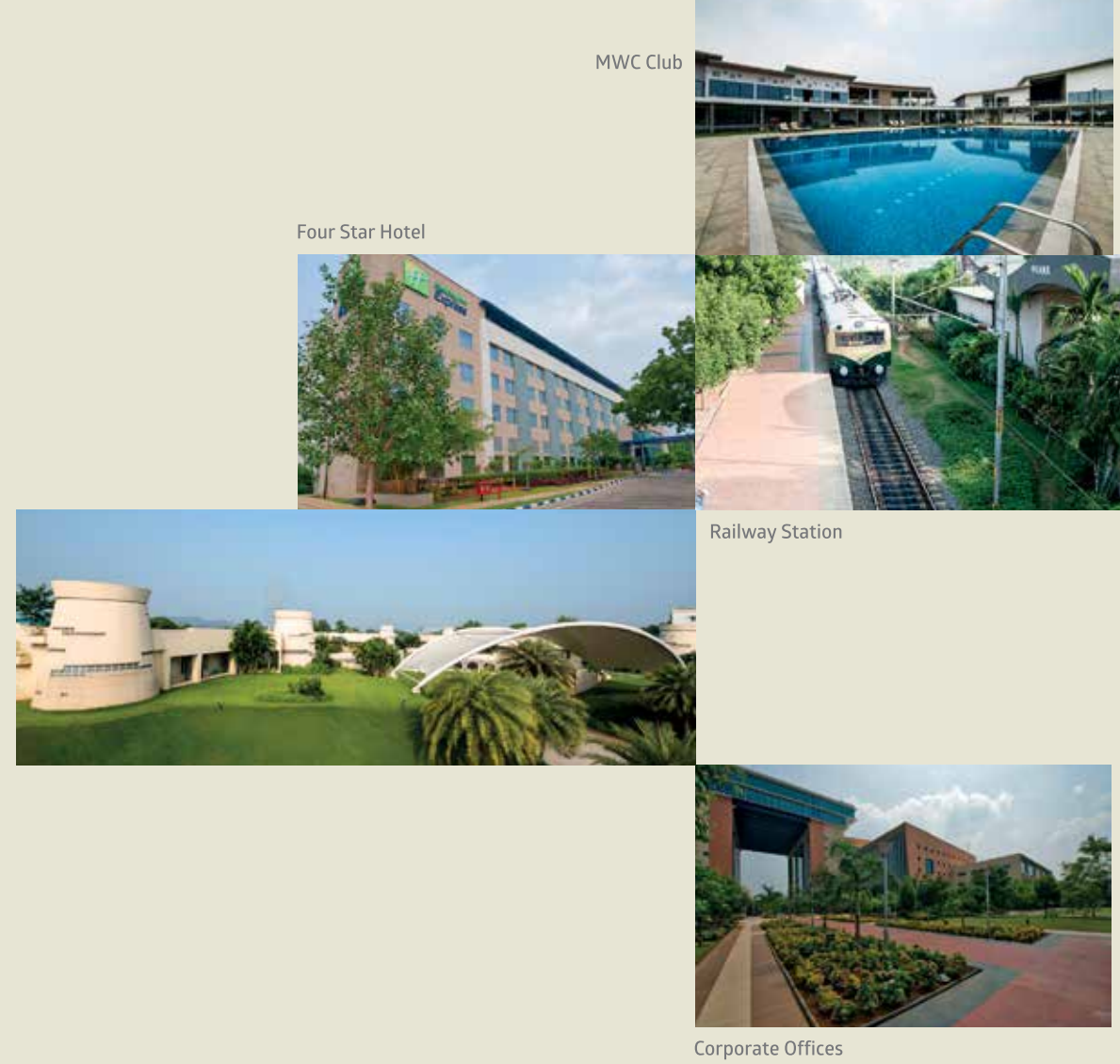
THE CITY OF TOMORROW, READY FOR YOU TODAY

Get ready for the perfect match of work and play, because Mahindra World City Chennai offers a green and serene environment along with proximity to workplaces and social infrastructure. On one hand, the city provides employment opportunities with world-class business establishments within the premises. On the other hand, the place has a matching ambient ecosystem that features multiple means of recreation. You can opt for a rejuvenating session of sports at the clubhouse or have a gala time shopping for your favourite stuff at multiple outlets around the city. Or you can simply tickle the taste buds of the connoisseur in you at the restaurants here.

