

**A MARVELOUS LIFE
CRAFTED JUST FOR YOU**

Lakefront Estates by **mahindra**
Expansive Living

Experience the harmonious blend of nature with a stunning lakeside view

Picture yourself amidst the beauty of serene Kolavai Lake on one side and the Paranur Hills on the other.

Discover the beauty of lakefront living.

Surrounded by lush greenery and pristine lake waters, it offers breathtaking views and a chance to connect with nature.

Now that's a marvel!

Actual image shot on Jan 2023.

Actual image shot on Jan 2023.

Breathe in the fresh air and soak up the beauty of the serene hills

An aerial view of a residential plot layout. The layout consists of a grid of rectangular plots, with a central park area featuring a winding path and a small pond. The surrounding area is lush green with trees and a river or stream. In the foreground, there are several multi-story apartment buildings with yellow and white facades.

Presenting Plots at Mahindra World City

Lakefront Estates by mahindra
Expansive Living

Artist's impression for representational purposes.

A marvellous opportunity awaits you at Mahindra World City

Imagine waking up each morning to the sounds of nature, taking a leisurely stroll through acres of lush, and returning home to your own private abode, surrounded by gardens and the tranquil waters of the lake. This is the life that awaits you at Lakefront Estates.

- The project spans across the **19-acre** area
- Surrounded by **1000 acres** of the picturesque reserve forest
- In the heart of this idyllic setting lies Kolavai Lake, a sprawling **2200-acre** expanse of serene water
- Surrounded by **8 gardens**, adding to the already abundant greenery and providing a peaceful heaven for you to call home
- Mahindra World City offers a plethora of amenities, including schools, a hospital, a hotel, shopping center, and over **65+ global** corporations

An oasis of natural beauty

Welcome to the beautiful gardens, where you can find a range of spaces to relax, play, and discover.

Take a break from the hustle and bustle of everyday life and find peace and tranquillity.



Escape To The Gardens Of Marvel

Experience serenity and relaxation in the lush gardens. From the playful Garden of Happiness to the peaceful Garden of Self-Discovery, there is something for everyone.

The gardens are designed to appeal to the senses, so take a moment to relax and discover yourself. Here you will experience the power of nature to find peace and tranquility.



8 GARDENS

Garden Of Happiness

Enjoy an array of fun activities and exercise areas in the beautiful Garden of Happiness, designed for people of all ages.

A playful and fun-filled area designed to bring out the inner child in everyone.

The Garden of Happiness offers you:



Kids play area



Multipurpose
playground



Sand pit

Garden of Wonder

Welcome to the Garden of Wonder, a breathtaking oasis where vibrant flowers, cheerful birds, and graceful butterflies flourish to create an aura of positivity. Immerse yourself in the beauty and diversity of nature's flora and fauna.

The Garden of Wonder offers you:



Nature's Perch

Herb Garden

Gardening is a sustainable and healthy way to grow fresh herbs, while also promoting a healthy ecosystem. It provides physical and mental benefits, along with a sense of fulfilment and passion for enthusiasts.

Encouraging community gardening at



Herb Garden

Garden Of Self-Discovery

A place to relax and find calm in the serene surroundings. Here, you connect with your inner self and discover something new about yourself.

