Crafting Life

# Rediscover your childhood memories

## at Pune's 1st Biophilia-inspired homes




Launching

# Mahindra® Nestalgia

Nestled in the flourishing neighbourhood of Pimpri is a portal to one's childhood memories.

Explore Mahindra Lifespaces' newest residential landmark.

## Premium **2 & 3 BHK homes** in Pimpri

MahaRERA reg. no. P52100045784. More information is available at https://maharera.mahaonline.gov.in.

# Redefining living in the multifaceted suburb of Pimpri-Chinchwad

Pimpri-Chinchwad is a fine example of how the suburbs of every Indian city should be planned, built and maintained. The area has evolved holistically over the last two decades, providing a mix of cosmopolitan culture and a better lifestyle, that has continued to attract homebuyers. The area has emerged as one of the most vibrant real estate markets and is on its way to becoming a self-sustaining suburb to Pune.



Actual view from the project

# The Pimpri-Chinchwad advantage

## Easy connectivity

Pimpri-Chinchwad is well-connected to neighbouring localities.

| | |
|---|---|
| Old Mumbai-Pune Highway<br>2.3 km | PCMC Metro Station<br>2.4 km |
| Pimpri Railway Station<br>3.3 km | Pimpri Metro Station<br>3.0 km |
| Mumbai-Pune Expressway<br>14.0 km | Pune Airport<br>16.2 km |

Shortest distance as per Google maps from project site

## Vibrant economic hub

The area is home to a rapidly developing industrial and commercial zone, as well as a plethora of IT hubs and MNCs.

- Panchshil Tech Park — 11.0 km
- Hinjewadi IT Park — 12.0 km
- Rajiv Gandhi InfoTech Park — 15.0 km
- MIDC Chakan — 19.0 km

## Conveniences within reach

With the ever-so-growing infrastructure, Pimpri-Chinchwad offers some of the best avenues for entertainment and shopping.

- Premier Plaza Mall — 3.4 km
- City One Mall — 3.9 km
- Central Mall — 4.0 km

## Burgeoning social and civic infrastructure

The booming IT and industrial sector has led to a rise in retail, hospitality, social, civic and residential development, attracting a multitude of home-buyers and investors

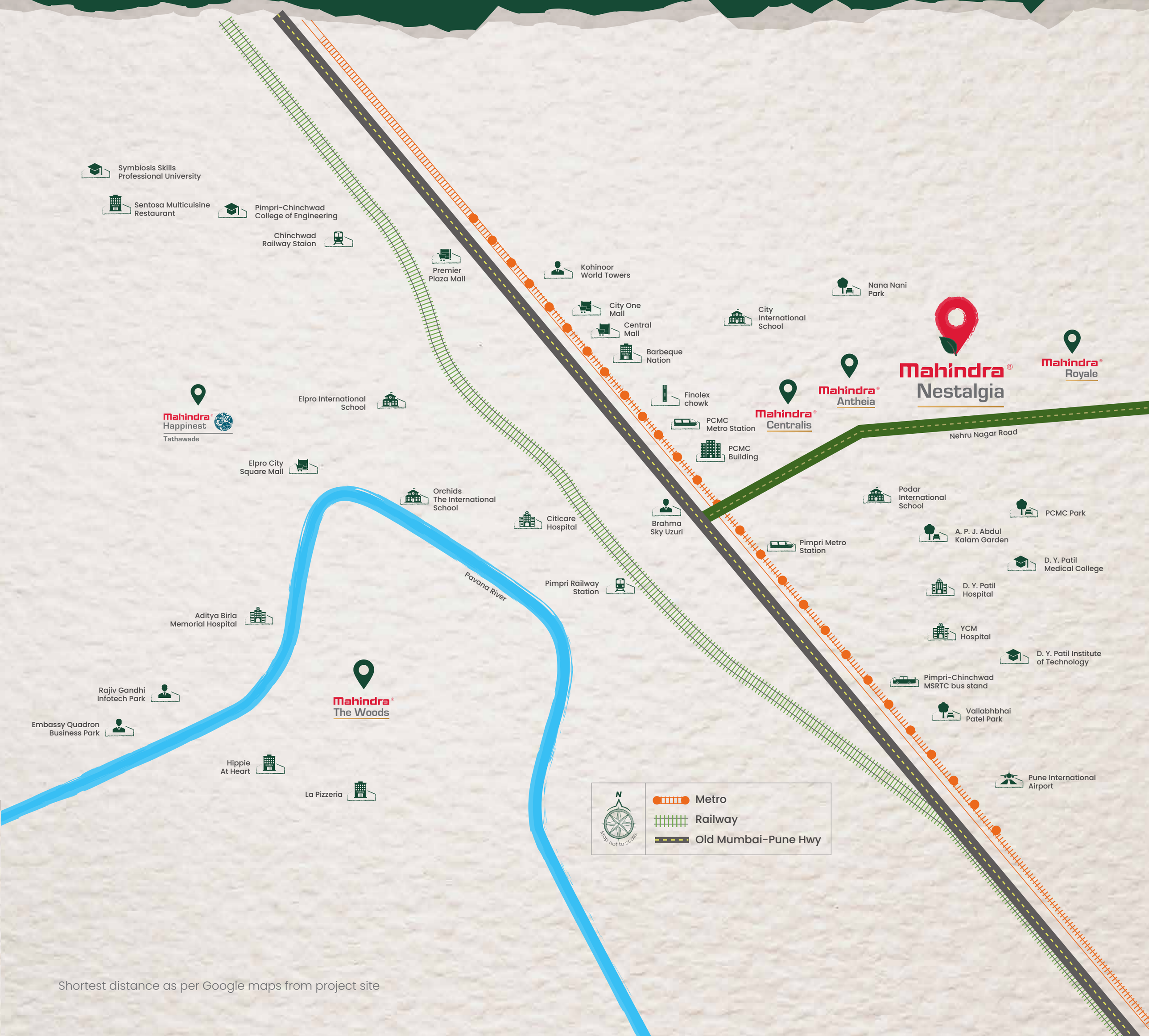
- D. Y. Patil Institute of Technology and D. Y. Patil Medical College — 1.3 km
- YCM Hospital — 1.5 km
- Podar International School — 2.0 km
- City International School — 1.9 km