Mahindra World City Chennai has the support system required for a fulfilling livelihood. Here you will find a CBSE school, a hospital, a commercial centre, a medical centre, a pharmacy, banks and ATMs, all within close proximity. With such an unmatched combination, the city is wholeheartedly chosen by many as the ideal place to live.

- Education*
- Shopping*
- Restaurants*
- Healthcare*
- Recreation*

*Paid Services



MWC Club

Four Star Hotel

Railway Station

Corporate Offices

FOR ANYTHING UNDER THE SUN, JUST STRETCH OUT YOUR ARM

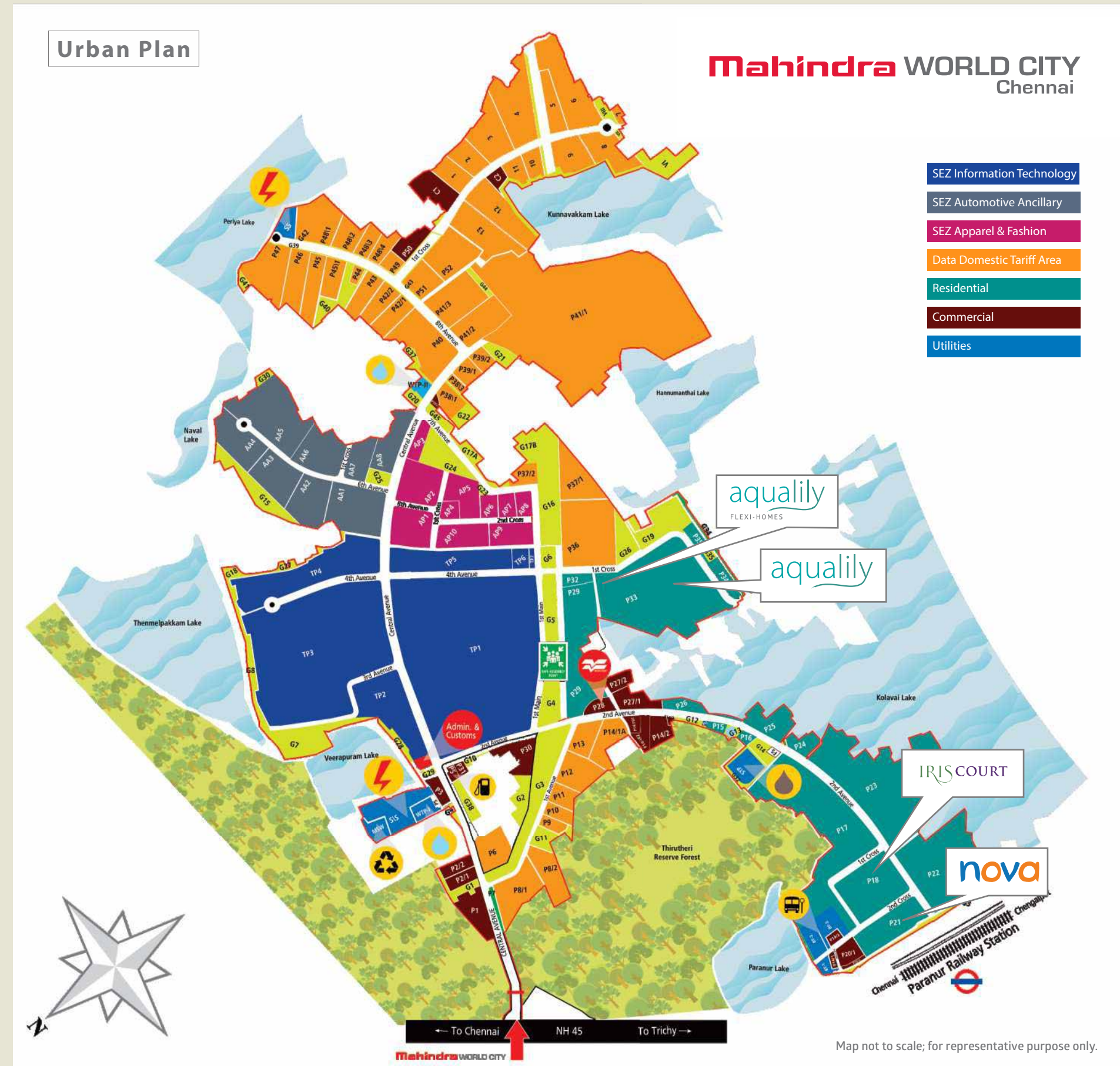
- THE CANOPY**
 Commercial Centre spread over 60,000 sq. ft. Amenities include medical centre, pharmacy, food court, departmental store, clinic, restaurants, banks and ATMs
- MAHINDRA WORLD SCHOOL**
 Affiliated to CBSE; 2 hectare (approx. 5 acres) campus. Classes KG to XII; ~ 840 students; over 50 teachers
- HOLIDAY INN EXPRESS**
 Accredited 4-star business hotel; consists of 140 rooms and other facilities including restaurant and conference rooms
- MWC CLUB**
 Offers options for recreation, sports, entertainment and leisure
- JEEVAN GLENEAGLES GLOBAL HOSPITAL**
 Currently offers OP Consultation, Pharmacy, Diagnostic and Ambulance services
- AMELIO CHILDCARE**
 Child care centre that provides pre-school, day care and after-school facilities for employees of companies in and around MWC
- HOSTEL FOR WORKING PROFESSIONALS**
 To provide comfortable accommodation for single working professionals