Unwind and lose yourself in the Garden of Self-discovery



Zen-finity Walkway

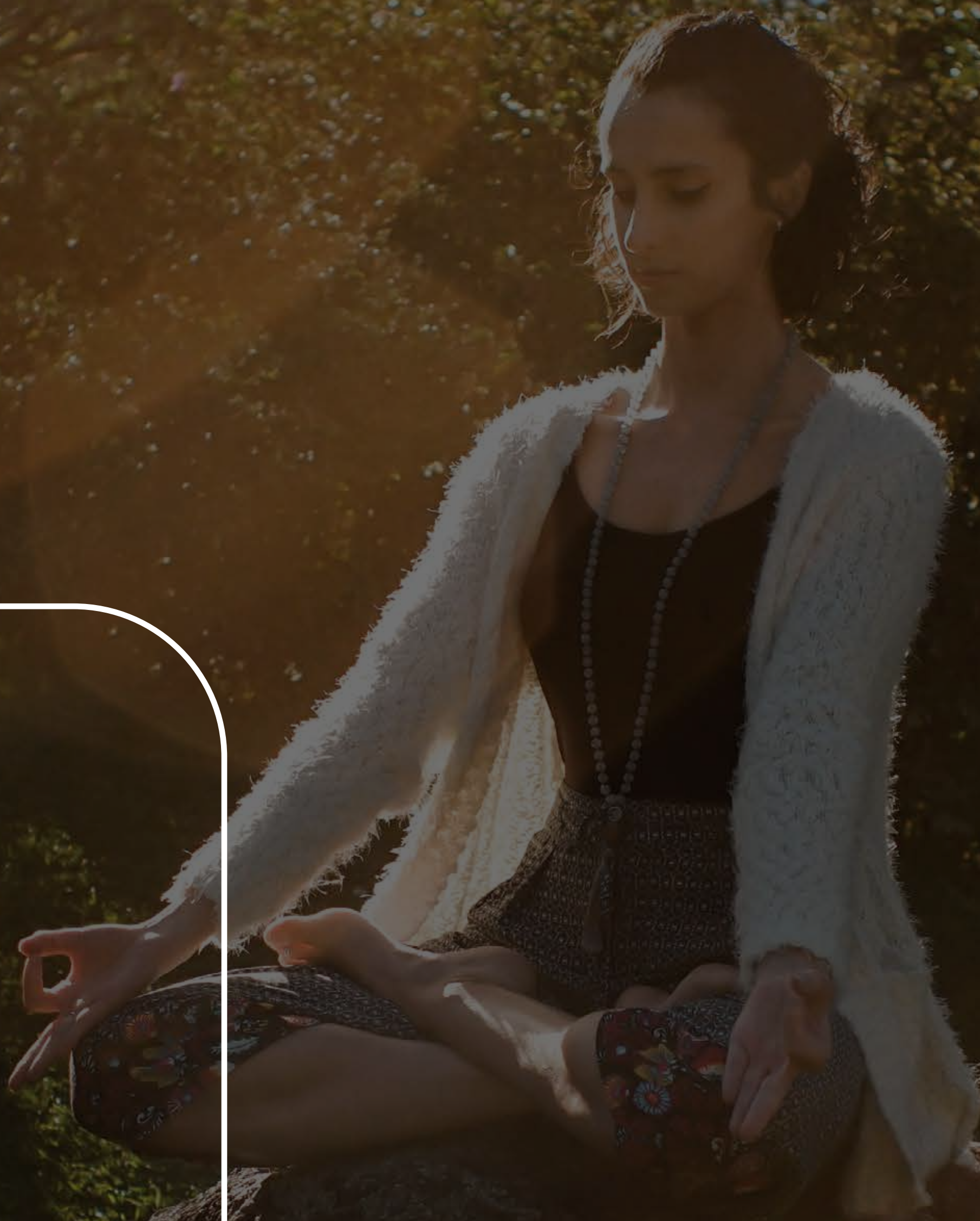
Garden Of Sunshine

The Garden of Sunshine offers a bright and cheerful atmosphere with lawns, yoga, and meditation decks for relaxation and rejuvenation. Enjoy the morning sun and start your day right.

Experience peace and serenity in the Garden of Sunshine



Meditation Deck



Garden of Senses

The touch of soft grass underfoot, the smell of fragrant flowers in the air, the sound of trickling water, the sight of colourful plants and blooms, and the taste of fresh fruits and herbs are all part of the garden's sensory experience. The garden is a feast for all five senses.

Garden of Senses offers :



Rockspace

Feel the texture of the rocks in the garden.



Floral hub

Let the aroma of blissful flowers surround you.



Prism play

Where nature's colors unfold in an exquisite spectacle



Symphony bells

Listen to the enchanting melodies of the symphony bells that will soothe your soul.



Fruit orchard

Treat your taste buds to the juicy flavours of the fruits in the Fruit orchard and revel in the delight of nature's bounty.

Garden of Peace

An idyllic heaven, adorned with elegant windchimes and steeped in the principles of nature. The gentle tinkle of the bamboo chimes creates a serene ambience, making it an ideal spot to unwind and rejuvenate.

Find your inner zen in the Garden of Peace



Lily pond



Buddha's Bliss

Garden Of Soiree

Escape to The Garden of Soiree that offers abundant open space, providing ample room for children to play and adults to socialize amidst nature's embrace. The garden is perfect for creating cherished memories and hosting special occasions with loved ones.

