

ROOTS
KANDIVALI (E)

LIFE IN
PERFECT
BALANCE



THE SEARCH FOR BALANCE

Buzzing with excitement and opportunity,
Mumbai carries with it millions of dreams.

As busy as it has always been.

Everything can be found here.

Including balance. If you know where to look.





INTRODUCING ROOTS BY MAHINDRA LIFESPACES

Welcome to your home at ROOTS.

Here, harmony comes alive through thoughtful design,
multiple amenities, and an ideal location.

So, you can take the very best of life back to its roots.

Work, play, socialise, and enjoy life in perfect balance.

35-Floor Independent Tower

126 Exclusive Apartments

1 & 2 BHK Spacious Homes



INSTANT CONNECTIVITY

In a city like Mumbai, connectivity plays a huge role in everyday life. That's why being located just off the Western Express Highway will ensure that you are on the move in no time.

- Conveniently connected to Western Express Highway (at a distance of approximately 800m), Kandivali Railway Station, restaurants, malls and other social infrastructures
- Centrally located and easily accessible to arterial road networks
- The upcoming metro* is at a distance of approximately 1 km

*Source: <https://mmrda.maharashtra.gov.in/metro-line-7>





CONSTANT PEACE

Located just off the highway, ROOTS will not only be well-connected to the city, but its strategic location will also keep you away from the usual hustle and bustle.

So enjoy the serene locality, pockets of greenery and beautiful architecture, in your personal haven.