PLANS UNDER DEVELOPMENT

- NH32 GST CORRIDOR**
 Is adjacent to the corridor, conveniently located near major bus stops. An elevated corridor is already planned from Chennai to Chengalpattu

PLANNED INFRASTRUCTURE

- MULTIPLEX**
 Agreement signed with SPI Cinemas



Map not to scale; for representative purpose only.



Actual Image

aqualily

SERENITY AND PANACHE
SERVED ON
A GOLDEN PLATTER

Aqualily at Mahindra World City Chennai is a serene abode that lets you enjoy the best of nature, at just the right place. The intricately crafted homes offer a distinctive lifestyle. Choose from our varied apartments, each offering large living spaces and a choice of 1 bedroom, 3 bedrooms and duplexes. Step into your private balcony overlooking lush greenspaces and a serene lake that makes for a picturesque view. Where else will you find such a perfect melange of modern and natural beauty but here.

- 1 BHK & Flexi Homes
- Spacious Duplex 4 BHK
- Luxurious 3 BHK & 3 BHK + Study



A LIFESTYLE
 THAT ENCHANTS YOU.
 AND AMAZES
 THE REST.

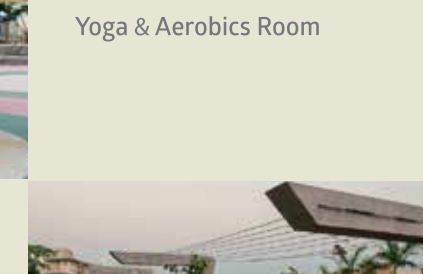
A true oasis of luxury, offering a world-class lifestyle would naturally have residences that are equally spectacular. Whether it is a game of badminton or a quick workout at the gym, all you have to do is step out of your apartment into the clubhouse. For the sports-conscious, Aqualily provides the finest facilities. a well equipped gym, tennis court, swimming pool and indoor games room are among the best places you can choose to spend your time well.



