

## # Strategic Trading Analysis

Based on the detailed analysis of the attached report for **Mahindra Lifespace Developers Ltd (MAHLIFE.NS)** generated on 2026-02-14, here is my assessment.

### ### Step 1: Audit the Data

#### \* **Data Present:**

- \* **Price Action:** Daily and Weekly candlesticks, 3-year historical context.
- \* **Trend Indicators:** Moving Averages (EMA 20, 50, 200), Supertrend, MACD.
- \* **Momentum/Oscillators:** RSI (14), Bollinger Bands, Relative Strength (RS) vs Sector.
- \* **Volume:** Volume moving averages, Divergence analysis, Buying/Selling exhaustion signals.
- \* **Fundamentals:** Snapshot of Revenue, Net Income, and Analyst Estimates.

#### \* **Data Missing:**

- \* **Order Flow:** No Level 2 market depth or delivery percentage data.
- \* **Sector Context:** While CNXREALTY is compared, a broader look at interest rate sensitivity (crucial for Realty) is absent.

\* **Confidence Level:** **High**. The report provides a comprehensive technical suite sufficient for intermediate-term trend analysis.

### ### Step 2: Analyze the Setup

\* **Price Structure:** The stock is currently trading at **INR 368.90**. It is in a corrective phase following a recovery rally from the 2025 lows of ~INR 280. The stock recently peaked near INR 400 and has retraced.

\* **Trend Direction (Mixed/Bearish Bias):**

- \* **Negative:** The price is currently trading **below** the EMA 20 (371.49), EMA 50 (377.09), and EMA 200 (382.43). This creates a dense layer of overhead resistance ("supply zone") between INR 371 and INR 383. The report explicitly flags this as a "Strong **Downtrend**."

- \* **Positive:** The Supertrend (daily) is still Green (Buy) with support at INR 334.41.

#### \* **Momentum:**

- \* **RSI:** At 47.95, RSI is in "No Man's Land" but leaning bearish (< 50).

- \* **MACD:** Momentum is listed as "Weakening." While the MACD line is above the Signal line, the histogram is contracting, suggesting the bullish push is fading.

- \* **Volume:** A critical signal on Page 18 indicates **"Buying Exhaustion (Bearish Div)"** on 2026-02-10. This is a significant warning sign for immediate entries.

\* **Confluence:** There is a lack of bullish confluence. While the fundamentals show a "Strong Buy" analyst consensus, the technicals show the stock stuck beneath heavy resistance with fading volume.

### ### Step 3: Formulate the Recommendation

**Current Recommendation: NO.**

#### **Reasoning:**

Entering now carries a low probability of success. The stock is trading directly underneath a "death cross" scenario where the price is suppressed by the 20, 50, and 200 EMAs simultaneously. The risk of rejection at INR 371-INR 382 is high, especially given the "Buying Exhaustion" signal. You would be buying into resistance.

#### **Conditional Plan (Wait for the Breakout):**

To trade this for a 5-15% gain, we need the stock to clear the overhead supply and turn the EMAs into support.

- \* **Condition to Buy:** A **Daily Candle Close above INR 385**. This clears the EMA 200 (INR 382.43) and the EMA 50, confirming a return to a bullish structure.

- \* **Entry Price:** **INR 385 - INR 388** (Buy Stop Limit order).

- \* **Stop Loss:** **INR 364** (Just below current consolidation and the EMA

20/50 cluster). Risk is approx. 5.5%.

\* **<b><font color='#27ae60'>Take Profit</font></b>:**

\* **Target 1:** **INR 420** (Recent swing high). ~9% Upside.

\* **Target 2:** **INR 445** (Secondary resistance/gap fill). ~15% Upside.

\***Risk Note:** If the price closes below the Supertrend support of INR 334, the setup is fully invalidated, and the stock is likely heading back to INR 280.\*

### # Candlestick Classification Analysis

Based on the **Candlestick Classification Report (Pages 20 & 21)** for **MAHLIFE.NS**, here is my analysis as a seasoned Price Action Trader using your specific classification algorithm.

**Executive Summary:** The Market is in "Dead Neutral"

\* **Current Classification:** **No Control (0)**

\* **10-Day Trend Score:** **0.00**

\* **Dominant Regime:** High Indecision (139 days of "No Control" vs only 4 "Buyer Strong" and 1 "Seller Strong" days historically).

The market has entered a state of complete equilibrium or apathy. The "0.00" trend score over the last 10 days is a rare signal indicating that neither bulls nor bears have any conviction at the current price level of **INR 368.90**.

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**Detailed Price Action Analysis**

**1. Anatomy of the Recent Candles (The "No Control" Signal)**

Looking at the far right of the chart on Page 21, the last few sessions are dominated by **Grey (No Control)** candles. Applying your **Step 1 & Step 3 logic**:

\* **Body Size:** The candlestick bodies are extremely small (likely **<0.5 ATR**). This indicates that the Open and Close prices are nearly identical.

\* **Wicks:** We see wicks on both sides. In your algorithm (**Step 3**), "Both wicks long ? strong indecision signal." This implies the price tried to push higher and got rejected, and tried to push lower and got bought up, settling exactly where it started.

\* **Conclusion:** The market is "coiling." Volatility has collapsed.

**2. Volume Context (The Missing Validator)**

Referencing **Step 4 (Volume Multiplier)** of your logic: "Price without volume is half the story."

\* The volume bars on the bottom pane corresponding to these recent grey candles are average to low.

\* Because volume is not **>1.3x avg**, there is no multiplier effect to upgrade these candles to "Strong Control."