Shortest distance as per Google maps from project site

# Crafting yet another residential landmark in Pimpri's burgeoning real estate market

- The industrial area of Chakan has established itself as an employment destination for the youth
- The IT industry in Hinjewadi and Talawade is driving residential demand by creating many work possibilities
- Ongoing infrastructure developments such as the Bus Rapid Transit System (BRTS) and the proposed International Convention Centre# have given a boost to real estate development in the region
- The micro-market has seen a 28%* increase in the weighted average price over the past 10 years and promises further rise owing to the focused infrastructure development

#Source: https://www.hindustantimes.com/cities/pune-news/pmrda-plans-dpr-for-pune-international-convention-and-exhibition-centre-101645891102942.html
*Data as per Prop Equity




Shortest distance as per Google maps from project site



Artist's impression, for representational purposes only.

# Biophilia - our way back to nature

The rustling of leaves, the wind in your hair, the waves kissing your feet - it feels great, right? That's because we've always shared a deep connection with nature.

This innate connection with nature is called biophilia. Inspired by nature, its natural elements, textures, patterns, shapes and materials, biophilia-inspired homes are designed to help you relive the happy memories of childhood and experience nostalgia.

## Benefits of Biophilic homes



### Physical well-being

- Improves cardiac and respiratory functioning
- Reduces hypertension
- Enhances eyesight



### Psychological well-being

- Increases attention span
- Helps in positive thinking
- Aids in managing stress and uplifting mood



### Social well-being

- Improves interpersonal and emotional connections, creating stronger bonds
- Builds a deeper sense of empathy



### Spiritual well-being

- Instils a feeling of gratitude
- Increases insightfulness towards positive and negative aspects of life

# Introducing Mahindra Nestalgia
# Pune's 1st Biophilia-inspired homes

Taking inspiration from nature, which was once abundant in the good old days, discover homes built with a biophilic architecture that promise to evoke fond childhood nostalgia.

Pune's first Biophilia-inspired homes

Curated to evoke nostalgia and childhood memories

Biophilia-inspired clubhouse

Premium homes with bay windows and large terrace*

Close to PCMC & Pimpri metro station

A bidirectional façade allowing extended views and cross-ventilation

Climate-responsive design

Pre-certified IGBC Gold rated project

*in select 3 BHK homes

| Typology | Aggregate area sq.m (sq.ft) |
|---|---|
| 2 BHK Spacia | 67.89-70.09 (730.77 – 754.45) |
| 3 BHK Grande | 90.90 (978.45) |
| 3 BHK Grande+ | 97.28 (1046.91) |

# Craft memories with nature by your side

If given a chance, all of us would like to go back to the good old days when open spaces and greenery were not a luxury, they were a given. We miss and long for the simplicity and authenticity of the days gone by. The elements of freedom, curiosity and innocence that are an integral part of childhood have inspired the amenities Mahindra Nestalgia has to offer.

