

Site office: C.T.S. no 168/A, Village Akurli, Akurli Road , Kandivali East, Mumbai 400101 (Residential Project)

Sales office: 603, 6th Floor, Crescent Business Boulevard, Ashok Chakravarthy Road, Ashok Nagar, Kandivali East, Mumbai 400101

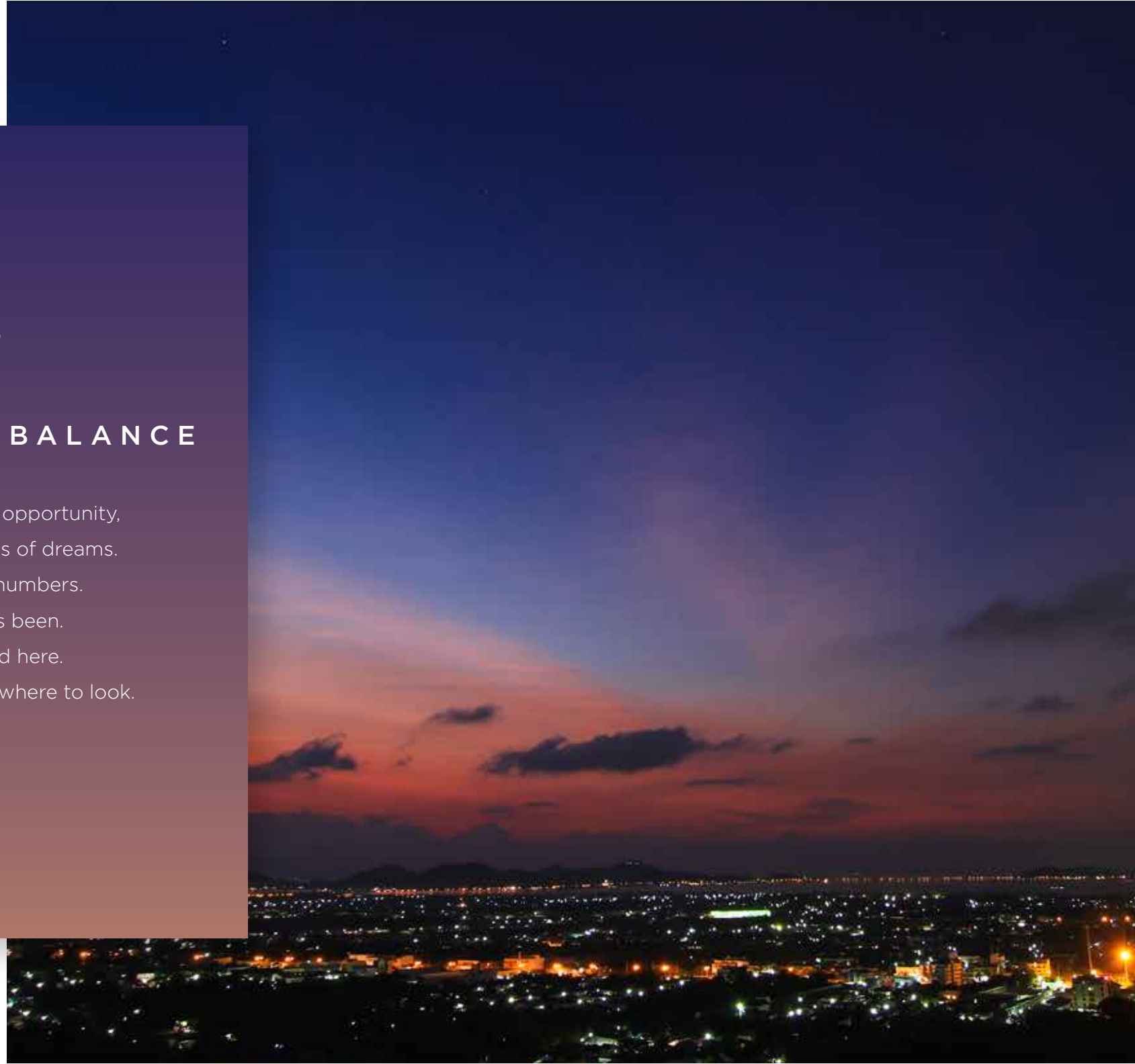
Registered office: Mahindra Towers, 5th Floor, Dr. G.M. Bhosale Marg, Worli, Mumbai - 400018

ROOTS
KANDIVALI (E)