\* The lack of institutional participation (High Volume) confirms that the current price action is driven by retail noise rather than smart money commitment.

**3. The "Failed Rally" Structure**

Observing the Price Action sequence prior to this indecision:

1. **Late Jan 2026:** We saw a cluster of **Green (Buyer Control)** candles pushing price up to ~400.

2. **Rejection:** This was immediately met by **Red (Seller Control)** candles, rejecting the 400 level.

3. **Current Drift:** The price has drifted down from that 400 rejection and settled into this ~365-370 zone with "No Control."

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**Prediction:** Which Side Will Break?

While the current signal is neutral, a seasoned trader looks at the **context** of the indecision.

**Bias:** Slightly **Bearish** to Range-bound (Wait for Breakout)

**Reasoning:**

- Trend Continuation:** The broader view (from the left of the chart) shows a massive decline from 600+ down to these levels. In a downtrend, periods of "No Control" (consolidation) usually act as rest stops before the trend continues downward (**Bearish Flag** behavior), unless a massive volume spike proves otherwise.
- Seller Dominance:** In the distribution stats, **Seller Control (47)** outweighs **Buyer Control (37)**. The bears have historically been more active than the bulls in this timeframe.
- Resistance Overhead:** The recent failure at 400 established a "Lower High." As long as we stay below 400, the structure is bearish.

**The Trade Setup (What to watch for)**

\* **The **Bearish** Trigger:** Watch for a candle closing below **INR 360** that classifies as **Seller Control (-1)** or **Strong Control (-2)**. This requires a candle body  $>0.8$  ATR closing near the low. If this happens, the "No Control" period has resolved, and the next leg down begins.

\* **The **Bullish** Requirement:** To turn this around, we need a **Buyer Strong Control (+2)** candle. We need a large green body ( $>1.5$  ATR) with **High Volume** ( $>1.3x$  avg) to prove that institutions are stepping in to defend this level. Without the volume multiplier, any move up is likely a "fakeout."

**Verdict:** The stock is currently "dead money." Do not anticipate the move; wait for the classification to shift from "0" to either "+2" or "-1/-2" to confirm direction. The probability favors a breakdown due to the prevailing downtrend.

## # News & Analyst Targets

As a stock research analyst, I have compiled the latest research, news, and analyst ratings for **Mahindra Lifespace Developers Ltd. (MAHLIFE)** for the week ending February 14, 2026.

**1. Latest News for MAHLIFE (Week of Feb 8 - Feb 14, 2026)**

\* **Joint Venture with Mitsui Fudosan (Major Development):** On **February 9-10**, Mahindra Lifespace announced a significant long-term joint venture (JV) with Japan's **Mitsui Fudosan Group**.

\* **Project Details:** The JV will develop a premium residential project named **"Mahindra Blossom"** in Whitefield, Bengaluru.

\* **Structure:** Mahindra Lifespace will transfer a 49% stake in its subsidiary, **"Mahindra Blossom Developers Ltd" (MBLDL)**, to Mitsui Fudosan. The deal involves a slump sale of the 'Alembic Undertaking' to this subsidiary.

\* **Financials:** The project has an estimated Gross Development Value (GDV) of **INR 1,900 crore** and will comprise approximately 730 homes.

\* **Strong Q3 FY26 Results Turnaround:** The company reported its Q3 earnings earlier this month (Feb 2), which continue to drive sentiment this week.

\* **Profit:** Consolidated Net Profit stood at **INR 108.88 crore**, a massive turnaround from a **loss** of INR 22.47 crore in the same quarter last year.

\* **Revenue:** Consolidated Revenue surged to **INR 459 crore**, up nearly **174% YoY**, driven by project completions and strong industrial leasing.

\* **Pre-Sales:** Residential pre-sales grew **71% YoY** to INR 572 crore.

\* **Stock Volatility:** Despite the positive fundamental news, the stock has seen some profit-booking and volatility this week, with some technical indicators suggesting short-term weakness.

**2. Brokerage Upgrades & Downgrades**

- \* **ICICI Securities:** **Reiterated BUY**. They view the company as a "growth gem" for the Mahindra Group and have set a target that implies significant upside, citing the strong Q3 turnaround and the new JV as key positives.
- \* **Motilal Oswal:** **Maintained NEUTRAL**. While acknowledging the strong revenue and profit figures, they have kept a neutral stance but **raised their target price** slightly to reflect the better-than-expected execution and cash flows.
- \* **Sharekhan:** **Maintained BUY**. They highlighted the robust launch pipeline and the turnaround in profitability as key reasons to stay invested.
- \* **Technical Downgrade:** Some algorithm-based technical analysis platforms (e.g., [StockInvest.us](#)) downgraded the stock from "Hold" to **"Sell"** strictly on short-term technical weakness, citing a recent dip in price momentum despite the fundamental strength.

### 3. Other Impacting News (Direct & Indirect)

- \* **Japanese Investment Trend:** The deal with Mitsui Fudosan is part of a larger trend of Japanese developers (like Sumitomo and Mitsubishi) increasing their footprint in Indian real estate. This validates the long-term growth story of India's residential sector and could lead to re-rating of organized players like Mahindra.
- \* **Bengaluru Market Focus:** The specific focus on Whitefield, Bengaluru for the new JV is positive, as this micro-market is seeing a resurgence in demand from IT professionals returning to offices, supporting pricing power.
- \* **Industrial Leasing:** The company's Integrated Cities & Industrial Clusters (IC&IC) business saw a **91% YoY jump in revenue** (INR 134 crore). Continued demand for manufacturing hubs in India (driven by "China Plus One" strategies) is directly benefiting this segment.