## Rediscover freedom



Health Club



Swimming Pool



Barefoot Park



Playscape



Burma Bridge



Hammock Garden



Elders Parklet



Fur Park

## Reignite curiosity



Readers' Bay



Dew Garden



Koi Pond with Boat Seat



8-shaped Foot Chi



Sun Dial



Gupshup Adda

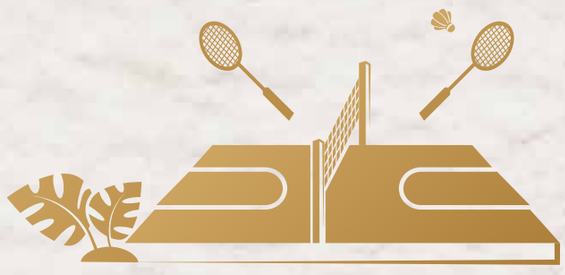


Rain Benches

## Reawaken innocence



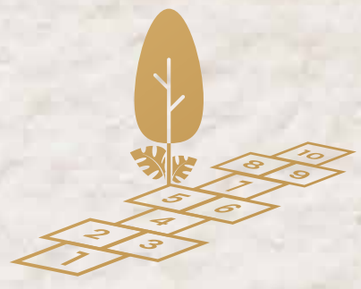
Space for Crèche



Indoor Badminton Court



Kids' Play Pool

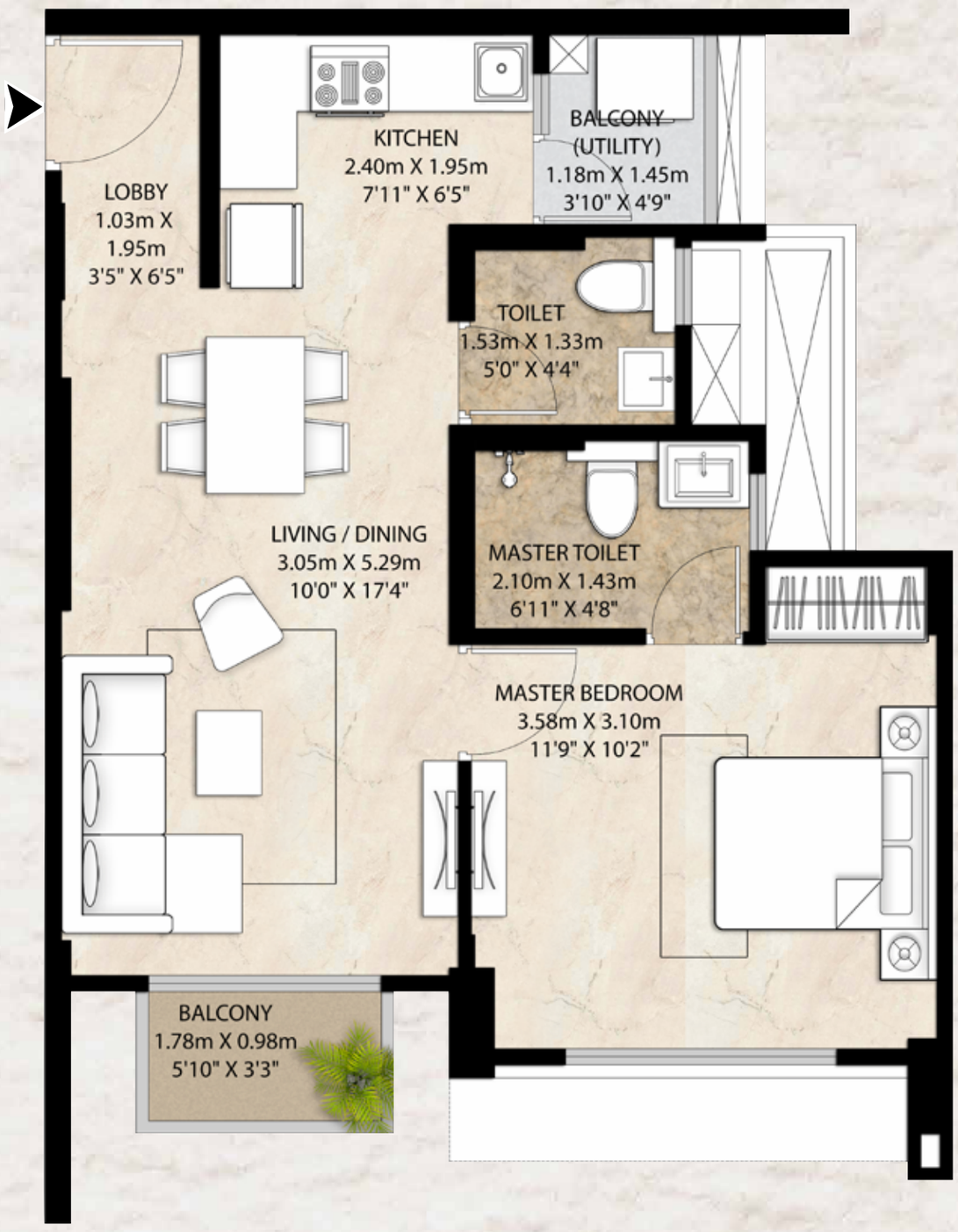



Hopscotch

# Unit Plans

## 1 BHK Prime

| Area | Sq.m | Sq.ft |
|---|---|---|
| Carpet | 42.01 | 452.20 |
| Balcony | 1.74 | 18.73 |
| Balcony (Utility) | 1.9 | 20.45 |
| Aggregate | 45.65 | 491.38 |