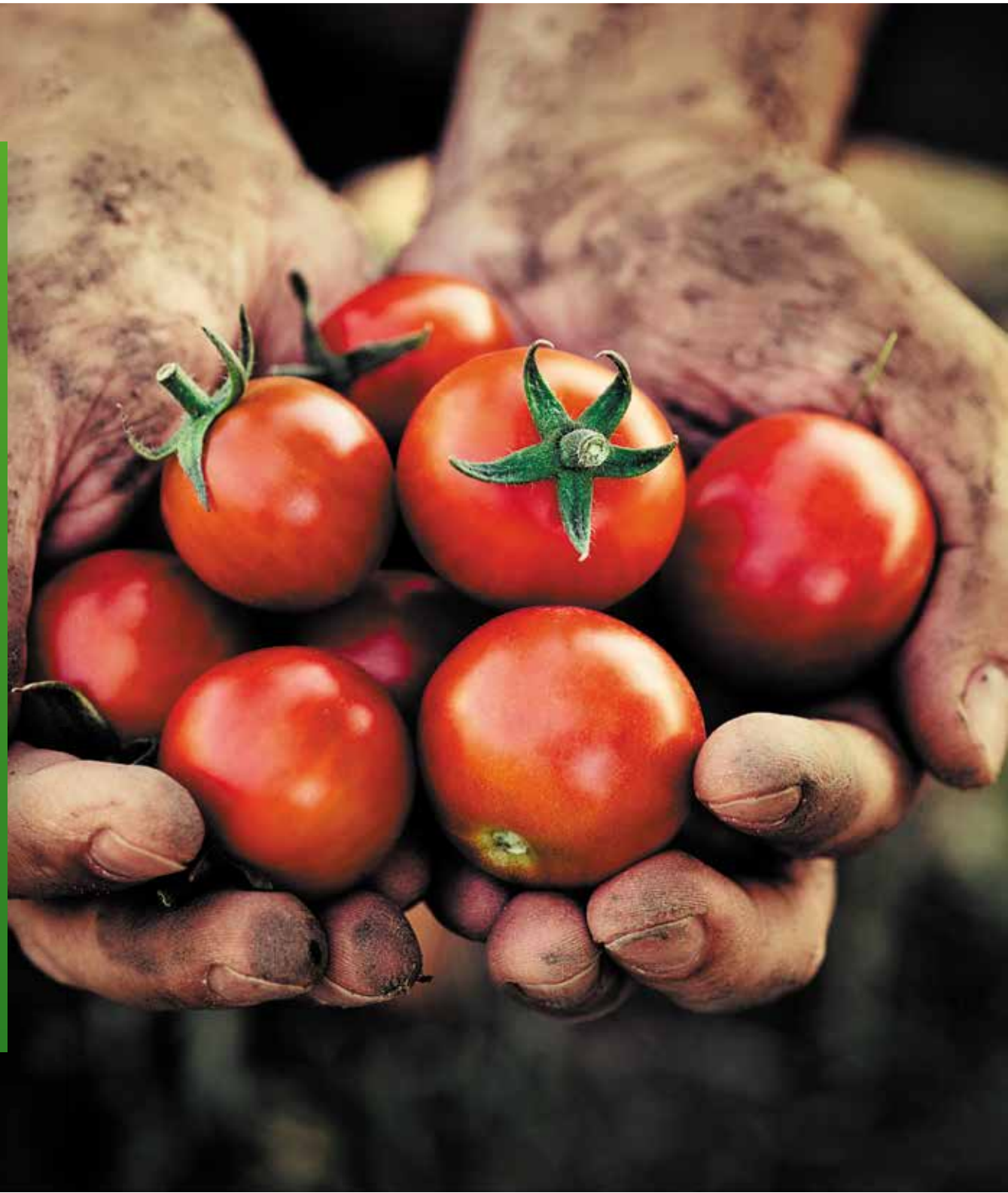


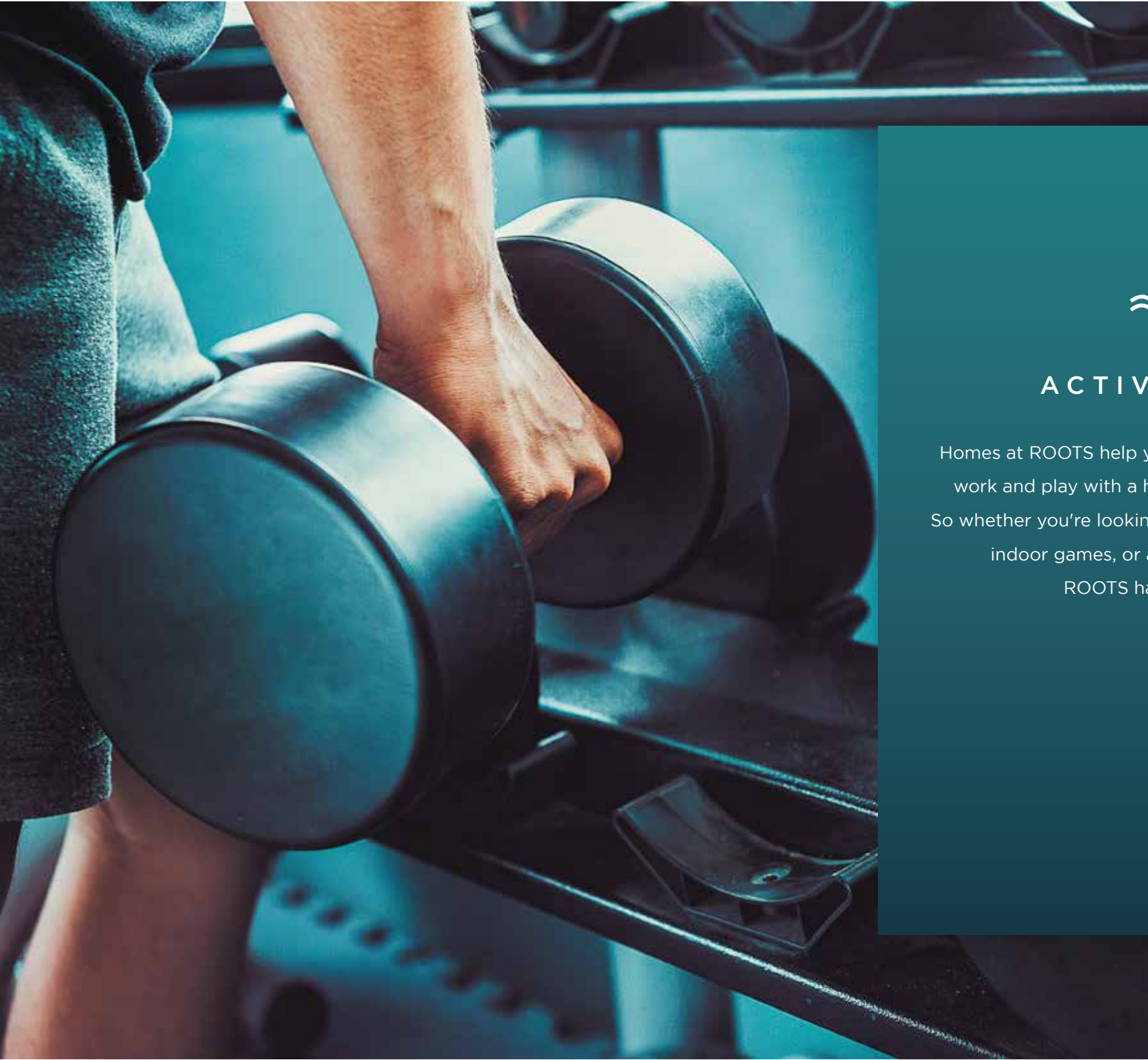
HEALTHY OUTDOORS

Introducing 'Edible Landscape*', a new and engaging form of landscaping that's healthy for the whole community.

So the next time you're cooking a meal,
you can pick your own fruits and vegetables
without going too far.

*Dependent on the season, condition & maintenance of provisional space for edible landscape.