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### 4. Latest Analyst Targets & Ratings

The following table summarizes the most recent brokerage calls released after the Q3 FY26 results and the JV announcement.

Brokerage Firm	Rating	Target Price (INR )	Potential Upside*	Date of Report	Key Rationale
:--	:--	:--	:--	:--	:--
<b>ICICI Securities</b>	<b>BUY</b>	<b>505</b>	~35%	Feb 06, 2026	Turnaround to profitability, strong pre-sales growth, and value unlocking from new JV.
<b>Sharekhan</b>	<b>BUY</b>	<b>450</b>	~20%	Feb 05, 2026	Strong launch pipeline, robust industrial leasing, and healthy balance sheet.
<b>Motilal Oswal</b>	<b>NEUTRAL</b>	<b>433</b>	~16%	Feb 02, 2026	Valuation is fair; raised target due to exceptional revenue recognition in Q3.
<b>Trendlyne Consensus</b>	<b>BUY</b>	<b>470</b>	~26%	Feb 13, 2026	Average of major analyst estimates.

\*Potential Upside is calculated based on a reference market price of approx. INR 374 - INR 380 range.\*

**Analyst Summary:** The consensus is largely **positive (Buy/Accumulate)** due to the successful turnaround in profitability and the strategic partnership with Mitsui Fudosan, though some caution remains regarding valuation levels (hence the Neutral call from Motilal Oswal).

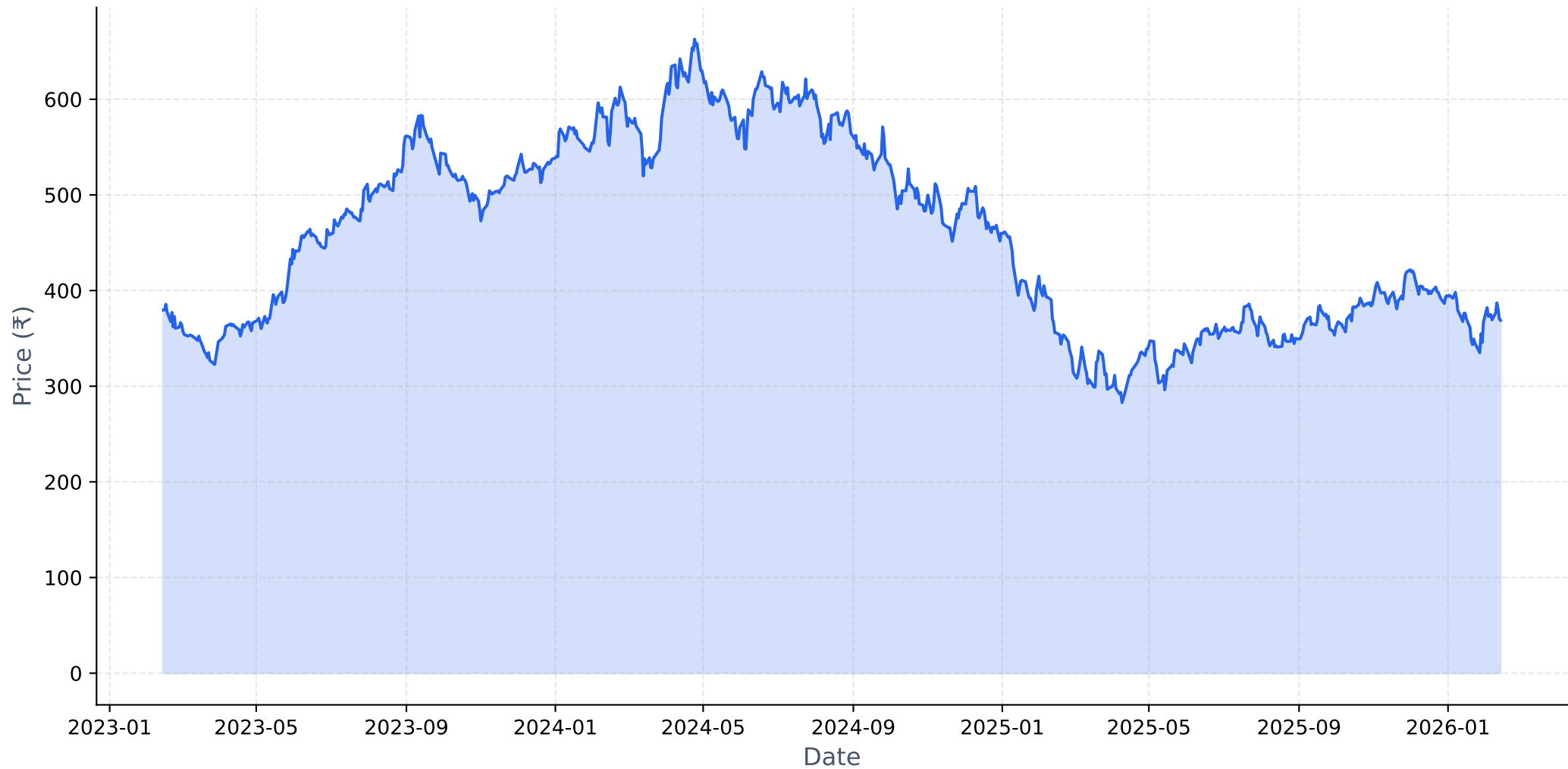
# Stock Detailed Analysis Report

**MAHLIFE.NS**

Current Price: ₹368.90

Generated: 2026-02-14 09:55

# MAHLIFE.NS - 3 Year Daily Price Chart



## Long-term Fundamental Analysis (4 Years)

Metric	Is Growing?	Accelerating?	1Y Growth	3Y CAGR
Revenue	No	Yes	75.53%	-1.82%
Net Income	No	No	-37.61%	-26.52%
ROE	No	No	-38.38%	-27.94%
EPS	No	No	-37.70%	-26.65%