Tower C




## 2 BHK Spacia

| Area | Sq.m | Sq.ft |
|---|---|---|
| Carpet | 62.33 | 670.92 |
| Balcony | 3.53 | 38.00 |
| Balcony (Utility) | 2.03 | 21.85 |
| Aggregate | 67.89 | 730.77 |




Tower C

# Unit Plans

## 3 BHK Grande

| Area | Sq.m | Sq.ft |
|---|---|---|
| Carpet | 81.45 | 876.73 |
| Balcony | 3.55 | 38.21 |
| Balcony (Utility) | 2.27 | 24.43 |
| Terrace | 3.63 | 39.07 |
| Aggregate | 90.90 | 978.45 |




Tower A

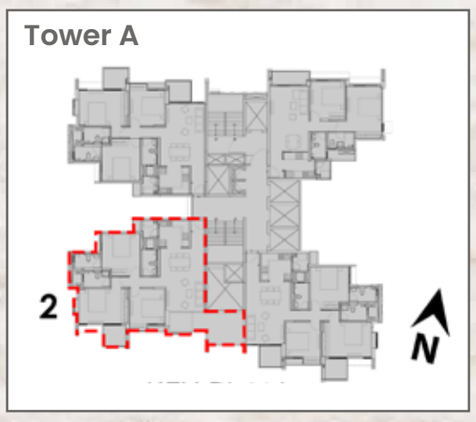



## 3 BHK Grande+

| Area | Sq.m | Sq.ft |
|---|---|---|
| Carpet | 81.11 | 873.07 |
| Balcony | 3.30 | 35.52 |
| Balcony (Utility) | 2.27 | 24.43 |
| Terrace | 10.58 | 113.88 |
| Aggregate | 97.26 | 1046.91 |




Tower A



# Our Presence In Pune

**3900+**
happy families.

**4.5+** million sq.ft
of completed, ongoing and
forthcoming developments.

**9** successfully
completed and
ongoing developments.

**Mahindra Lifespace Developers Ltd. (‘Mahindra Lifespaces’)**

Established in 1994, Mahindra Lifespaces brings Mahindra Group’s philosophy of ‘Rise’ to India’s real estate and infrastructure industry through thriving residential communities and enabling business ecosystems.

## Development Footprint

**2.6+ million sq. m.** of completed, ongoing and forthcoming residential projects across **7 Indian cities;** and over **5000 acres** of ongoing and forthcoming projects across four locations.

## Development Portfolio

- Premium and luxury residential projects
- Value homes under the ‘Mahindra Happinest’ brand
- Integrated cities and industrial clusters under the ‘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 2013, 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

**Learn more about Mahindra Lifespaces®** at www.mahindralifespaces.com

Mahindra® Nestalgia

Crafting Memories at

Pune's 1st Biophilia Inspired Homes

# Premium **2 & 3 BHK homes** in Pimpri

**Site address**

Mahindra Lifespace Developers Limited,
Nehru Nagar Bhosari Road, Kharalwadi, Pimpri Colony,
Pimpri-Chinchwad, Maharashtra – 411018.

**Office address**

Mahindra Towers, 5th floor, Dr. G. M. Bhosale Marg,
Worli, Mumbai – 400018.

MahaRERA reg. no. P52100045784. More information is available at https://maharera.mahaonline.gov.in. *T&C apply.