ACTIVE INDOORS

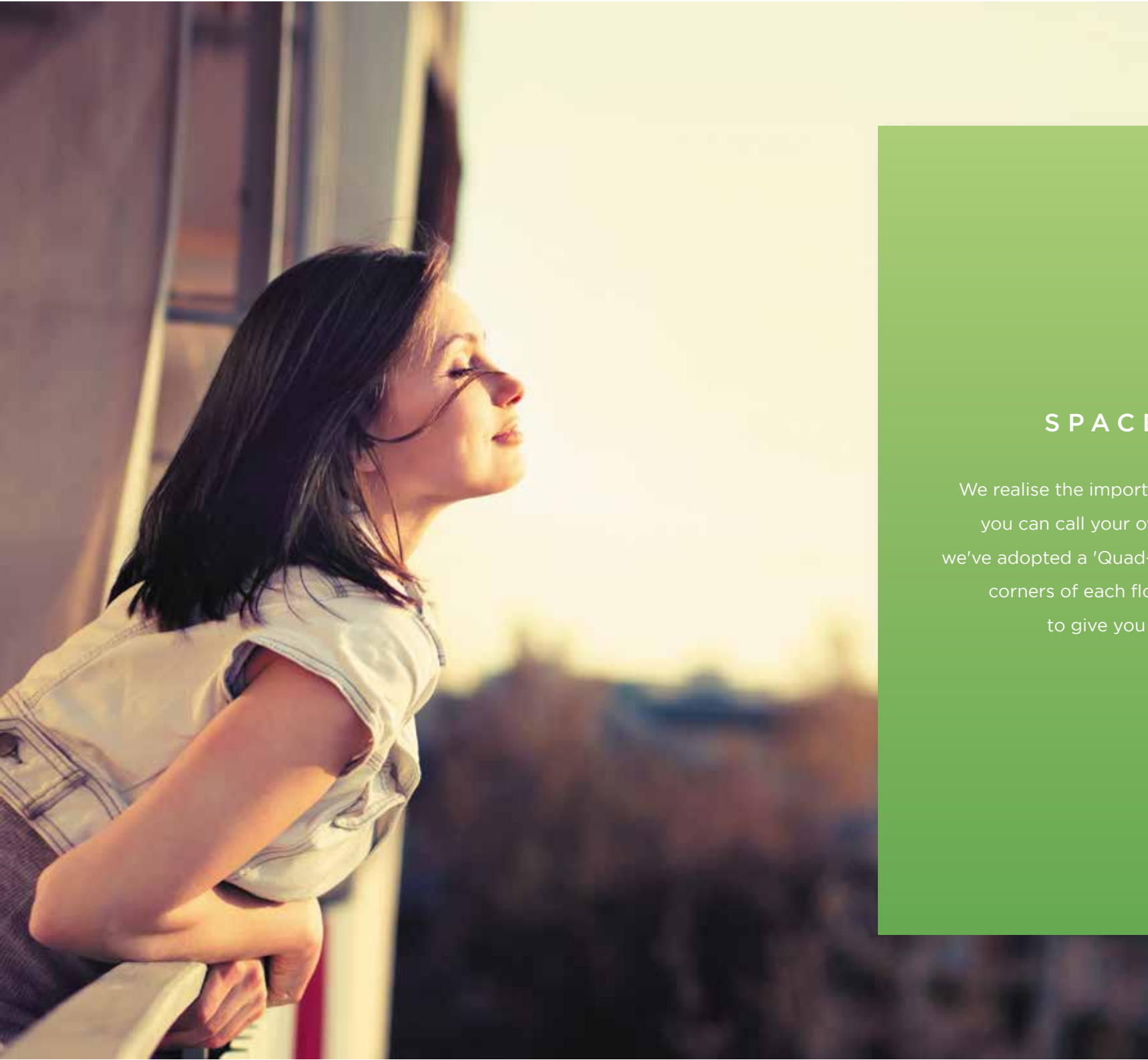
Homes at ROOTS help you find the perfect balance between work and play with a host of amenities for all age groups. So whether you're looking to spend a leisurely evening playing indoor games, or a vigorous workout at the gym, ROOTS has everything you need.



SPACE FOR ALL

ROOTS has been designed to enable and rekindle the joys of community living with features like an amphitheatre, a multi-purpose hall with kitchen and a vehicle-free podium to let you enjoy an inclusive environment.





SPACE FOR SELF

We realise the importance of privacy and having a place you can call your own home. That's why, at ROOTS, we've adopted a 'Quad-Shaped Design', with homes on four corners of each floor and your very own balcony* to give you all the privacy you need.

*for select apartments only.

EXTERIORS



Rendered Image for representation purpose only.

Green Spaces

LIFESTYLE AMENITIES:

- Amphitheatre
- Party lawn
- Outdoor exercise area
- Activity deck
- Kids pool
- Adult pool



Rendered image for representation purpose only.