## Short-term Fundamental Analysis (6 Quarters)

Metric	Is Growing?	Recent QoQ	Avg QoQ
Revenue	Yes	1336.22%	896.46%
Net Income	Yes	112.49%	122.65%
ROE	Yes	686.27%	686.27%
EPS	No	85.32%	-61.86%

# MAHLIFE.NS - Relative Strength Analysis

## == OVERVIEW ==:

Benchmark Index:	^CNXREALTY
Sector:	Realty
Classification:	<b>Weakening Leader</b>
RS Score:	53.9/100
:	

## == RS RATIOS ==:

1M RS:	<b>1.021 [Leader]</b>
3M RS:	<b>1.071 [Leader]</b>
6M RS:	<b>1.147 [Leader]</b>
1Y RS:	<b>1.088 [Leader]</b>
:	

## == TURNAROUND ANALYSIS ==:

Turnaround Status:	<b>Not Detected</b>
:	

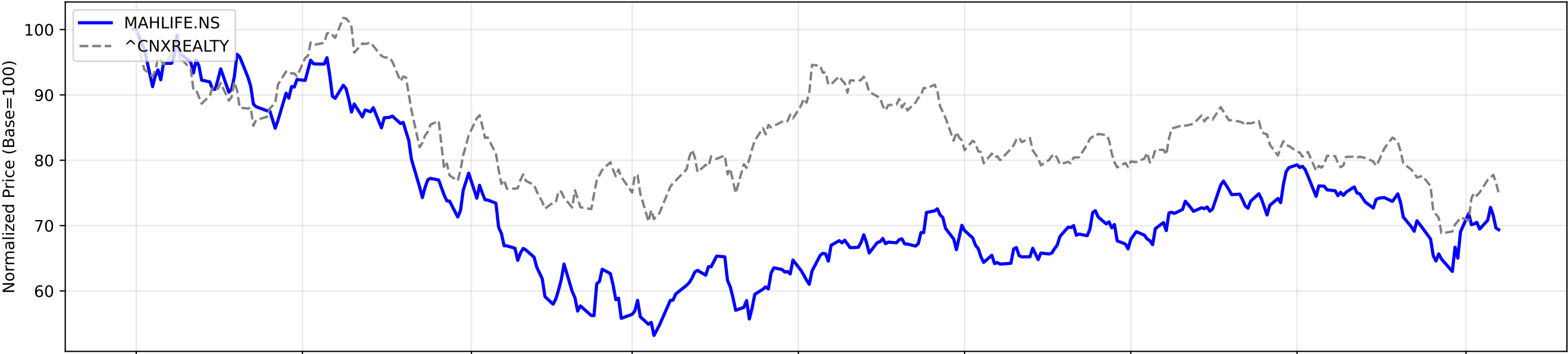
## SIGNAL CRITERIA::

× Emerging RS:	<b>Not accelerating</b>
× Medium-term Lagging:	<b>Not lagging</b>
× Performance Improving:	<b>Not improving</b>

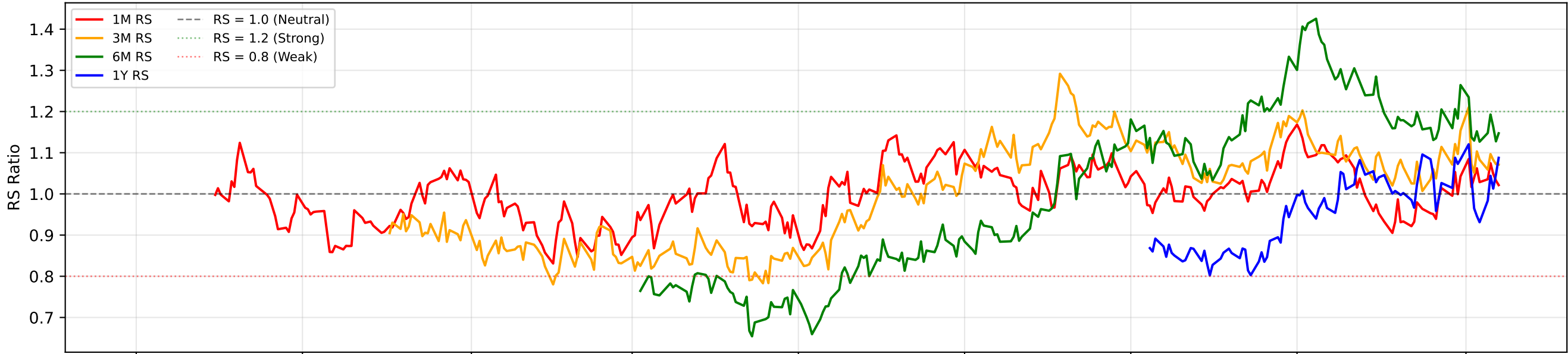


Relative Strength Analysis: MAHLIFE.NS vs ^CNXREALTY  
Classification: Weakening Leader