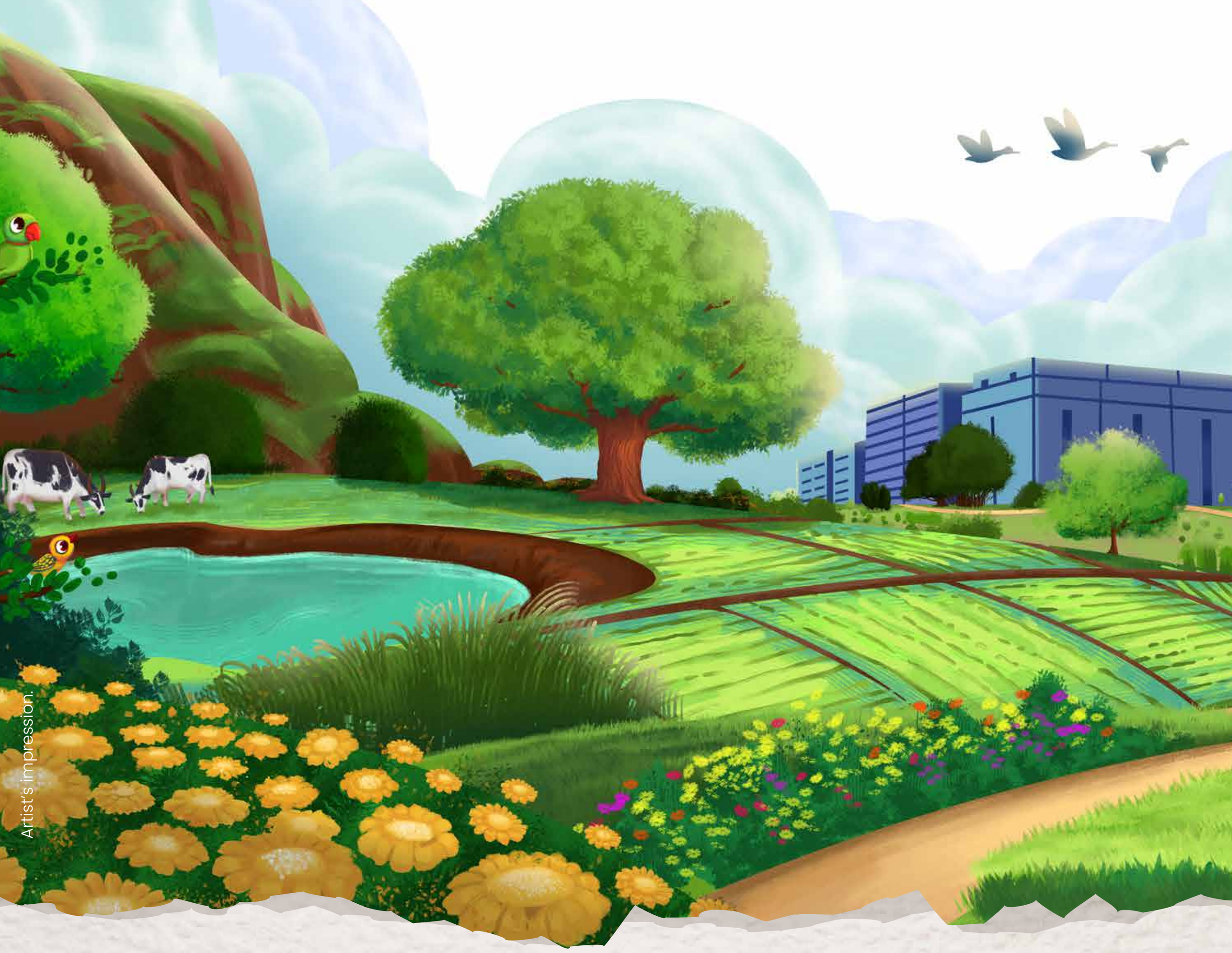
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Artist's impression.

# Tale of a childhood Lost and found

mahindra Nestalgia



Artist's impression.

# A long time ago...

...in the city of Pune, greenery flourished, birds chirped, and squirrels scampered across the open grounds. But as the city grew, I have seen us grow apart from nature. The greenery I enjoyed has diminished into smaller pockets.

The childhood stories I share with my children are nothing more than wonderful tales of the past for them.

I want my kids to experience and enjoy the splendour of nature as I did. I want to reintroduce nature into our lives and find a way to bring back the good old days.

It is time to

**rethink the way we live.**

Artist's impression.

# I miss the old days...

...when nature played a part in my upbringing. The feeling of calm and peace we got from the rustling of the leaves, the sound of the birds chirping, waves kissing our feet, and the breeze in our hair.

This innate connection we shared with nature has a name.

It is called Biophilia!

You must be wondering what this has to do with reintroducing nature into our lives, right? I did too. Until I discovered Biophilia-inspired homes.

Inspired by the natural elements, textures, patterns, shapes, and materials of nature, Biophilia-inspired homes are designed to help you relive the happy memories of childhood and

**rekindle your love for nature.**



Artist's impression.

# But, how do biophilic homes benefit me?

I am sure you are asking yourself this.

Biophilia-inspired homes nurture you the same way Mother Nature does and have been proven to be calming and rejuvenating, enabling your well-being.

## Physical well-being

- Improves cardiac & respiratory functions
- Reduces hypertension
- Enhances eyesight

## Psychological well-being

- Increases attention span
- Helps in positive thinking
- Aids in managing stress and uplifting the mood

## Social well-being

- Improves interpersonal and emotional connections and creates stronger bonds
- Builds a sense of empathy

In short, Biophilia-inspired homes will help

**rejuvenate life with nature by your side.**

Artist's impression.