A space for social interaction in the Garden of Soiree



Amphitheatre



Party lawn

Master Plan



Legends:

1. Entry/Exit
2. Utility I
 - Security Cabin
 - Service yard
3. Utility 2
 - Security Cabin
 - Store
 - Society office
 - EV Car parking
 - Waste segregation space
4. Driveway
5. Garden of Sunshine
 - Meditation deck
6. Garden of Happiness
 - Kids play area (swing, slide, see-saw)
 - Multipurpose playground
 - Sand-pit
7. Garden of wonder
 - Nature's perch
8. Garden of Senses
 - Rockscape Orchard
 - Floral hub
 - Symphony bells
 - Prism play
9. Garden of Peace
 - Lily pond
 - Buddha's bliss
10. Herb Garden
11. Garden of Soiree
 - Amphitheatre
 - Party lawn
12. Garden of Self-discovery
 - Zen-finity walkway
13. Underground and Overhead tank



Artist's impression for representational purposes.



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Key features



Clear Land Title



A Safe & Secure Ecosystem



Flood-Resistant City



Well-Designed Layouts



Ready To Construct



Located On GST Road, Near Paranur Station

Safety & Security

Your Safety, Our Top Priority

- **Street Lighting**
added visibility and safety at night
- **Patrolling Vehicles & Security Guards**
to ensure the safety of all residents
- **A Fire Station On-Site**
for emergency response
- **City-Wide CCTV Cameras**
for added security and peace of mind

About Mahindra World City

Choose a wholesome life when you choose a home at Mahindra World City.



Map not to scale. Artist's impression for representational purposes only.

Key Distances



Airport

- Chennai International Airport – 37 km
- Proposed Airport at Parandur – 60 km



Railway Station

- Paranur Railway Station – 0.7 km
- Chengalpattu Railway Station – 10 km
- Tambaram Railway Junction – 31 km
- Chennai Central – 60 km



State Highway

- Vandalur – Kelambakkam Road – 22 km
- Old Mahabalipuram Road – 36 km



Port

- Chennai Port – 59 km



University

- Chengalpattu Medical College – 13 km
- Chengalpattu Law College – 13.5 km
- SRM Hospital & University – 14 km
- BS Abdur Rahman University – 22 km
- VIT Chennai – 31.5 km



Corporate Office

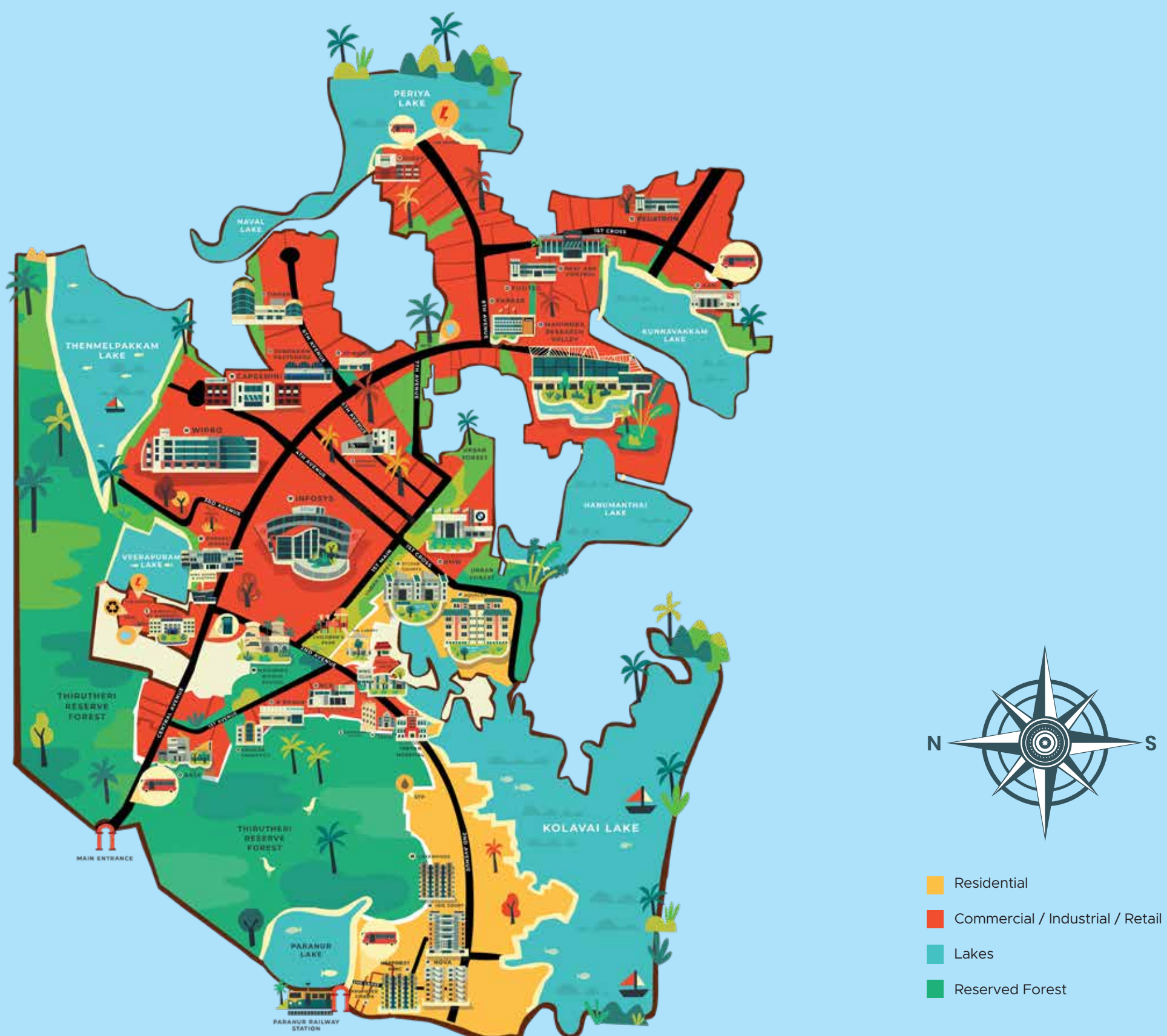
- Maraimalai Nagar Industrial Park – 12.2 km
- Zoho Corp – 16.1 km
- Oragadam Industrial Corridor – 22 km
- MEPZ Special Economic Zone – 32 km
- SIPCOT IT Park – 40.9 km