THE SEARCH FOR BALANCE

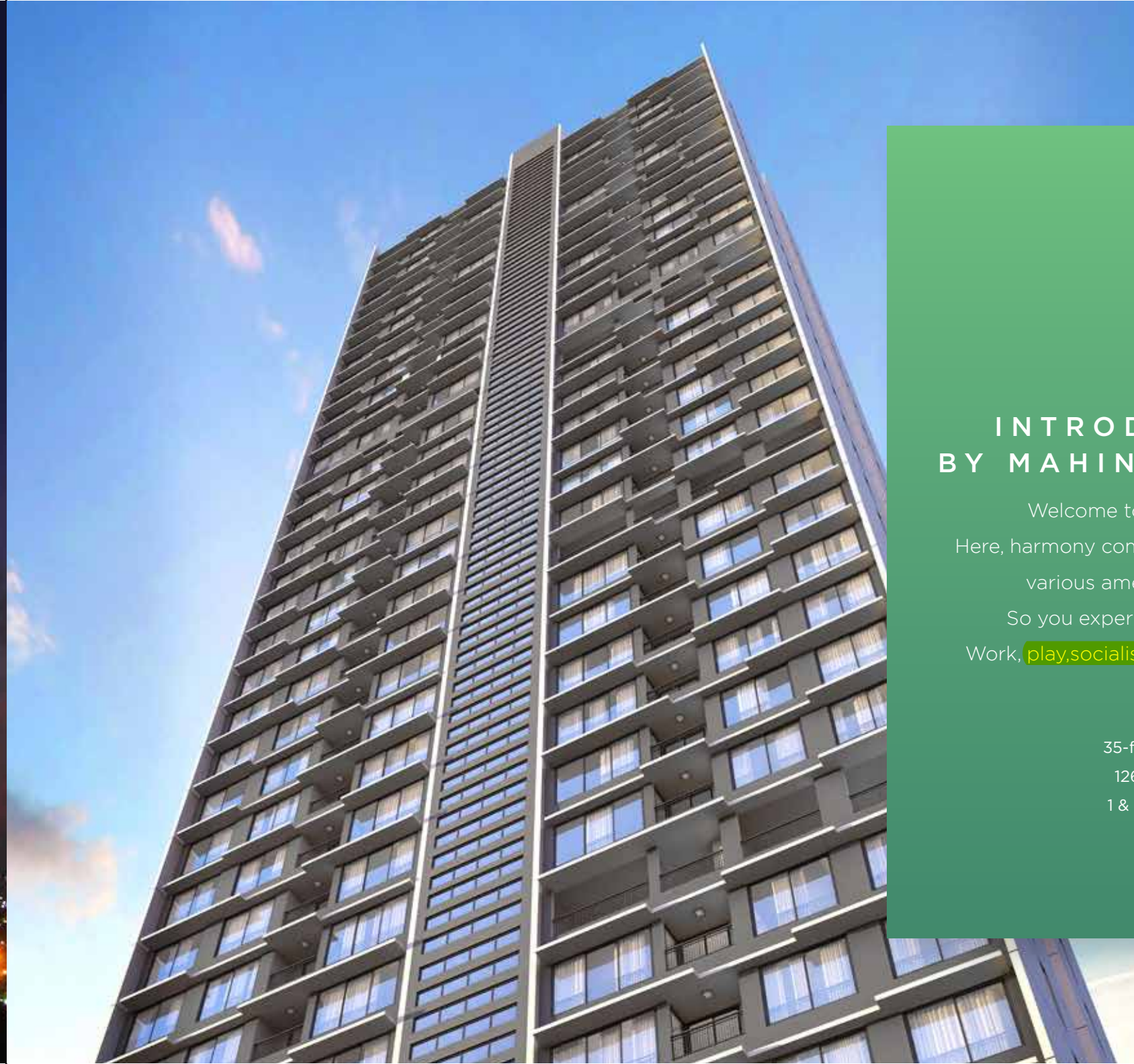
Buzzing with excitement and opportunity,
Mumbai carries with it millions of dreams.
Still charming with all its numbers.
As busy as it has always been.
Everything can be found here.
Including balance. If you know where to look.



INTRODUCING ROOTS BY MAHINDRA LIFESPACES

Welcome to your new home at ROOTS.
Here, harmony comes alive through thoughtful design,
various amenities, and an ideal location.
So you experience only the very best of life.
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. And shorter commutes mean you are left with a lot more time to do the things you love.

That's why a home at ROOTS makes perfect sense, as it will keep you well-connected to the rest of the city with its excellent location.

- Centrally located and easily accessible to arterial road networks
- Conveniently connected to Western Express Highway (at a distance of approx. 800m), railway station, restaurants, malls and other social infrastructure
- The upcoming metro* is at a distance of approx. 1 km

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



CONSTANT PEACE

Being centrally located, ROOTS makes sure that your new home is tucked away from the hustle and bustle of the city.