# If given a chance...

...all of us would like to go back to the good old days when open spaces and greenery were not a luxury, they were a given.

Whenever I am out in nature, be it a leisurely walk or an adventurous trek, every step evokes a faint memory close to my heart and takes me back to my childhood as if I am reliving that moment!

How wonderful would it be to relive those happy moments every day? And how wonderful would it be when your home helps you share it with your kids?

What if your homes could

**revive the goodness of childhood?**




# Welcome to...

...a place that brings you closer to nature, your loved ones and your memories.
A place I proudly call home.

## Mahindra Nestalgia

Nestled in Pimpri is a portal to my childhood. Growing up in Pune, its culture and the serenity of nature have shaped my life. And I found a place that was designed to help me reconnect to that lost time and introduce my children to a childhood I continue to cherish.

At Mahindra Nestalgia, my family and I can reminisce the old happy days while

**crafting new memories.**

Artist's impression.

# ‘What's a childhood that isn’t free, innocent and full of curiosity?’

This was my father’s response to all our childhood antics! He let us be kids and explore the world unhindered. He built a home that nurtured our formative years with the same innocence, freedom, and curiosity.

Now, as a parent, I want my home to do the same for my children. While they enjoy the goodness of the modern world, I also want them to experience a childhood surrounded by nature.

Artist's impression.

## Dew Garden

# In my childhood...

...our imagination was enough to create a toy out of anything, and every little thing piqued our curiosity.

My home at Mahindra Nestalgia sparks that inventiveness through playgrounds filled with rustic play equipment and an open-grass lawn, all of which open possibilities to

**reignite the curiosity of childhood.**

Artist's impression.



# Hopscotch

## What if...

...we could see the world through an unbiased lens? As we grow older, we become more aware and feel constrained by the world around us.

This takes us away from enjoying the world without inhibitions. But my home offers spaces where even adults can become children once again. My home offers me the chance to

**reawaken the innocence of childhood.**




# The one thing I miss the most...

...about my childhood is how carefree we were. Just to feel the wind in my hair and the sand beneath my feet, with no worry in my head!

My home gives me exactly this, and better yet, it lets me and my children

**rediscover the freedom of childhood.**




# And then there's the biophilia-inspired clubhouse...

...which is designed to give us the feeling of being nestled in greenery. Its biophilic architecture resembles a cave, with light filtering in naturally through the greenery surrounding it. My kids are awestruck by the fascinating play of the light and shadows in the main lobby, which is designed to spur curiosity and imagination. The earthy textures, fluid organic shapes and vibrant colours evoke a strong desire to reconnect with nature.

## There is much more offered at the clubhouse

- Expansive Lush Green Podium
- Serene Swimming Pool With a Kids' Play Pool
- Indoor Badminton Court
- Readers' Bay
- Double-height Lobby
- Celebration Hall
- Cinema Lounge
- Space for Crèche
- Health Club



Artist's impression.

# And that is not it...!

I never have to push my children to go out and play...they have so much to do outdoors! And it is not just them, the entire family is out there bonding over the various biophilic avenues. My wife and I share some of the best childhood memories with our kids while making new ones daily.



Burma Bridge



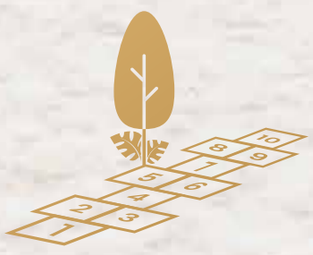
Hammock Garden



Elders Parklet



8-shaped Foot Chi




Hopscotch



Sun Dial



Rain Benches



Fur Park



Gupshup Adda




# But what about the homes, you ask...?

Let me give you a tour.

Welcome to our humble abode. Planned to keep us in touch with nature, in the best way possible. Each room is naturally well-lit, and you can feel the fresh breeze. With the wide decks, we are one with nature right from within our home.

Best part? Work-from-home (WFH) is no longer a hassle. The master bedroom is designed to give me enough space for a WFH corner.

And of course, the smart design. I had only heard about efficient layout before but I actually witnessed it here. Our home is designed to make optimal use of the space, giving us additional areas like a wardrobe niche and storage spaces.

Come on in and see for yourself!

Artist's impression, for representational purposes only.

# This is the living & dining room...

...that is lit with adequate sunlight throughout the day and ventilated with fresh air always. But the best feature about this room is the laughter that fills it when my family and I enjoy our meals or binge-watch our favourite show! Who would not want that?

Artist's impression, for representational purposes only.

Artist's impression, for representational purposes only.

# Here are the bedrooms...

...optimised for privacy and quiet. As we wake up, we are greeted by the chirping of birds and green views. We find our much-needed peace here, as we start our day with nature's embrace.