Edible Landscape

LIFESTYLE AMENITIES:

- Kids play area
- Gymnasium
- Seating alcove
- Terrace garden

EXTERIORS



Rendered Image for representation purpose only

Kids & Adult Pool



Rendered image for representation purpose only

Kids Play & Open Area

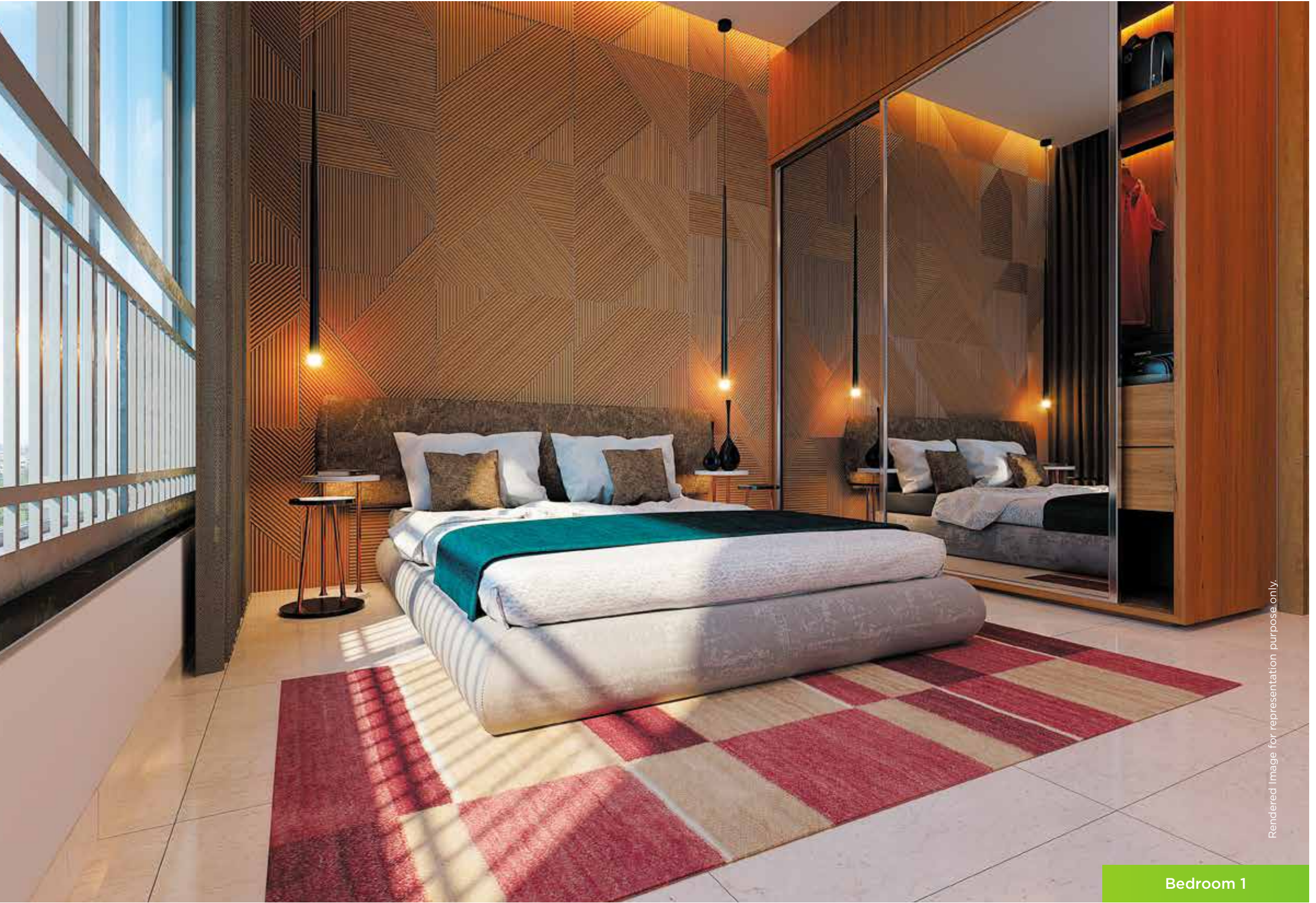
2 BHK INTERIORS



Rendered Image for representation purpose only.

Living Room

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Rendered Image for representation purpose only

Bedroom 1

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2 BHK INTERIORS



Rendered Image for representation purpose only.

Bedroom 2

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Kitchen

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ROOTS LOCATION MAP



*Source: <https://mmrda.maharashtra.gov.in/metro-line-7>

Map not to scale



Hospitals:

DNA Multi-specialty Hospital - 0.4 km
ESIC Hospital - 2.1 km
Asha Hospital - 2.4 km
Orthoplus High Tech Hospital - 2.6 km
Seven Star Multi-specialty Hospital - 2.8 km
Sanjeevani Hospital - 2.9 km
Siddhant Children's Hospital - 3.3 km



Schools & Colleges:

Thakur Vidya Mandir High School - 1.9 km
Cambridge School - 2.0 km
Lokhandwala Foundation School - 2.5 km
Anudatta School & Jr. College - 2.8 km
St. Lawrence High School - 3.0 km
Thakur Shyamnarayan High School - 3.4 km
Thakur College of Science & Commerce - 3.8 km
Oxford Public School - 7.9 km



Prominent ATMs:

Kotak Bank - 0.6 km
Indian Overseas Bank - 1.0 km
Citibank - 1.5 km
State Bank of India - 1.5 km
HDFC Bank - 1.8 km
IDBI Bank - 1.9 km
ICICI Bank - 3.3 km
Punjab National Bank - 3.6 km
Axis Bank - 3.9 km



Connectivity:

Western Express Highway - 0.8 km
Upcoming Metro Station - 1 km
Kandivali Railway Station - 3.6 km
Domestic Airport - 14 km
International Airport - 15 km