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



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EDIBLE OUTDOORS

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

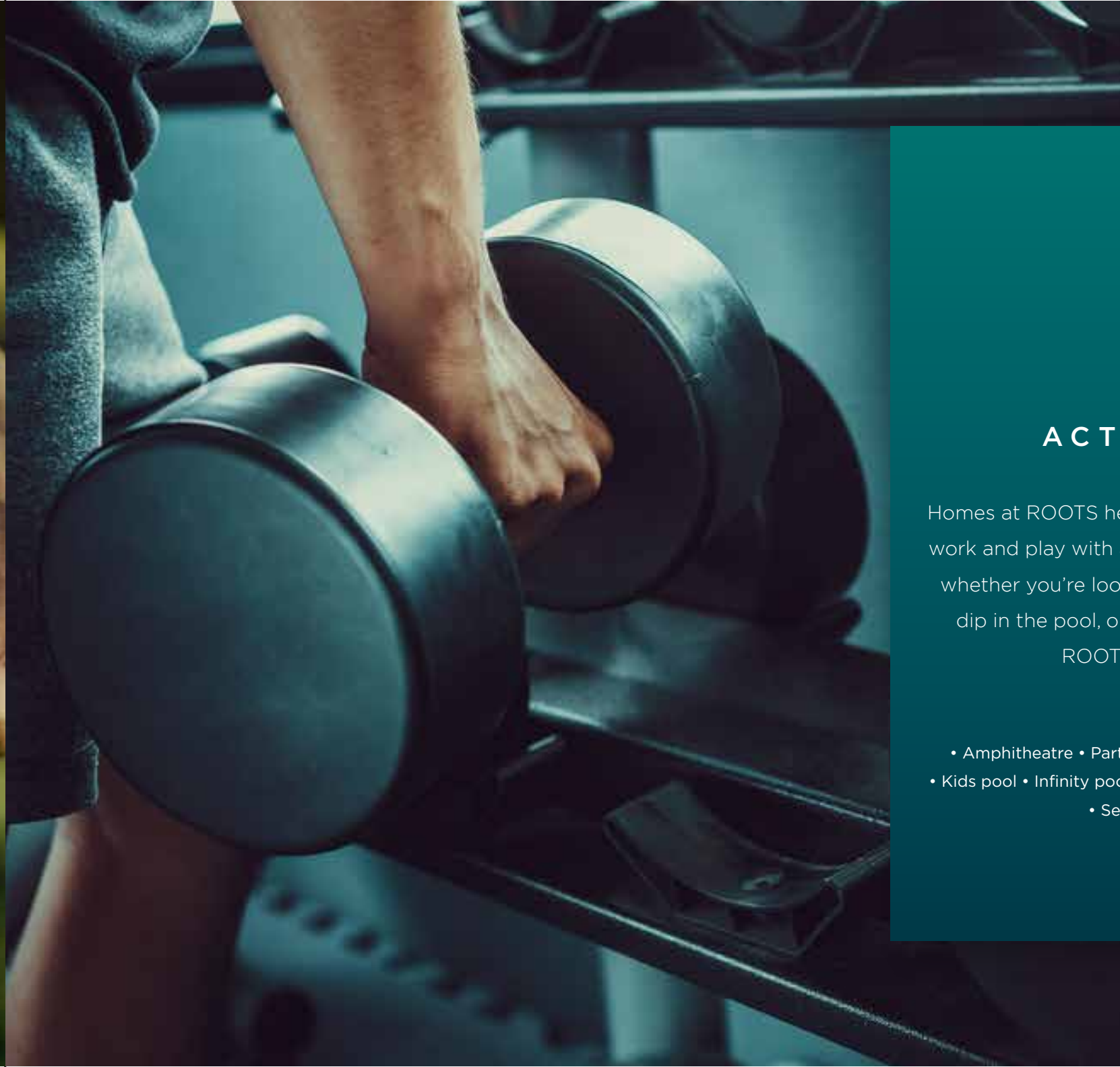
So the next time you're cooking a meal, you can pick your own fruits and vegetables without going too far.



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 with a dip in the pool, or have a vigorous workout at the gym, ROOTS has everything you need.