So much thought has been put into designing this space!

Artist's impression, for representational purposes only.




# And for the most unique part of the bedroom...

...a bay window*!

I sit here with a book, all cosied up every Sunday. It gives me amazing views of the greenery outside, welcoming nature into my home. This touch of biophilic architecture makes the entire home look and feel luxurious.

*in select 3 BHK homes




# As for the balcony...

...it makes for a great place to unwind together as a family. The square shape* lets us have a panoramic view of the green expanse. I can spend time gazing into nature and be cocooned in the lap of greenery, right from my home - just like our childhood homes let us do with their large spaces.

*square-shaped balcony in select 3 BHK homes




# And finally, let's see the terrace*...

...it is reminiscent of the large verandas and rooftops of my childhood home. The open terrace lets us unwind, lie under the starry sky, ponder the wonders of nature, work in a refreshing environment or host a cosy get-together under the open sky. It gives me a space to reconnect with my hobby of gardening, which I could never do earlier.

That was my home. Now let me introduce you to our neighbourhood which offers a vibrant lifestyle and convenience.

*in select 3 BHK homes




## Schools

City International School - 1.9 km
Podar International School - 2 km
Orchids The International School - 3.9 km
Elpro International School - 5 km

## Malls

Premier Plaza Mall - 3.4 km
City One Mall - 3.9 km
Central Mall - 4 km
Elpro City Square Mall - 5.8 km

## Colleges

D. Y. Patil Institute of Technology - 1.3 km
D. Y. Patil Medical College - 1.3 km
Pimpri-Chinchwad College of Engineering - 7.7 km
Symbiosis Skills & Professional University - 13.6 km

## Restaurants

Barbeque Nation - 3.9 km
Sentosa Multicuisine Restaurant - 11.9 km
Hippie At Heart - 14.2 km
La Pizzeria - 14.4 km

## Hospitals

D. Y. Patil Hospital - 1.3 km
YCM Hospital - 1.5 km
Citicare Hospital - 2.8 km
Aditya Birla Memorial Hospital - 6.8 km

## Recreation

A. P. J. Abdul Kalam Garden - 1 km
Nana Nani Park - 1.5 km
Vallabhbhai Patel Park - 2 km
PCMC Park - 2.5 km

## Metro

Proposed Pimpri Metro Station - 1.2 km
PCMC Metro Station - 1.4 km

## Connectivity

Nehru Nagar Road - 10 m
Old Mumbai-Pune Highway - 1 km
Mumbai-Pune Expressway - 14 km

## Terminals

Pimpri Railway Station - 3.3 km
Chinchwad Railway Station - 4.1 km
Pune International Airport - 16.2 km

Distances as per Google Maps as seen on 26.04.2022

# Master Layout




*Map not to Scale. For representation purpose only.

## Legend

| | |
|---|---|
| 01 | Entry / Exit |
| 02 | Security Cabin |
| 03 | Driveway |
| 04 | Burma Bridge |
| 05 | Hammock Garden |
| 06 | Koi Pond with Boat Seat |
| 07 | Sun Dial |
| 08 | Mum’s Parklet |
| 09 | 8-shaped Foot Chi |
| 10 | Hopscotch |
| 11 | Dew Garden |
| 12 | Rain Benches |
| 13 | Barefoot Park |
| 14 | Playscape |
| 15 | Fur Park |
| 16 | Swimming Pool |
| 17 | Kid’s Play Pool |
| 18 | Poolside Lounge |
| 19 | Celebration Lawn |
| 20 | Multiplay Court |
| 21 | Al Fresco Gym |
| 22 | Elders Parklet |
| 23 | Indoor Badminton Court |
| 24 | Life-size Board Games |
| 25 | Biophilic Work Shells |
| 26 | Clubhouse |

- Grand Lobby
- Space for Crèche
- Celebration Hall
- Dry Pantry
- Cinema Lounge
- Readers’ Bay
- Health Club
- Gaming Den

# Nature is a part of the very foundation...

...at Mahindra Nestalgia. And I am not bragging because it is my home. Spend just a day here and you can experience the lifestyle it offers. And the memories. It bridges the past through nostalgia and the future through climate-responsive design. Open spaces, green cover, cross-ventilation - all thought-through in the design.



**A bidirectional facade allows for extended views and cross-ventilation**



**Climate-responsive design**



**40% open spaces**

Artist's impression, for representational purposes only.

# A home nestled in nature...

...and designed to make memories. With a large central green podium, we get to spend much time in nature. The clubhouse and other amenities housed within the development help us lead a convenient and healthy lifestyle.