Actual Image

OUTDOOR AMENITIES

- Swimming Pool
- Landscaped Garden & Jogging Track
- Tennis Court
- Badminton Court
- Open Amphitheatre
- Half Basketball Court



CLUBHOUSE

- Kid's Play Room
- Multi-purpose hall
- Gymnasium
- Indoor Games Room
- Yoga & Aerobics Room

Central Park

Garden

Children's play area

Shaded walkways

Seating areas

BUILDING & SECURITY FEATURES

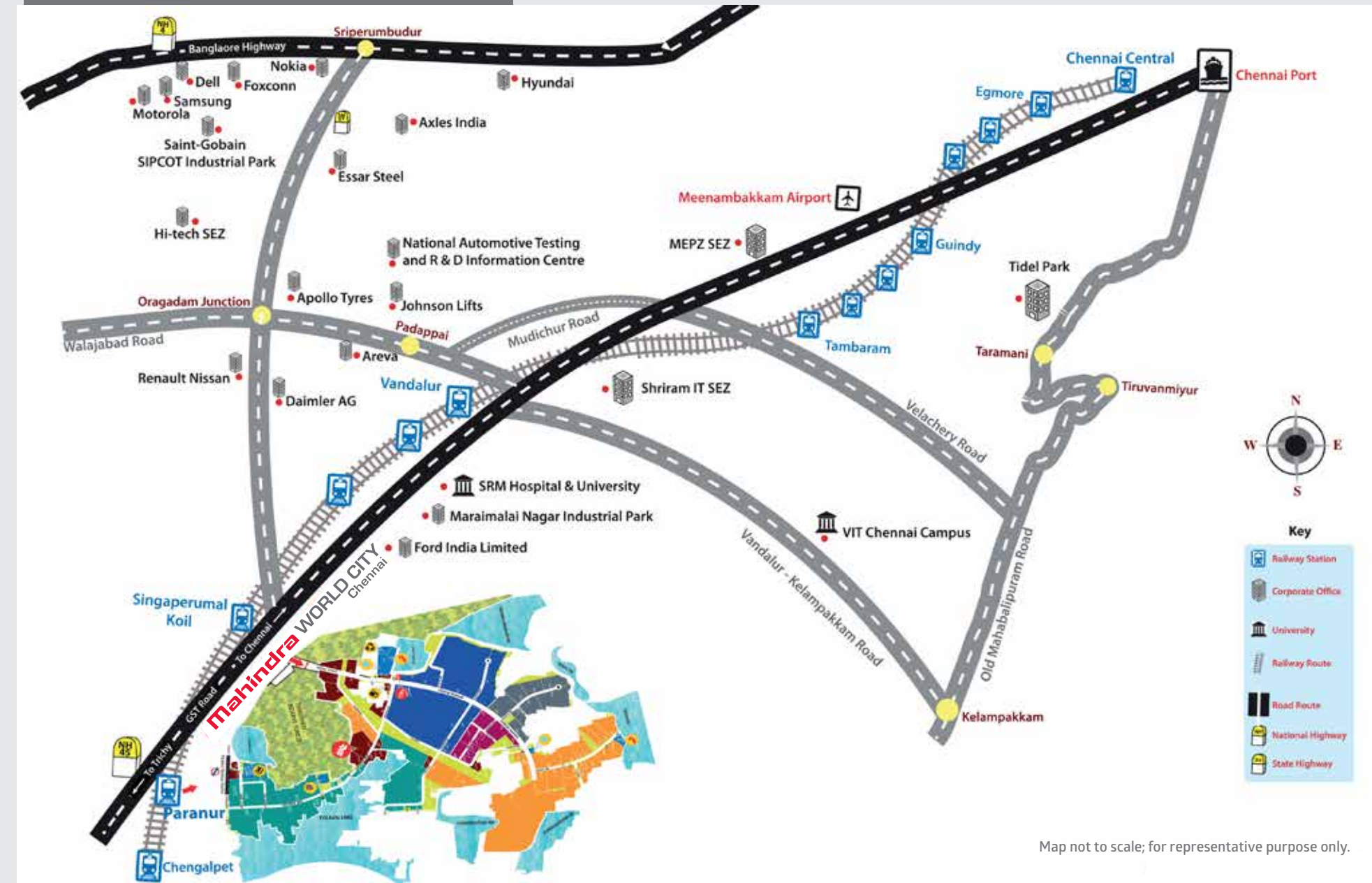
Aqualily Homes stand tall within a framework of perfect planning, excellent civic infrastructure and world-class amenities. It is an oasis of luxury being developed by being sensitive and caring to the environment. It ensures increased efficiency and reduced impact on surroundings. These buildings come with the best facilities and safety features.