Malls & Shopping:

Lokhandwala Shopping Centre - 0.6 km
Big Bazaar - 1 km
Reliance Trends - 1 km
101 Growel's Mall - 1 km
Pantaloons - 1.8 km
Oberoi Mall - 5.2 km
Raghuleela Mall - 5.9 km
Metro Cash & Carry - 3 km



Business Areas:

Mindspace, Malad (W) - 6.1 km
TRIL IT 4 Pvt Ltd - 6.7 km
NESCO - 8 km
Nirlon Knowledge Park - 9.9 km
MIDC, Andheri (E) - 14 km
Bandra-Kurla Complex - 22 km



Movies & Entertainment:

PVR - 0.8 km
Timezone - 1.7 km
Inox Movie - 2.6 km
Mayur Cinema - 3.3 km
Carnival - 4.1 km

Source: Google Maps

MASTER PLAN



The provision for and the area of these amenities is subject to changes in case the same are required due to subsequent changes in the applicable Development Plan and Development Control Regulations.

GROUND

- 1. Entry
- 2. Security Cabin
- 3. Drop-off
- 4. Skating Pit
- 5. Amphitheatre
- 6. Party Lawn
- 7. Deck
- 8. Multipurpose Hall
- 9. Entrance Lobby
- 10. Pergola Sitting
- 11. Edible Landscape
- 12. Sitting Area
- 13. Exit

PODIUM

- 14. Adult Swimming Pool
- 15. Kids Swimming Pool
- 16. Swimming Pool Deck
- 17. Barbecue Deck / Sitting Area
- 18. Landscape Area
- 19. Lawn / Community Garden
- 20. Pergola Sitting
- 21. Kids Play Area
- 22. Outdoor Exercise Area
- 23. Indoor Gym
- 24. Indoor Games Room