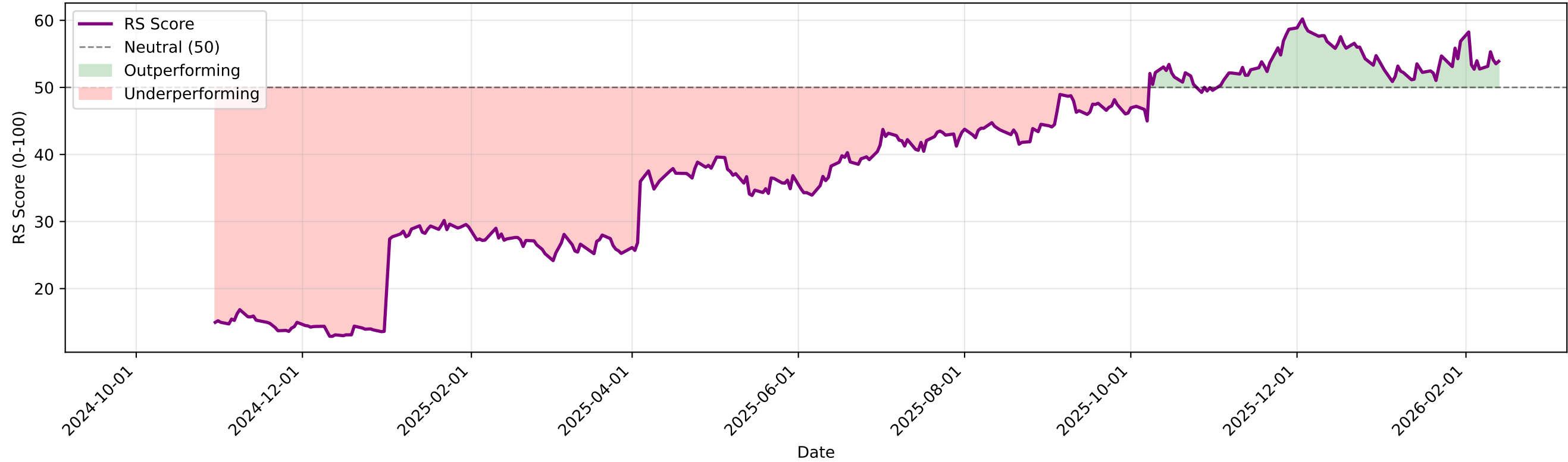
Price Performance Comparison (Normalized)



RS Ratio Trends (Multiple Timeframes)



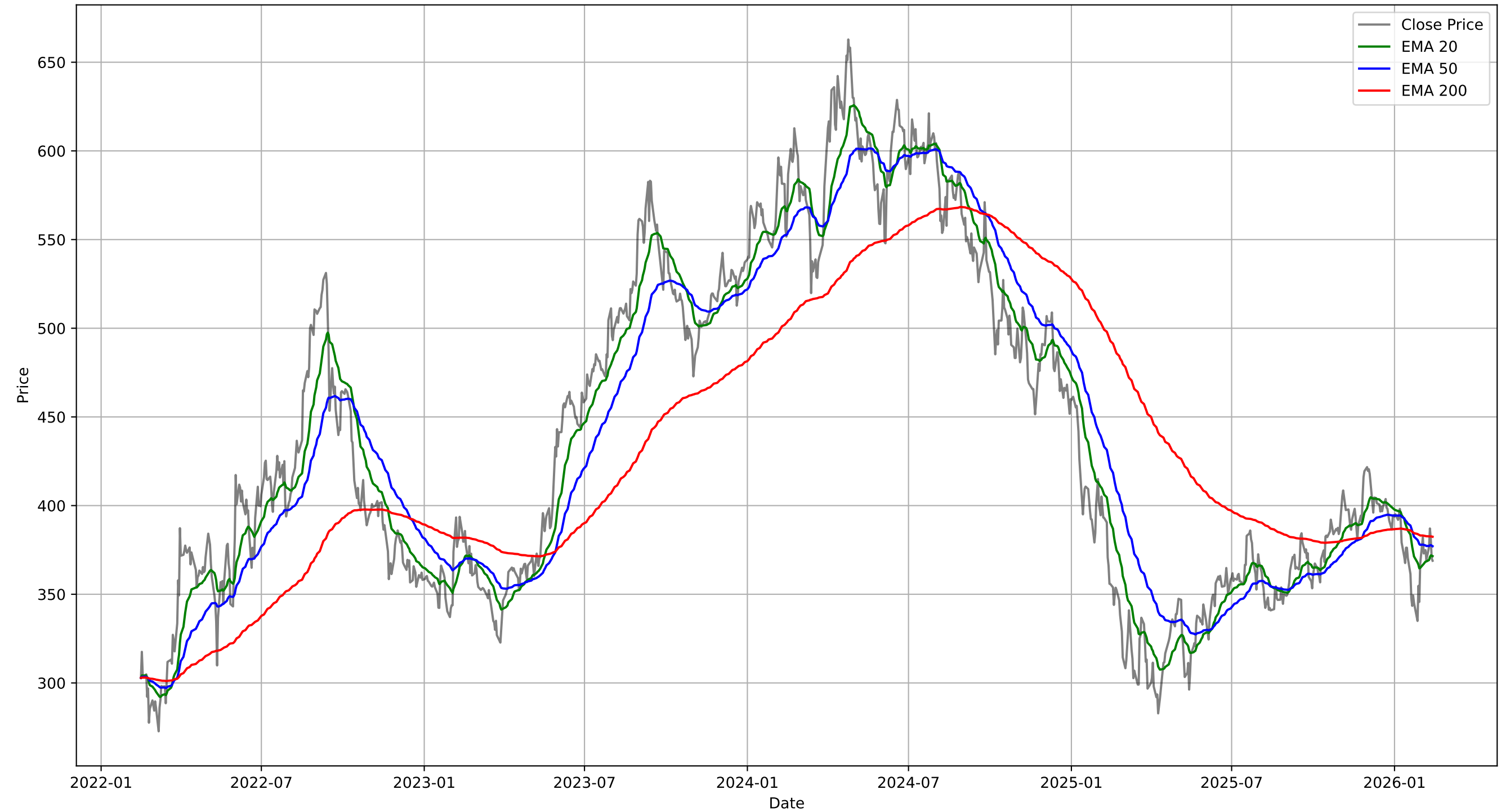
RS Composite Score Timeline



## MAHLIFE.NS - EMA Crossover Summary

EMA 20:	371.49
EMA 50:	377.09
EMA 200:	382.43
Trend Status:	<b>Strong Downtrend</b>