Disclaimer:

Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.

Mahindra World City

Welcome to the Sooper City, Mahindra World City, Chennai. An integrated city, where world-class infrastructure thrives in the abundance of nature. Spread over 1500 acres, Mahindra World City is filled with open and green spaces.



- **India's 1st**
Integrated Business City
- **India's 1st**
IGBC Gold Certified Green City
- **India's 1st**
Food-waste Free City
- **3 sector-specific**
SEZ's, Domestic Tariff, Residential, Social/Retail zones
- **4th** best city to live in*
- Preferred destination for
65+ global corporates
- **1000 acres**
of reserve forest & 7 lakes
- **Spread across 1500 acres**
with 150 acres of greenery
- City with **2500+** families
- **1,00,000+** working population
- City with **regular water supply**
- Low-density city with **wide roads**
- **On-site Railway station**
- **Hospital**
- **Mahindra World City Club**
- **Hotel and Shopping centers**
- **Mahindra World School**
- **Entertainment** and dining**



**CITY AMIDST
NATURE**



**CITY WITH A
THRIVING
BUSINESS DISTRICT**



**ENVIRONMENT-FRIENDLY
CITY**



**FULLY INTEGRATED
CITY**



**LOW CONGESTION
CITY**



**CITY WITH
HOMES FOR ALL**

Mahindra Lifespace Developers Ltd.

Established in 1994, Mahindra Lifespace Developers Ltd. brings the Mahindra Group's philosophy of 'Rise' to India's real estate and infrastructure industry through thriving residential communities and enabling business ecosystems.



Development Footprint

32.14 million sq.ft. of completed, ongoing and forthcoming residential projects across **7 Indian cities**; and over **5000 acres** of ongoing and forthcoming projects across 4 locations.



Development Portfolio

- Premium and luxury residential projects
- Value homes under the 'Mahindra Happinest®' brand
- Integrated cities and industrial clusters under 'Mahindra World City' and 'Origins by Mahindra' brands



Accolades

- India's first real estate company to launch a Net Zero Energy Residential project
- First real estate company in India to have committed to the global Science Based Targets initiative (SBTi)
- With 100% Green portfolio since 2014, the company is working towards carbon neutrality by **2040**
- Actively supports research on green buildings tailored to climatic conditions in India
- Recipient of over **80 awards** for its projects and ESG initiatives

About 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 positioning 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 / Twitter and Facebook: @MahindraRise/ For updates subscribe to <https://www.mahindra.com/news-room>