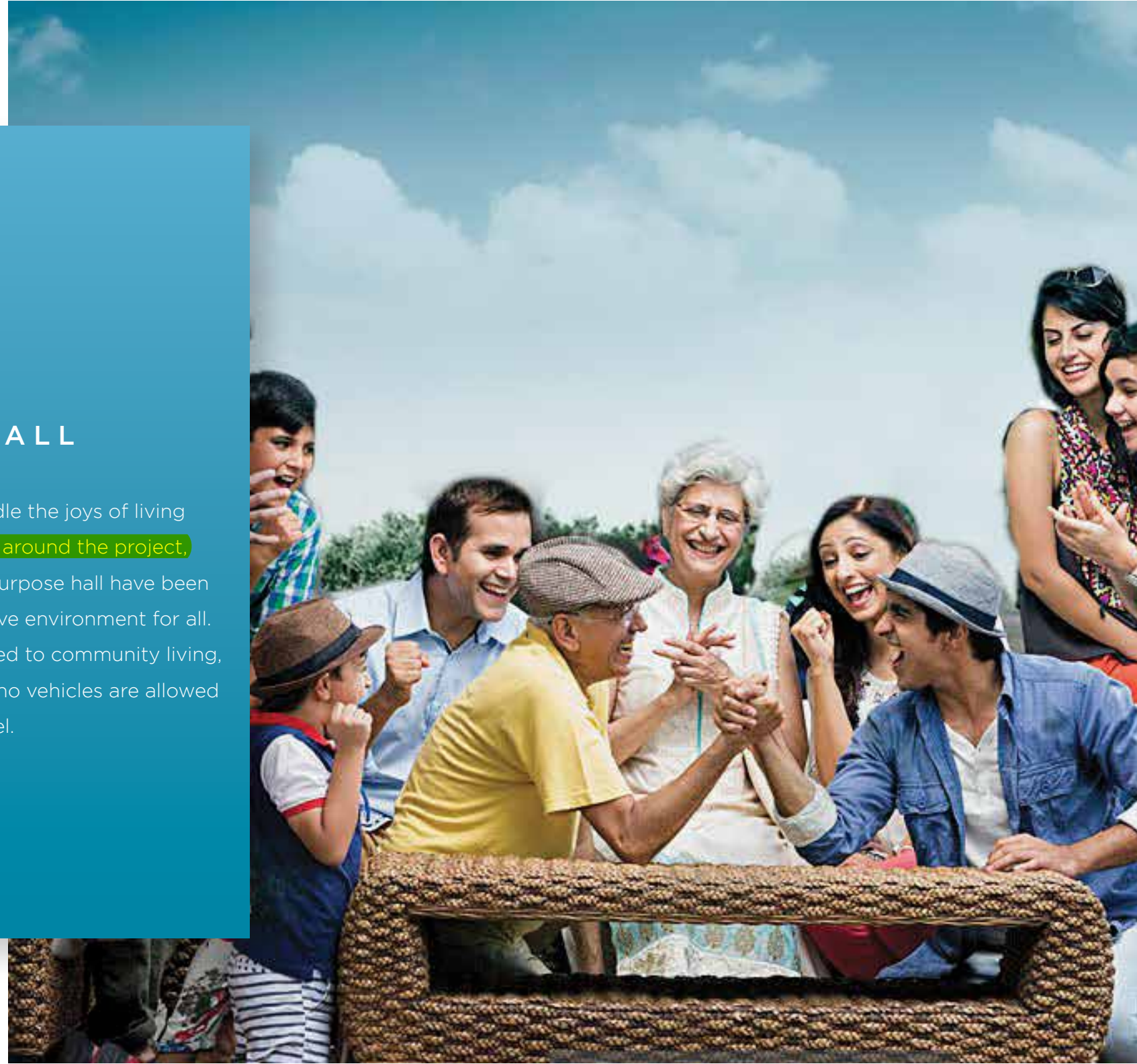
- Amphitheatre • Party lawn • Outdoor exercise area • Activity deck
- Kids pool • Infinity pool • Kids play area with skating rink • Gymnasium
- Seating alcove • Terrace garden