MAHLIFE.NS EMA Crossover Analysis



## MAHLIFE.NS - Bollinger Bands Summary

<b>Current Price:</b>	368.90
<b>Upper Band:</b>	393.82
<b>Middle Band (SMA 20):</b>	363.83
<b>Lower Band:</b>	333.85
<b>%B:</b>	0.5844
<b>Band Width:</b>	0.1648
<b>Status:</b>	Upper Half
<b>Signal:</b>	None
<b>Recent Signal 1:</b>	<b>Buy Signal at 2026-01-21 00:00:00+05:30</b>
<b>Recent Signal 2:</b>	<b>Buy Signal at 2026-01-22 00:00:00+05:30</b>
<b>Recent Signal 3:</b>	<b>Buy Signal at 2026-01-27 00:00:00+05:30</b>

MAHLIFE.NS Bollinger Bands (20, 2) Analysis



## MAHLIFE.NS - Supertrend Summary

Status:	UPTREND (Buy)
Supertrend Value:	334.41
Signal Identified On:	2026-02-02

Supertrend Analysis for MAHLIFE.NS (Period: 14, Multiplier: 3.0, Interval: 1d)



## MAHLIFE.NS - MACD Summary

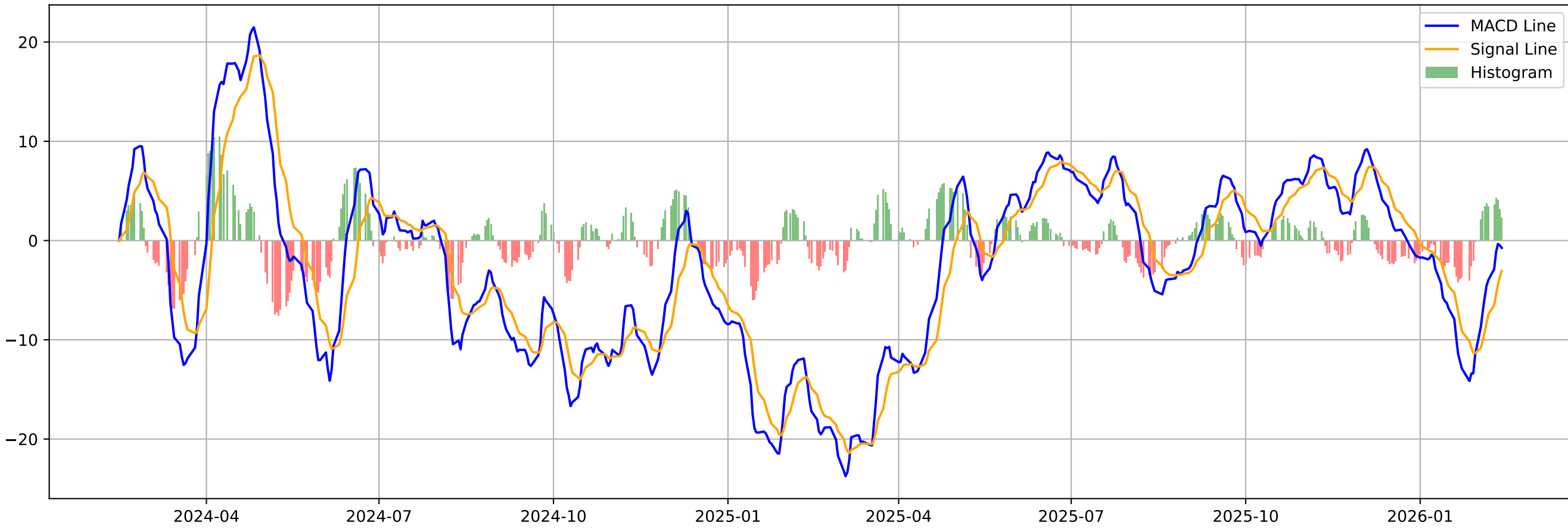
MACD Line:	-0.74
Signal Line:	-3.06
Histogram:	2.32
Trend:	<b>Bullish</b>
Momentum:	<b>Weakening</b>
Signal:	None