TERRACE

- 25. Landscape Area
- 26. Deck

TYPICAL FLOOR PLAN - 6th, 7th & 9th - 13th



TYPICAL FLOOR PLAN - 8th



TYPICAL FLOOR PLAN - 14th, 16th - 21st, 23rd - 28th & 30th - 35th



TYPICAL FLOOR PLAN - 15th, 22nd & 29th



UNIT PLAN - 2 BHK 'A' & 'A1' TYPICAL

2BHK 'A' & 'A1' - UNIT PLAN

2BHK (A & A1)	SQ.MTS	SQ.FT
CARPET	66.84	719.45
BALCONY	1.40	15.06
UTILITY	1.52	16.36

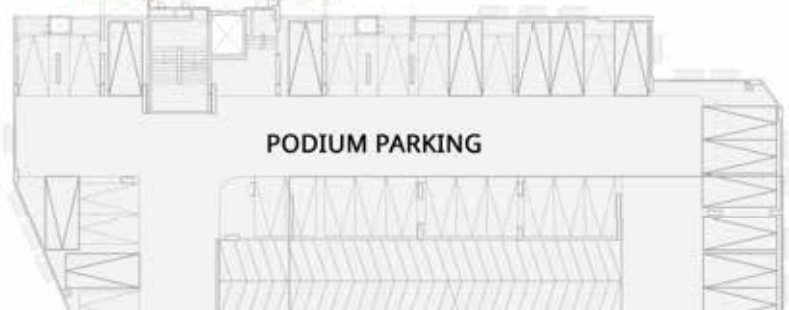
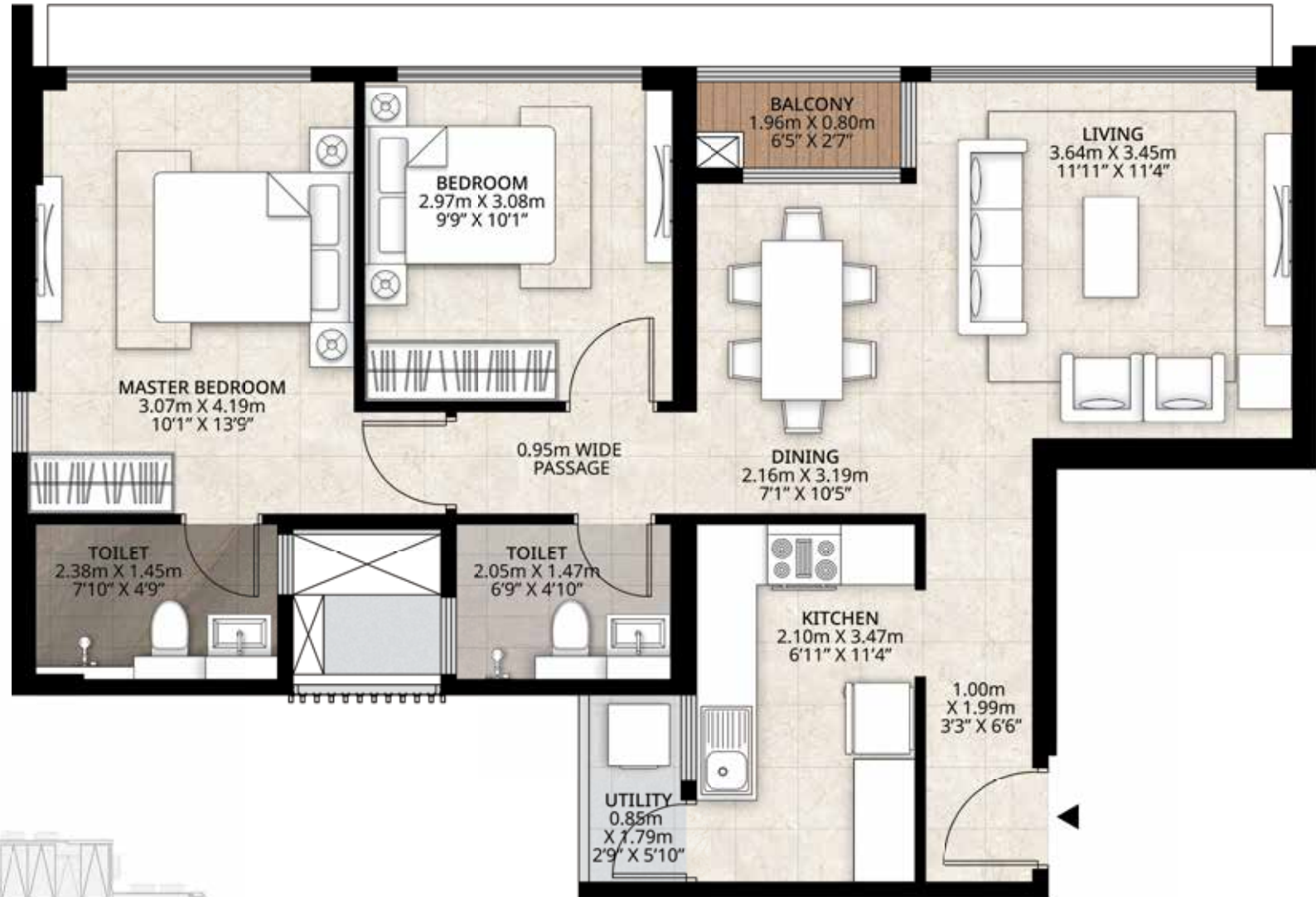
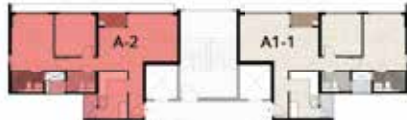
14TH, 16TH TO 21ST,
23RD TO 28TH, 30TH TO 35TH FLOORS