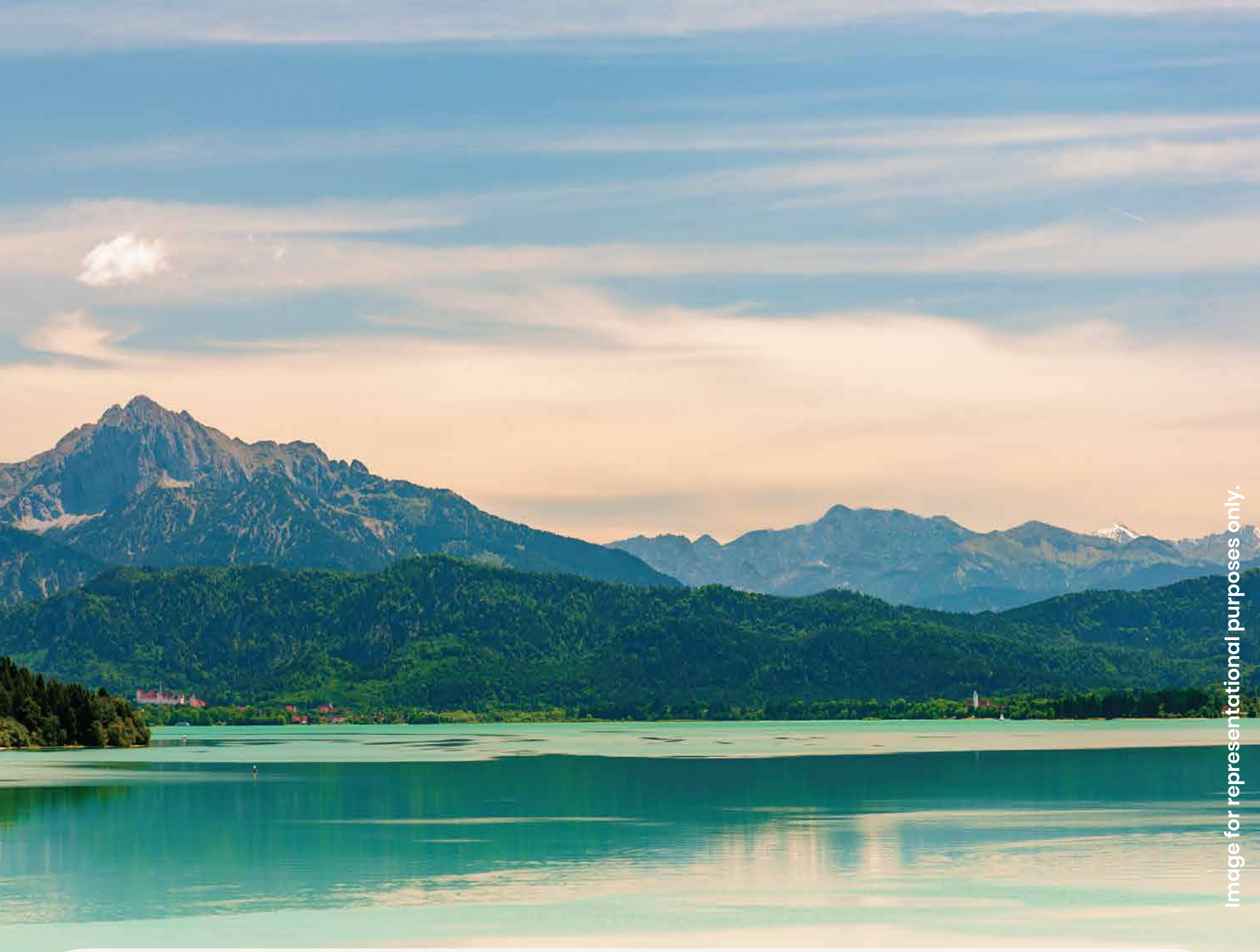


Image for representational purposes only.

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Expansive Living

Experience Center:

The Canopy, 1st floor, Block-A, Unit No. 2,
Mahindra World City, Chengalpattu- 603004.

Registered Office:

Mahindra World City Developers Limited,
Mahindra Towers, No.17/18 Pattullous Road,
Anna Salai, Chennai 600002.

This project is registered as "Lakefront Estates by Mahindra" with TNRERA vide registration No. TN/01/Layout/2235/2023 dated 28.06.2023 valid up to 31.03.2025 and the project details are available on www.rera.tn.gov.in.

Disclaimer: This Project is being developed by Mahindra World City Developers Limited in multiple phases. This communication is purely conceptual and for representational purposes only. Any furniture, fixtures and white goods shown are not part of the offering. Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. All figures mentioned are basis estimated calculations and subject to change. The directions shown are indicative and subject to change. Terms and Conditions apply.