MAHLIFE.NS Price



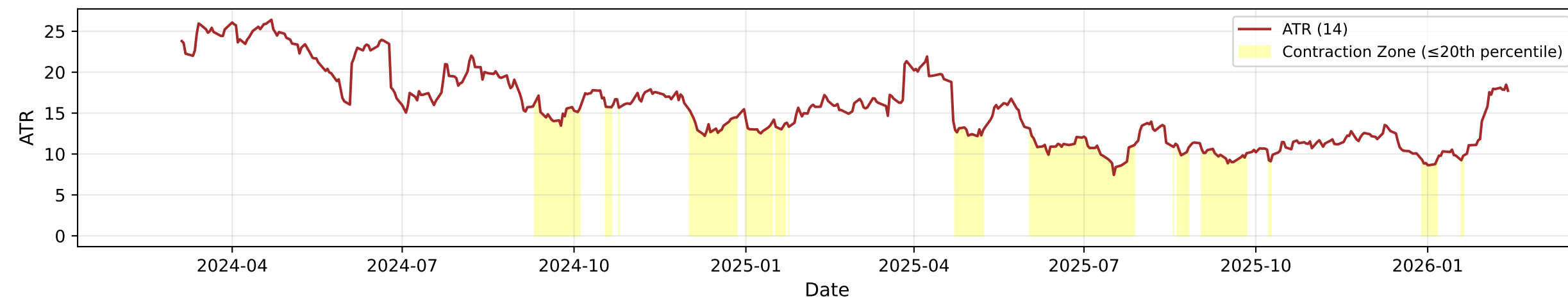
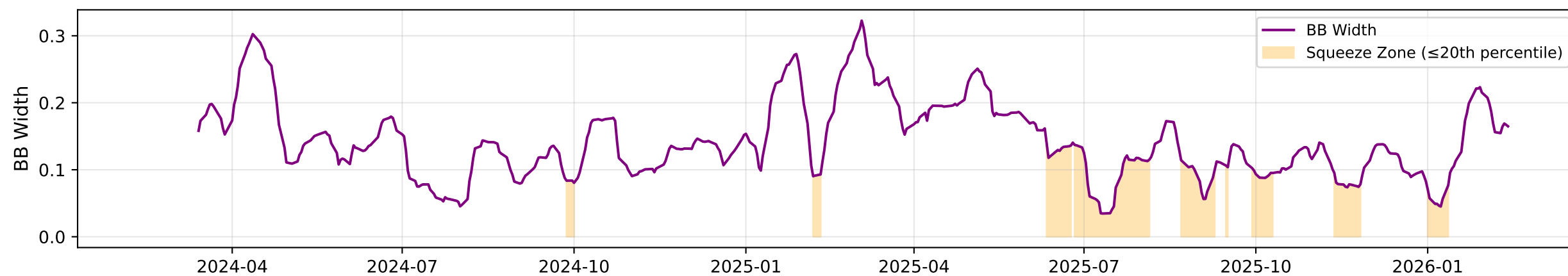
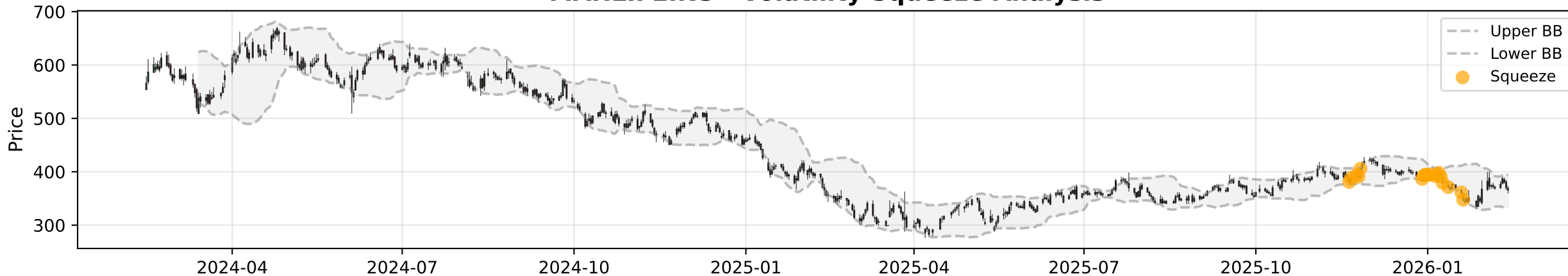
MAHLIFE.NS MACD (12, 26, 9)



# MAHLIFE.NS - Volatility Squeeze Summary

BB Width:	0.1648
ATR:	17.7321
Total Signals:	18
Signal 1:	BB Squeeze at 2026-01-08 00:00:00+05:30 (Price: 391.00)
Signal 2:	BB Squeeze at 2026-01-09 00:00:00+05:30 (Price: 379.20)
Signal 3:	BB Squeeze at 2026-01-12 00:00:00+05:30 (Price: 371.15)
Signal 4:	ATR Contraction at 2026-01-19 00:00:00+05:30 (Price: 361.40)
Signal 5:	ATR Contraction at 2026-01-20 00:00:00+05:30 (Price: 347.65)