- Pre-certified IGBC Gold Certification.
- Power backup in common areas
- Ample car parking
- 2 elevators per core
- Security systems
- CCTV cameras
- Concealed copper wiring



Artist's Impression

Mahindra World City, Location Map



AQUALILY MASTER PLAN

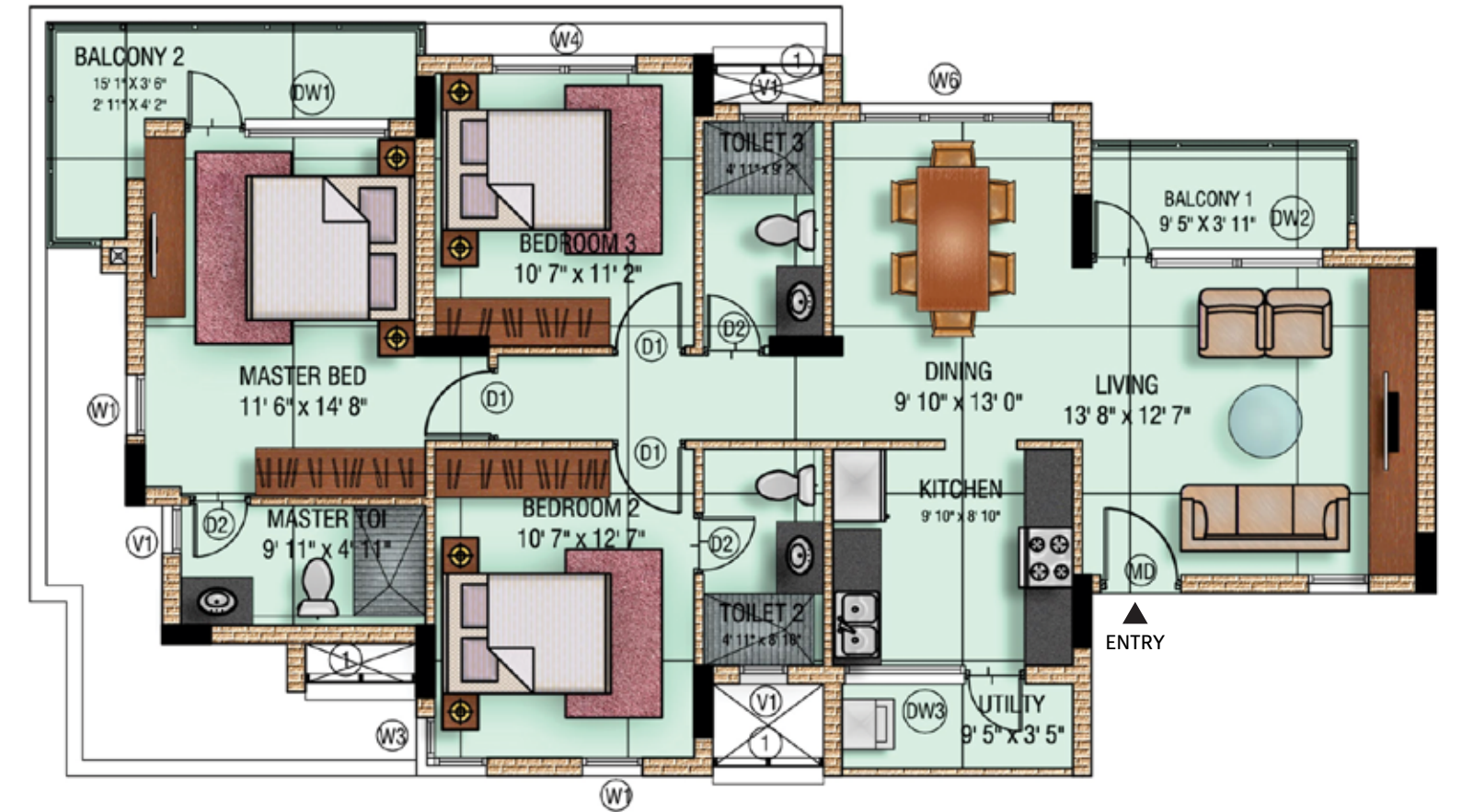
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Typical Plan