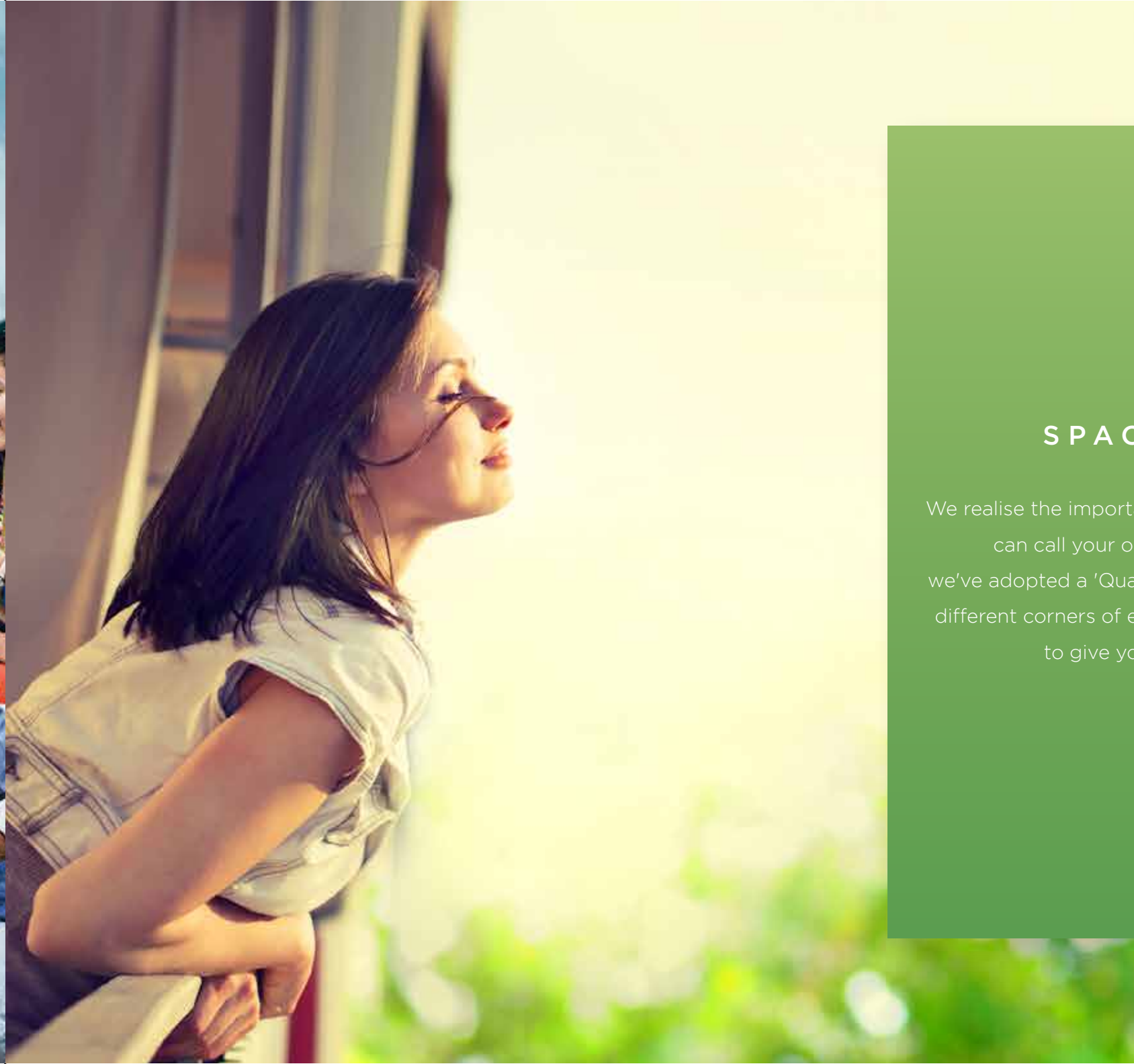
SPACE FOR ALL

ROOTS has been designed to rekindle the joys of living amongst a community. [Little details around the project,](#) like a community kitchen and a multipurpose hall have been created to let you enjoy a more inclusive environment for all. We also have an entire podium dedicated to community living, allowing children to play worry-free as no vehicles are allowed access on this level.



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 different corners of each floor and your very own balcony* to give you all the privacy you need.



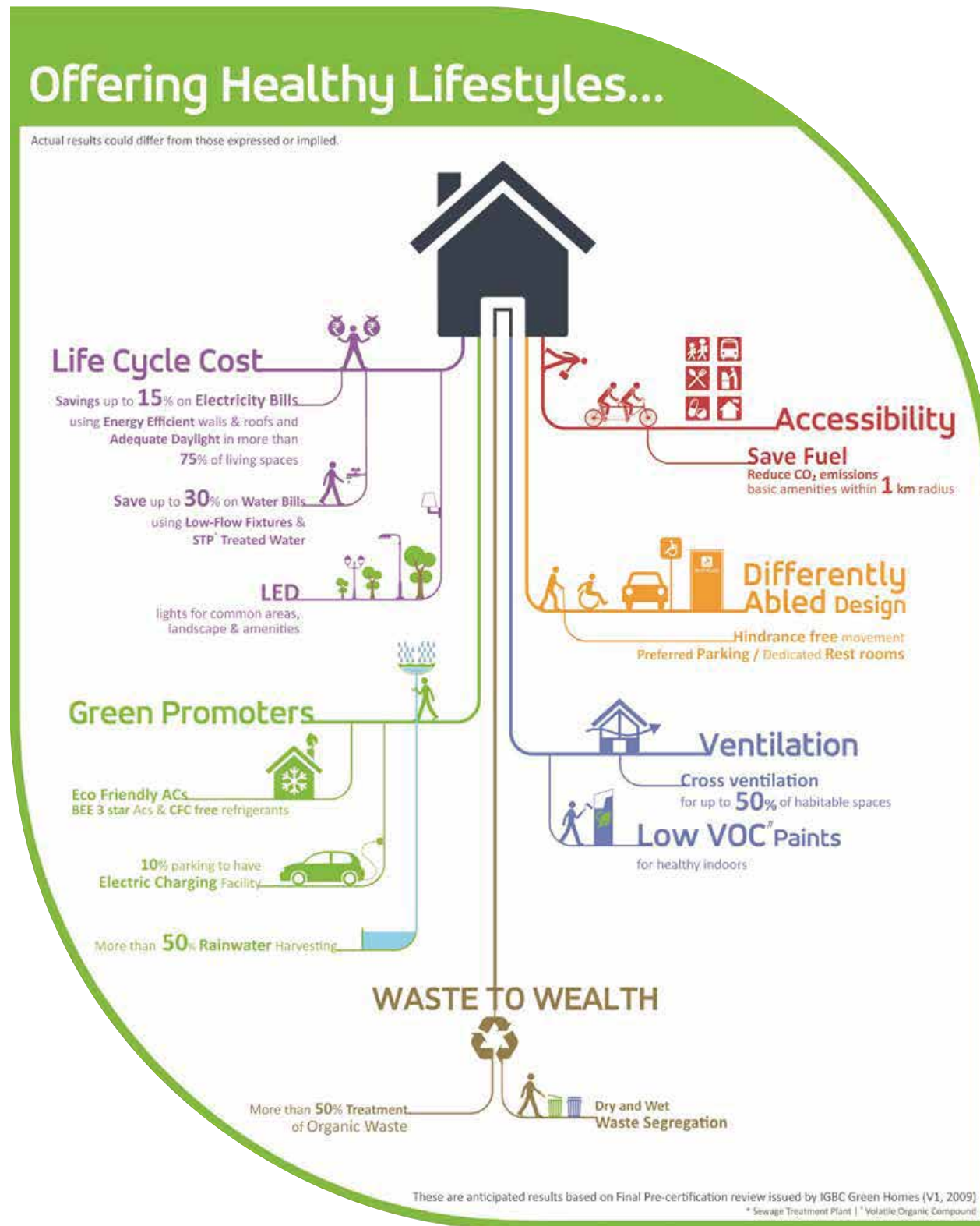
2 BHK INTERIORS



EXTERIORS



GREEN HOME BENEFITS



SPECIFICATIONS

FLOORING

- Living / Kitchen, • Master & Common Bedrooms
- Balcony / Utility area, • Master Toilet / Common Toilet