## Building

- Earthquake-resistant framed RCC structure
- Heat-reflective paint on the terrace
- External paint - Exterior grade acrylic weather shield
- OWC & solid waste management
- Rainwater harvesting
- Compliant to IGBC standards
- Sewage treatment plant

## Doors / Windows

- Pre-hung main door, bedroom doors and toilet doors
- Aluminium/uPVC/MS powder-coated sliding glass windows

## Plumbing

- Underslung piping
- Gravity system for water supply
- uPVC & C-PVC pipes in toilets
- PVC-SWR drainage piping

## Electrical

- Electrical wiring & fittings
- Emergency lights in common areas
- Energy-efficient LED lights in common areas
- Provision of sleeves and electrical points for air conditioner

## Flooring

- Vitrified tiles on the main entrance lobby
- Vitrified tiles on typical floor lobbies
- Living, dining, bedrooms & kitchen – vitrified tiles
- Apartment terrace/balcony – Ceramic tiles
- Bathrooms & utility area – Anti-skid ceramic tiles

## Safety features

- Painted MS railing
- RCC wall railing in the refuge area
- Firefighting system as per CFO NOC
- CCTV on entrance & exit gates

## Kitchen

- Granite platform
- Exhaust fan provision
- Single bowl sink with drainboard
- Wall-mounted tap
- Provision for water purifier

## Bathrooms

- Granite basin counter in the master bathroom
- Wall-mounted basin in common washroom
- Provision for exhaust fans
- Mirror in master & common bathroom
- Glass partition in the master bathroom
- Provision for water heater in master & common bathroom
- Premium chrome plated fittings & sanitaryware

## Dado & walls

- Kitchen - Ceramic tiles up to 2 ft.
- Bathroom - Ceramic tiles up to false ceiling height
- Acrylic paint on walls in the main entrance lobby
- Gypsum plaster & acrylic distemper paint on walls in typical floor lobbies
- Granite for lift jambs
- Acrylic distemper paint on all walls and ceilings
- Internal walls: Living, dining, bedrooms & kitchen - acrylic paint or equivalent
- Apartment ceiling except toilets: Water – based acrylic distemper or equivalent

## Special feature

- Video door phone with intercom facility
- Inverter wiring provision
- Solar water heater
- Solar PV
- DG power backup for common areas (amenities)

# Weaving nature into the present and future

Mahindra Nestalgia is a pre-certified IGBC Gold-rated project, built using biophilic architecture - which means it not only induces nostalgia of the past but also sustains the environment for the future.

**40%**

green cover within the development creates a more pleasant climate

**90%**

waste diversion away from landfill

**64%**

reduced dependency on municipal water through use of water saving features

**>100**

parking spaces are equipped with an electric charging facility

**>75%**

of the habitable areas receive adequate daylight

**100%**

of the habitable areas receive adequate ventilation

Consciously designed for differently-abled and senior citizens

# The Mahindra Legacy

Pioneer in Building
Sustainable cities

World's Largest Tractor Company
by volume

## Leadership position in India

Utility & electric vehicles

Information technology

Financial services

Vacation ownership

## Strong presence across verticals

Agri-business

Commercial vehicles

Partners

Logistics

Real estate

Aerospace

Energy

Industrial equipment

Defence

Two wheelers

After market

Farm equipments

## Over 260,000 employees across 100 countries

11 Sectors | 22 Industries | 150+ Companies

# Our Presence In Pune

**4000+**
happy families

**5+** million sq. ft.
of completed, ongoing and forthcoming developments

**11** successfully completed and ongoing developments

Information as on July'22.

# Mahindra Lifespaces.
## Across the nation.




Our development footprint spans **32.14 million sq. ft.** of completed, ongoing and forthcoming residential projects across 7 Indian cities.

**5000+ acres** of ongoing and forthcoming projects are under development and management at present, in our Integrated Cities developments and Industrial Clusters spread across four locations.

Information as on July'22.




# Now that you know my story...

...why not experience it yourself?

It is always special when we share our cherished memories with our children and see how they are living them too.

# mahindra Nestalgia

**Crafting Memories at** Pune's 1st Biophilia Inspired Homes

## Premium **2&3 BHK** Homes in Pimpri

### Site address

Nehru Nagar Bhosari Road, Kharalwadi, Pimpri Colony,
Pimpri-Chinchwad, Maharashtra – 411018.

### Office address

Mahindra Towers, 5th floor, Dr. G. M. Bhosale Marg,
Worli, Mumbai – 400018.

The Project "Mahindra Nestalgia" is being developed by Mahindra Lifespace Developers Limited ("MLDL") in a phase-wise manner. The various phases have been registered with MahaRERA bearing registration numbers as follows: Phase 1 – P52100045784, valid upto: 31/08/2027 and Phase 2 - P52100048473, valid upto: 31/05/2028. More information is available at https://maharera.mahaonline.gov.in.

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