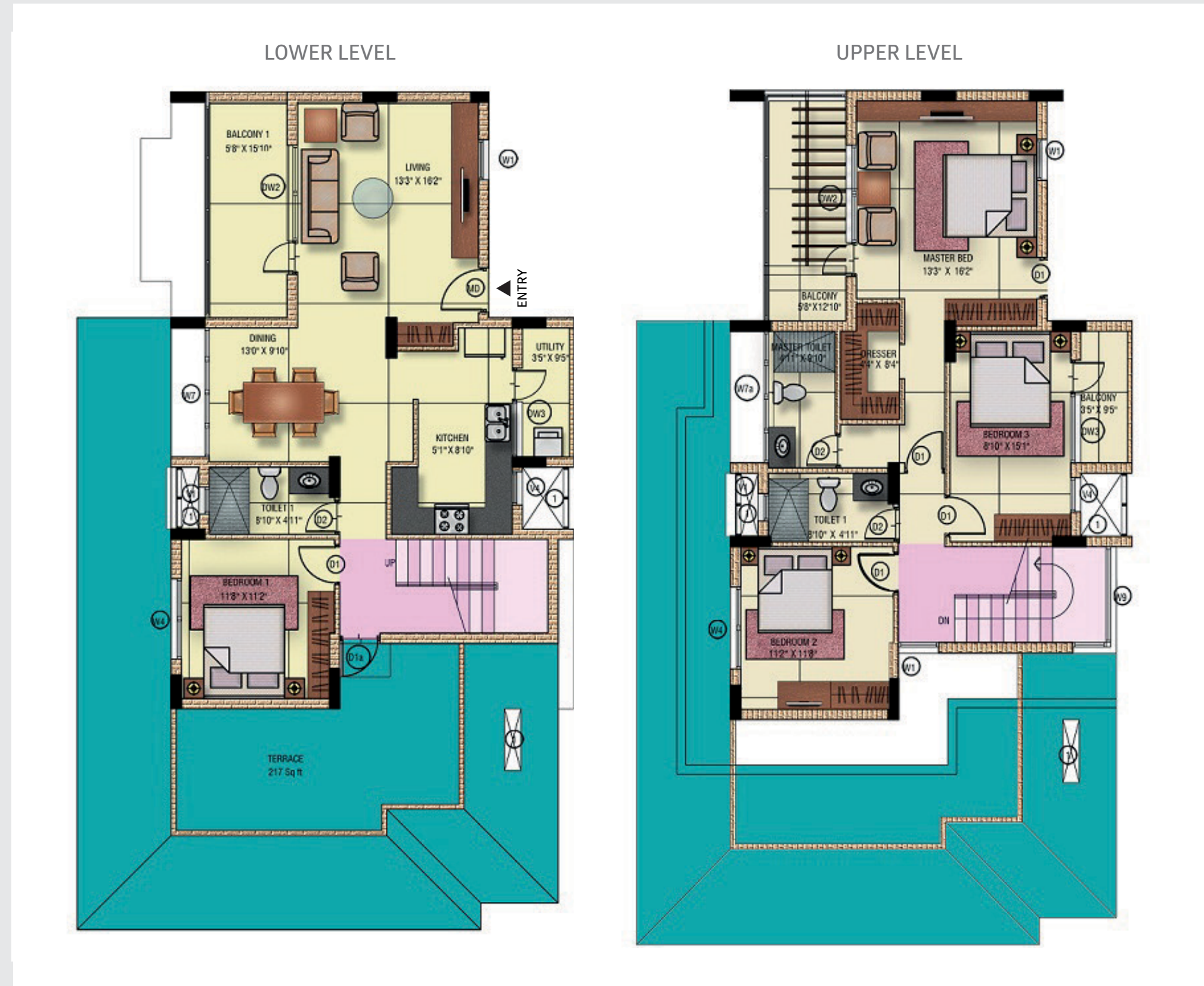
Unit Plan – 3 BHK – Saleable Area – 1595 Sq.ft