WALL FINISHES

- Living / Bedrooms / Kitchen

CEILING FINISHES

- Living / Bedrooms / Kitchen
- Balcony / Utility area
- Master Toilet / Common Toilet

DADO

- Kitchen (2' above platform)
- Master toilet & Common toilet (2.25 mts dado ht.)

KITCHEN PLATFORM

COUNTER FOR BASIN

- Master toilet (for wash basin area only)
- Common toilet

EXHAUST FANS

- Kitchen, • Master toilet & Common toilet

MIRROR

- Master toilet, • Common toilet

GEYSERS

- Master toilet
- Common toilet

CP FITTINGS

- Master toilet & common toilet

SANITARY WARE

BASIN TYPE :

- Master Toilet
- Common Toilet
- Driver's Toilet

W.C. Type :

- Master Toilet
- Common Toilet

MATERIAL

Vitrified tiles
Ceramic tiles

15mm Gypsum plaster / Acrylic emulsion paint

8mm Gypsum plaster / Acrylic emulsion paint
Acrylic Exterior grade texture paint
Cement putty finished / Moisture resistant False Ceiling

Ceramic tiles (300mmx450 mm)
Ceramic tiles

Black Granite

Granite-Full length counter
No counter

Provision in wiring

NA

Provision in wiring & plumbing
Provision in wiring & plumbing

Grohe or equivalent with an open mixer & Single Lever Diverter

Under counter/Over counter as per selection-Kohler or equivalent

Wash basin

European wall mounted with Concealed Cistern with dual flush fittings (6/3 LPF)

PLUMBING

KITCHEN AMENITIES

- Sunk, • System, • Toilet pipes, • Drainage pipes

STP

- System

FIRE FIGHTING

- Sprinkler provision, • Gas detector, • Smoke detector

CCTV

- Location

FIRE ALARM/ PUBLIC ALARM

- Location

DOORS

- Main door, • Other door, • Toilet door, • Service shaft doors, • Staircase doors

WINDOWS

- Living / other rooms
- Sill, • Toilet sill
- Toilet window jambs
- Living & balcony sill for sliding door window

RAILING

- Flat terraces • Staircase railing • Bedroom window Safety railing
- Safety railing at Balcony
- Balcony Railing • Utility area Railing • Refuge area Railing
- Glass Railing • Fire check floor Railing

ELECTRICAL

- Video door phone • Total electrical points
- Switches for 1 BHK flat
- Switches for 2 BHK flat

LIGHTING

- Apartment • Common areas • Emergency lights

AIR CONDITIONING

- For apartments
- Gym & Activity centre • Multi purpose hall

EXTERNAL FINISH

- Paint

Premuim quality U-PVC
Granite
Ceramic tiles

MS upto 1050mm above floor level
Glass/SS Railing

N/A

50 points
62 points

Provision for Sleeves & Electrical points

Texture Plaster with 100% Acrylic External grade paint
10 years performance warranty

TERRACE FINISH

- Flooring

MAIN ENTRANCE LOBBY

- Flooring
- Walls
- Lift Jambs
- Ceiling

TYPICAL FLOOR LOBBY

- Flooring
- Walls
- Lift Jambs
- Ceiling

STAIRCASE

- Tread • Riser
- Walls & Ceiling

AMENITY AREAS

CLUB HOUSE

GYMNASIUM

- Flooring
- Dado (2.25 mts dado ht.)
- Ceiling

EQUIPMENTS

CHANGING ROOM

- Flooring • Dado (2.25 mts dado ht.)
- Ceiling
- Counter

MULTIPURPOSE HALL

- Flooring
- Ceiling

INDOOR GAMES / ACTIVITY ROOM

- Flooring
- Ceiling

RECEPTION AREA

- Flooring

Heat reflective paint on top layer

Granite / Vitrified tiles
Granite Dado / Gypsum Plaster & Acrylic Emulsion Paint
Granite
Gypsum false ceiling with AEP Paint

Granite / Vitrified tiles
Gypsum Plaster & AEP Paint
Granite
Gypsum Plaster & AEP Paint

Green Kotah Stone
Putty & AEP Paint

Vinyl flooring
AEP Paint, Mirror & Graphics
Gypsum False ceiling & AEP Paint
Approx.