6TH, 7TH, 9TH TO 13TH FLOORS



1ST TO 5TH FLOORS



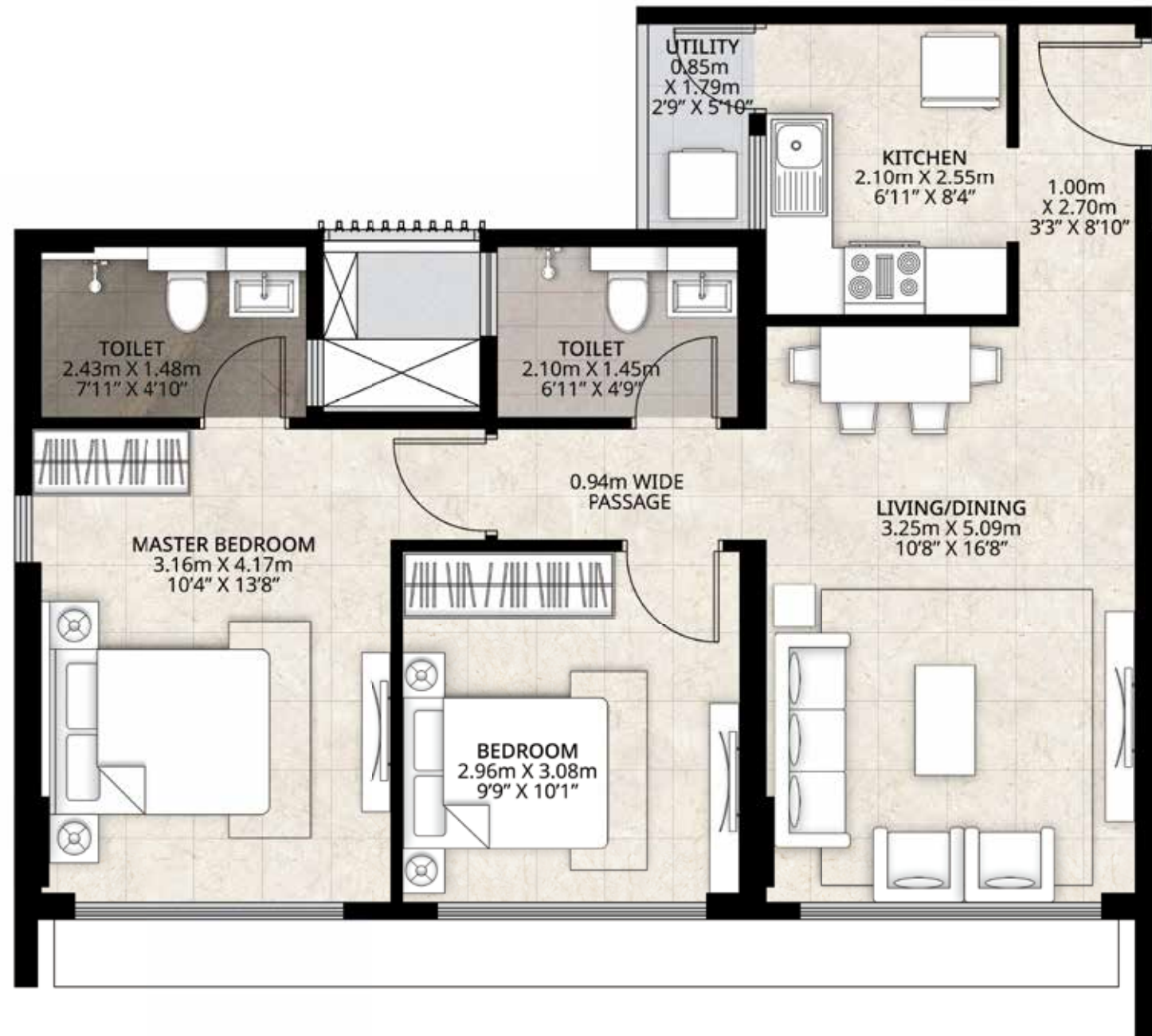
UNIT PLAN - 2 BHK 'B' & 'B1' TYPICAL

2BHK 'B' & 'B1' - UNIT PLAN

2BHK B1 (No. 2)	SQ.MTS	SQ.FT
CARPET	60.98	656.38
UTILITY	1.52	16.36

2BHK B (No. 3)	SQ.MTS	SQ.FT
CARPET	60.46	650.78
UTILITY	1.52	16.36

14TH, 16TH TO 21ST,
23RD TO 28TH, 30TH TO 35TH FLOORS



UNIT PLAN - 1 BHK 'A' & 'A1' TYPICAL

1BHK 'A' & 'A1' - UNIT PLAN

1BHK A1 (No. 2)	SQ.MTS	SQ.FT
CARPET	41.64	448.20
1BHK A (No. 3)	SQ.MTS	SQ.FT
CARPET	41.66	448.42

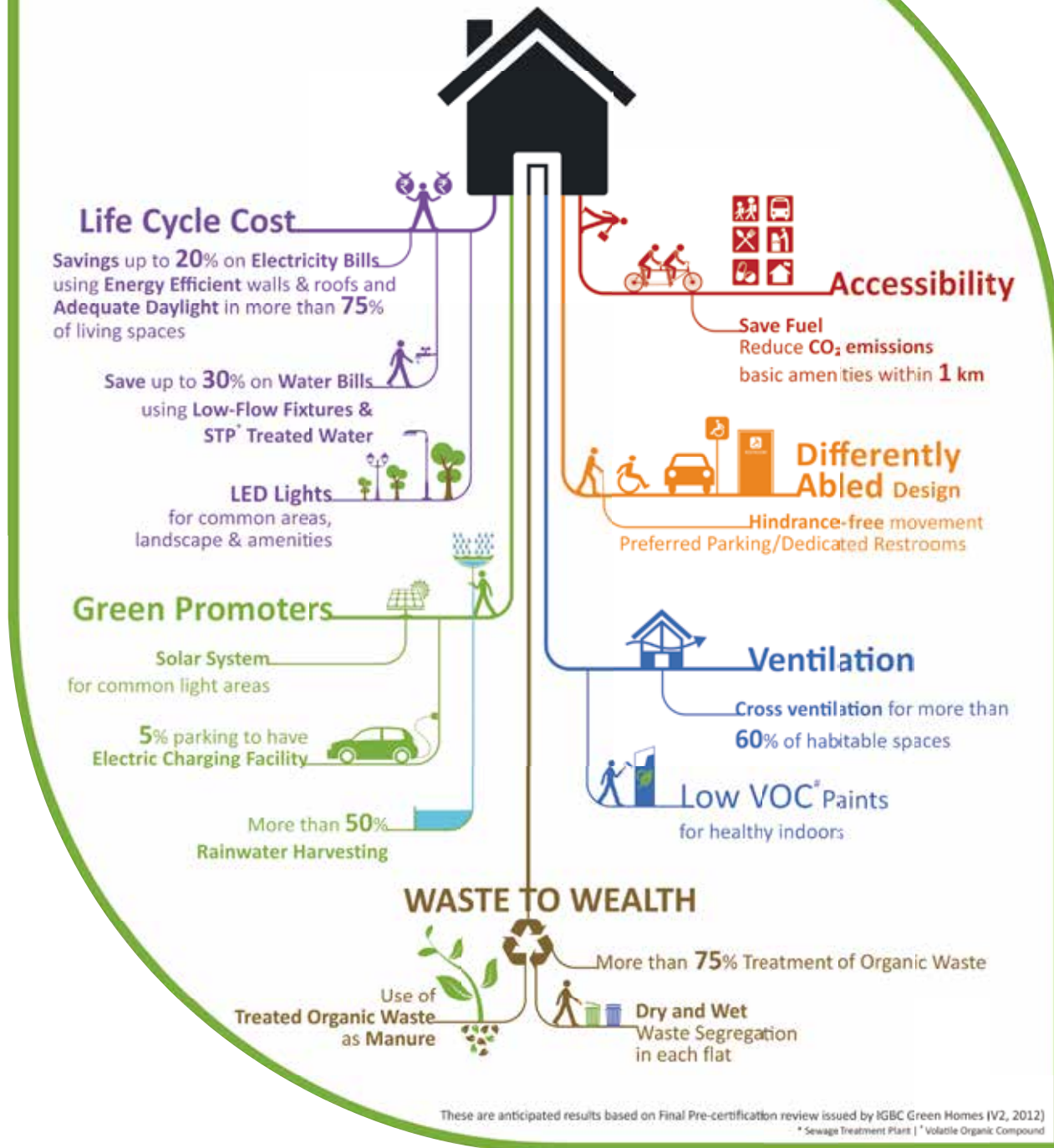
6TH TO 13TH FLOORS



GREEN HOME BENEFITS

Offering Healthy Lifestyles...

Actual results could differ from those expressed or implied.



These are anticipated results based on Final Pre-certification review issued by IGBC Green Homes (V2, 2012)
* Sewage Treatment Plant | † Volatile Organic Compound

SPECIFICATIONS

FLOORING	Living/Dining/Bedrooms Kitchen Bathrooms Utility Balcony
DADO	Kitchen Toilet (Master & Common)
DOORS	Main Door Internal Door Toilet Door
WINDOWS	Living/Other Rooms Bathroom
WALL & CEILING	Living/Dining/Bedrooms Kitchen Bathrooms Utility Balcony
KITCHEN	Platform Provision for exhaust fan & water purifier Sink Gas Detector
TOILET	CP Fitting Sanitary Fitting Exhaust Fan & Geyser
BALCONY	Railing Material
ELECTRICALS	
ELEVATORS	Number of Elevators: 3
COMMON AMENITIES	STP Pipegas Connection Rainwater Harvesting CCTV in selected common areas

MATERIAL

Vitrified Tiles	600mm X 600mm
Vitrified Tiles	600mm X 600mm
Ceramic Tiles	300mm X 300mm
Ceramic Tiles	300mm X 300mm
Ceramic Tiles	300mm X 300mm
Ceramic Tiles	2ft above Platform
Ceramic Tiles	2.25 Mtrs
	Premium quality pre-hung laminated door frame & shutter