Unit Plan – 3.5 BHK – Saleable Area – 1947 Sq.ft



Unit Plan – 4BHK / Duplex – Saleable Area - 2286 Sq.ft



Typical Floor Plan-E1- 1BHK



Unit Plan E1 – 1BHK – Carpet Area – 357 Sq.ft



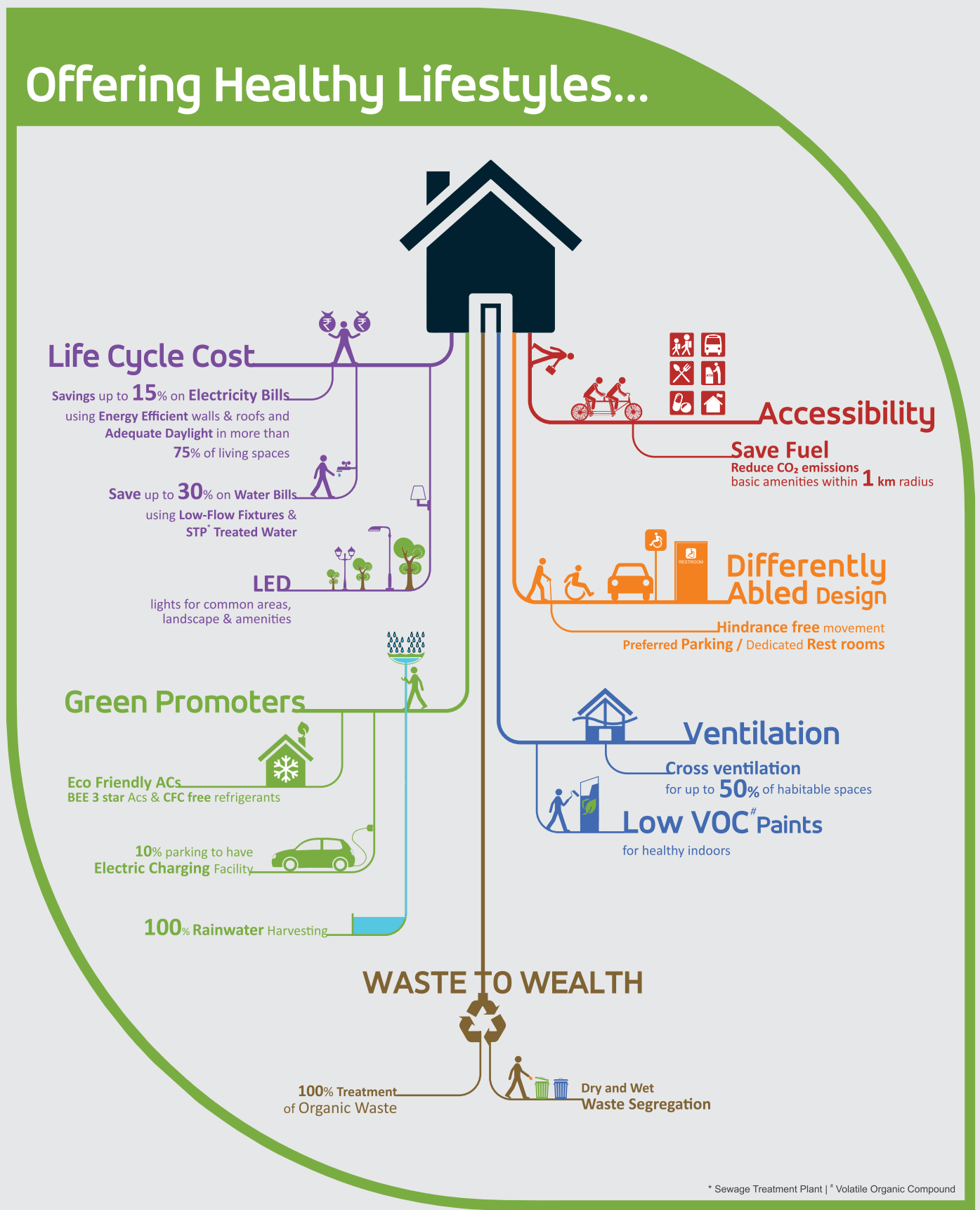
Typical Floor Plan-E2 & E3-Flexi-Home



Unit Plan-E2 & E3-1 BHK Flexi-Wall – Carpet Area – 400 Sq.ft



Unit Plan-E2 & E3-1 BHK Fixed-Wall – Carpet Area – 400 Sq.ft





SUSTAINABILITY

A lot has gone into planning the right environment for you. Surrounded by lush greenery, every breath you take at Aqualily is clean and refreshing. Keeping in tune with the Mahindra Lifespaces' philosophy of sustainable urbanisation, Aqualily nurtures nature while creating a good life for you and your family.

Mahindra World City Chennai has been built with utmost importance to sustainability and has adopted solutions and methods which ensure environmental, economic and social sustainability.

There's a provision of solar reflective painting in open terraces, which keeps the units cool even during the hot summer and avoids cracks in the upper floors due to thermal insulation. To ensure minimal water consumption, drought tolerant species of flora are planted for landscapes. A state-of-the-art biogas project is operating in the city. The city has ample greenery and other environmental features like lakes and forest reserves. No wonder the city enjoys a pleasant climate.

MAHINDRA LIFESPACE - A NAME TO RECKON WITH

Mahindra Lifespace Developers Ltd. is the real estate and infrastructure development business of the USD 19 billion Mahindra Group, and a pioneer of sustainable urbanisation in India. The Company is committed to transforming India's urban landscape through its residential developments under the 'Mahindra Lifespaces' and 'Happinest' brands; and through its integrated cities and industrial clusters under the 'Mahindra World City' brand.

Mahindra Lifespaces delivers innovative customer-focused solutions that are rooted in a legacy of trust and transparency. The Company's development footprint spans 23 million sq. ft. (2.137 million sq. m.) of

completed, ongoing and forthcoming residential projects across seven Indian cities; and over 4960 acres of ongoing and forthcoming projects under development/management at its integrated developments in four cities.

A pioneer of the green homes movement in India, Mahindra Lifespaces has been ranked 4th in Asia in its category, in the '2017 GRESB Real Estate ESG (Environmental, Social and Governance) Assessment'. The Company has also been ranked among the top 50 great mid-size workplaces in India – 2017, by the Great Places To Work Institute.