Ceramic tiles
Gypsum False ceiling & AEP Paint

Vitrified tiles
Gypsum False ceiling & AEP Paint

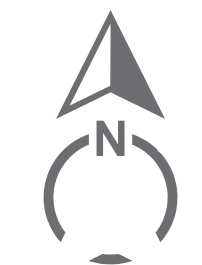
Vitrified tiles
Gypsum False ceiling & AEP Paint

Vitrified tiles

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



- 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



- Business Areas:**
- Mindspace, Malad (W) - 6.1 km
 - MIDC, Andheri (E) - 14 km
 - Bandra Kurla Complex - 22 km



- Schools & Colleges:**
- Thakur Vidhya 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 - 3.0 km
 - Thakur Narayan High School - 3.4 km
 - Thakur College of Science & Commerce - 3.8 km
 - Oxford Public School - 7.9 km



- Malls & Shopping:**
- Big Bazaar - 0.8 km
 - Reliance Trends - 0.8 km
 - 101 Growell's Mall - 1.0 km
 - Pantaloons - 1.8 km
 - Oberoi Mall - 5.2 km
 - Raghuleela Mall - 5.9 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



- Movies & Entertainment:**
- PVR - 0.8 km
 - Timezone - 1.7 km
 - Mayur Cinema - 3.3 km

Source: Google Maps

MASTER PLAN

GROUND

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

PODIUM

13. Adult Swimming Pool
14. Kids Swimming Pool
15. Swimming Pool Deck
16. Barbecue Deck / Sitting Area
17. Flower Garden
18. Lawn / Community Garden
19. Pergola Sitting
20. Kid's Play Area
21. Outdoor Exercise Area
22. Indoor Gym
23. Indoor Games Room

TERRACE

24. Flower Garden
25. Timber Deck
26. Telescope Area



TYPICAL FLOOR PLAN - 8th



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



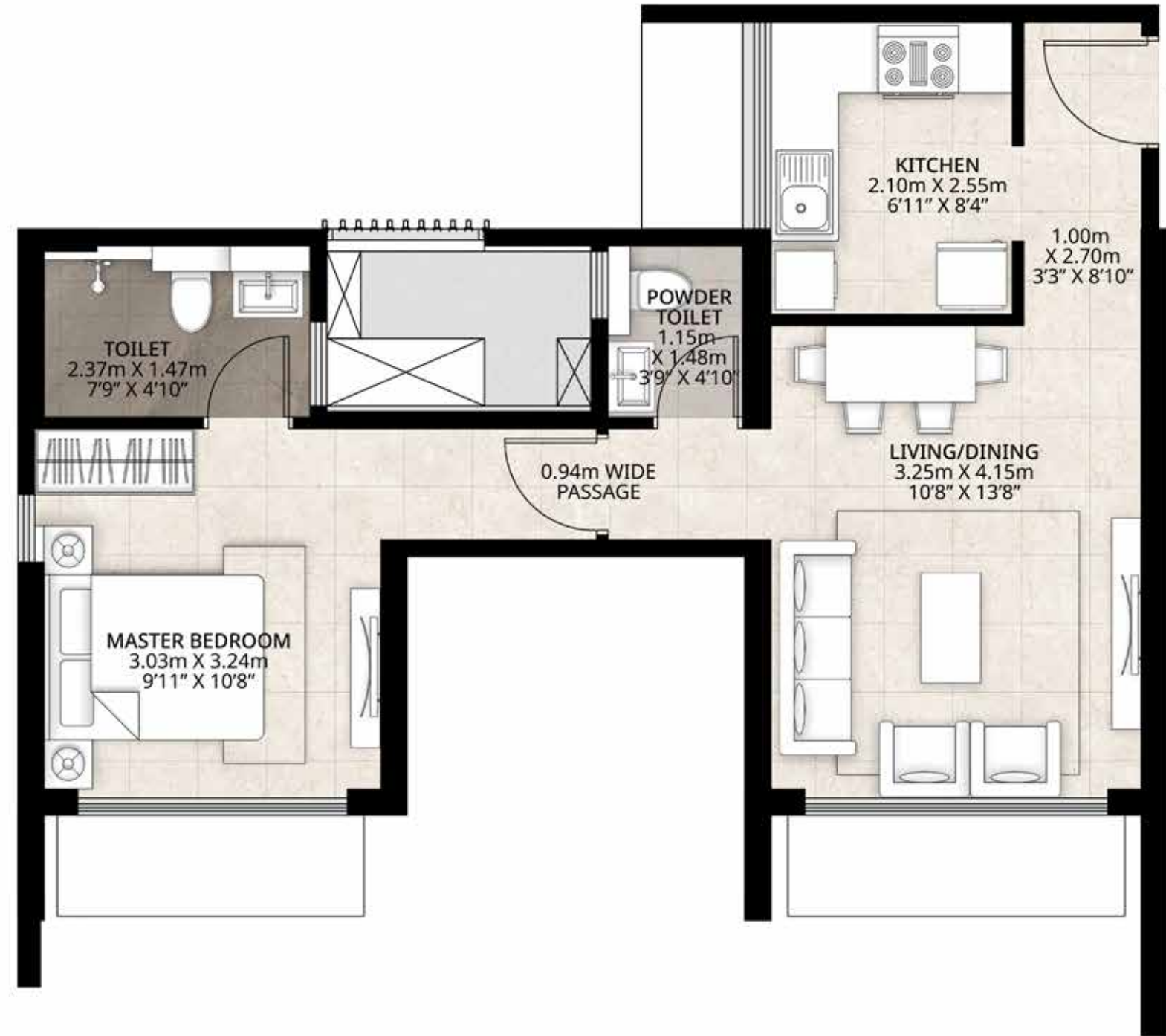
TYPICAL FLOOR PLAN - 6th, 7th & 9th - 9th