	Premium quality pre-hung laminated door frame & shutter
	Premium quality pre-hung laminated door frame & shutter
	UPVC/Aluminium
	UPVC/Aluminium
	Gypsum plaster/Acrylic emulsion paint
	Gypsum plaster/Acrylic emulsion paint
	Gypsum plaster/Acrylic emulsion paint
	Exterior texture paint ceiling
	Exterior texture paint ceiling
	Granite platform
	Single bowl SS sink
	Kohler/American standard/Equivalent
	Kohler/American standard/Equivalent
	Provision
	MS Railing
	Schneider/Legrand/Equivalent
	Schneider/Legrand/Equivalent
	Schindler/Kone/Otis/Equivalent

THE MAHINDRA LEGACY BALANCING TRUST AND INNOVATION



MAHINDRA GROUP -
USD 20.7 BILLION
FEDERATION OF COMPANIES



**WORLD'S LARGEST
TRACTOR COMPANY**
BY VOLUME

LEADERSHIP POSITION IN INDIA



UTILITY
VEHICLES



INFORMATION
TECHNOLOGY



FINANCIAL
SERVICES



VACATION
OWNERSHIP

STRONG PRESENCE ACROSS VERTICALS



AGRI-
BUSINESS



COMMERCIAL
VEHICLES



CONSULTING
SERVICES



ENERGY



DEFENCE



INDUSTRIAL
EQUIPMENT



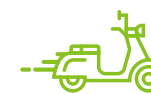
LOGISTICS



REAL
ESTATE



AEROSPACE



TWO
WHEELER



240,000
EMPLOYEES ACROSS
100 COUNTRIES

OUR DEVELOPMENT FOOTPRINT SPANS **23 MILLION SQ. FT.** OF COMPLETED,
ONGOING AND FORTHCOMING RESIDENTIAL PROJECTS ACROSS SEVEN INDIAN CITIES

A FEW OF OUR OTHER PROJECTS



MahaRERA Registration No. P51800016833 available at Website: <http://maharera.mahaonline.gov.in>

Site Address: C.T.S. No. 168/A, Village Akurli, Akurli Road, Kandivali East,
Mumbai 400 101 (Residential Project)

Sales Office: 603, 6th Floor, Crescent Business Boulevard, Ashok Chakravarthy Road,
Ashok Nagar, Kandivali East, Mumbai 400 101

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

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