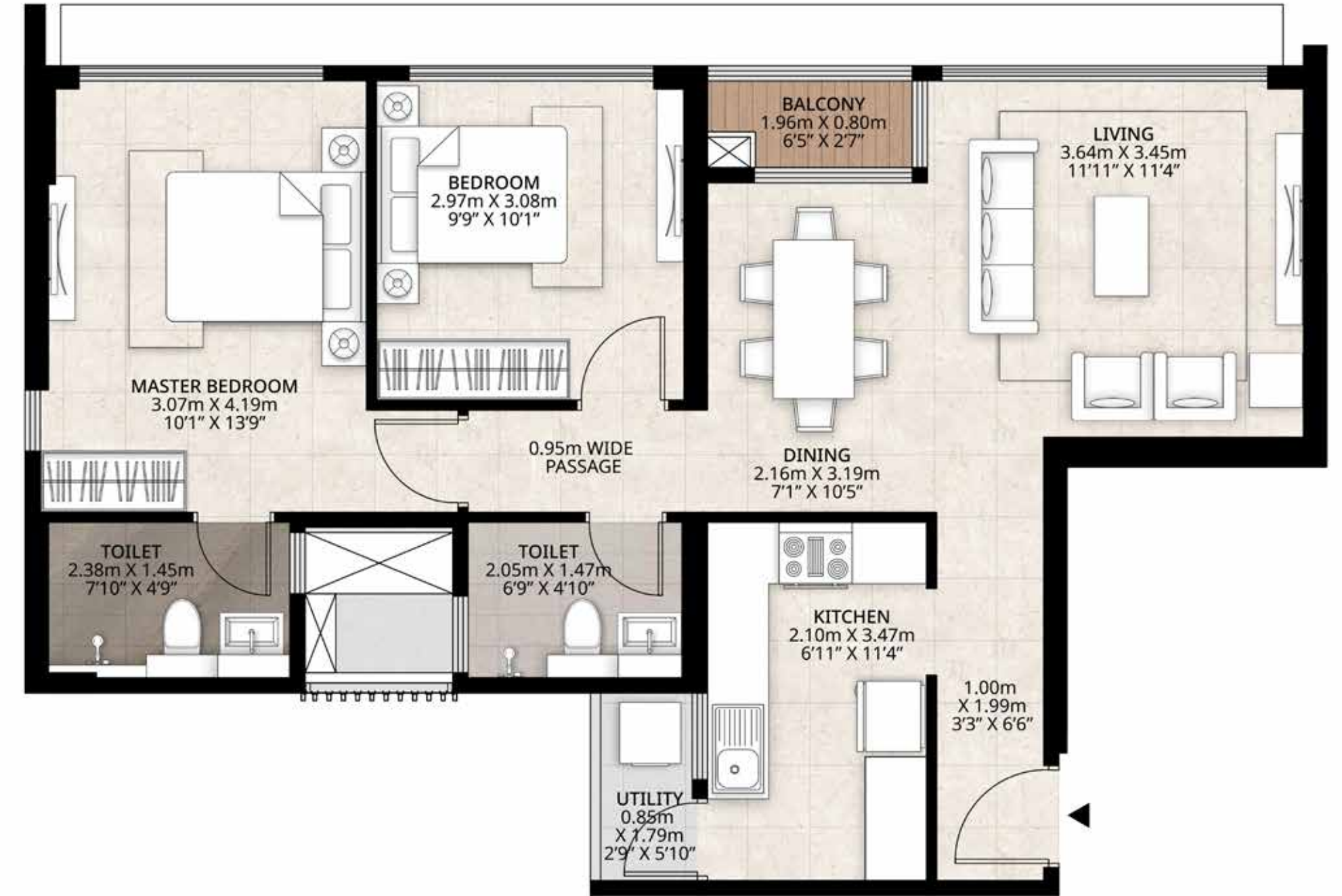
TYPICAL FLOOR PLAN - 14th, 16th, 21st, 23rd -28th & 30th - 35th



UNIT PLAN - KANDIVALI - 1BHK A TYPICAL



UNIT PLAN - KANDIVALI - 2BHK A TYPICAL



UNIT PLAN - KANDIVALI - 2BHK B TYPICAL



THE MAHINDRA LEGACY BALANCING TRUST AND INNOVATION



MAHINDRA GROUP -
USD 19 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



Antheia, Pune



Aqualily, Mahindra World City Chennai



Vivante, Mumbai



Windchimes, Bengaluru