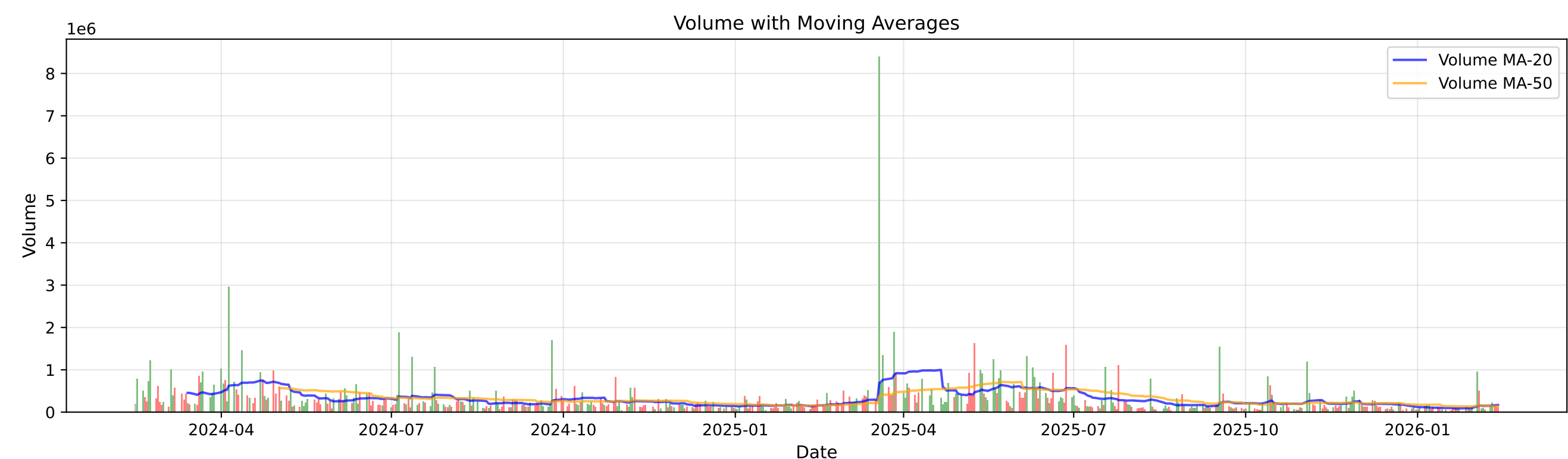
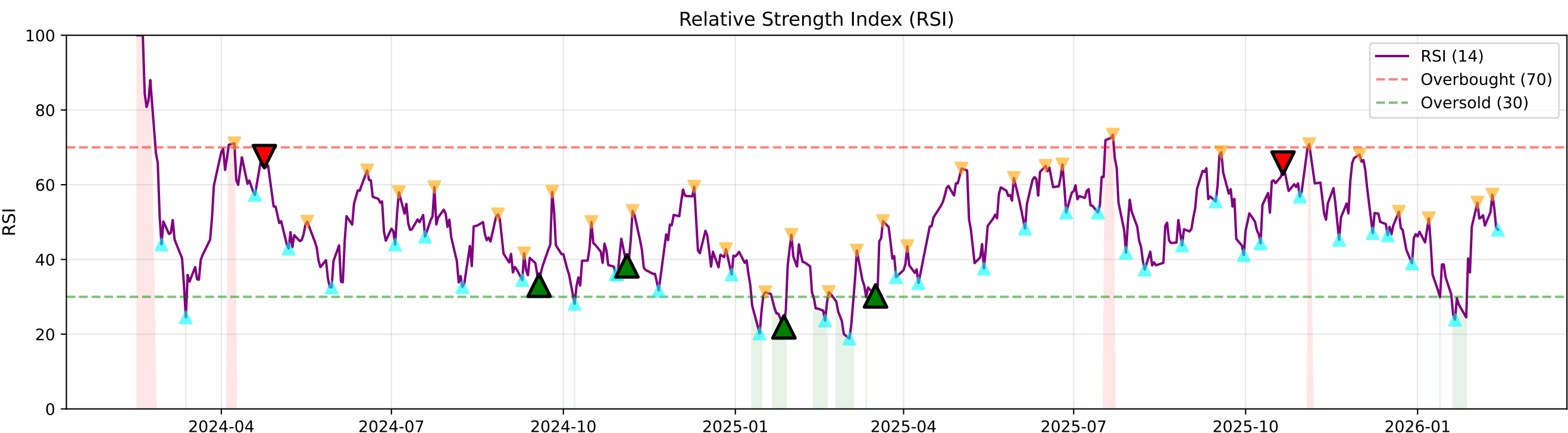
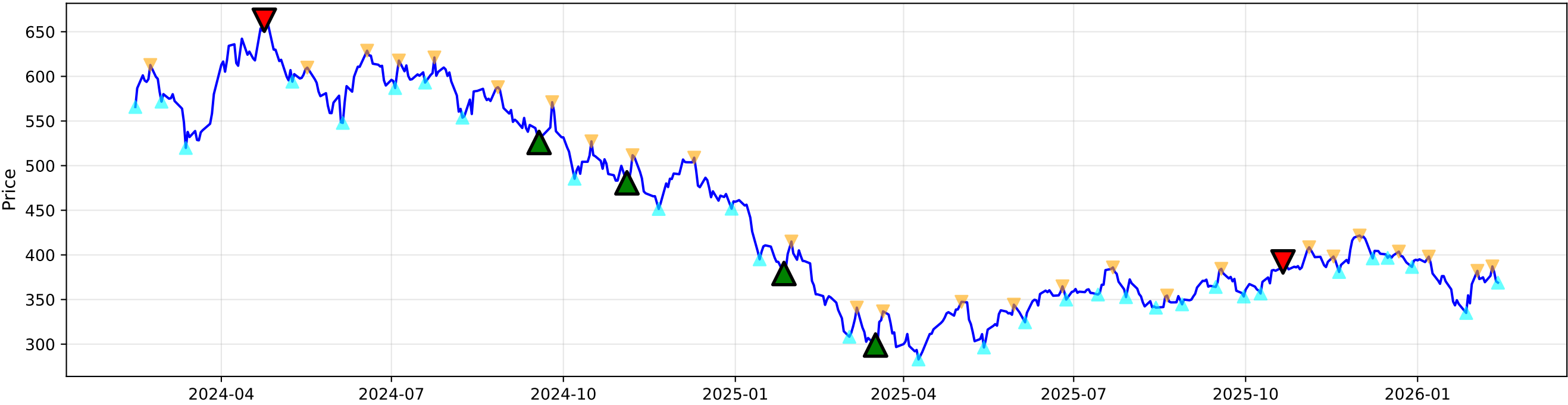
# MAHLIFE.NS - Volatility Squeeze Analysis



## MAHLIFE.NS - RSI-Volume Summary

<b>Current RSI:</b>	47.95
<b>Current Volume:</b>	106764
<b>Volume MA 20:</b>	168506
<b>Bullish Divergences:</b>	4
<b>Bearish Divergences:</b>	2
<b>Bullish Div 1:</b>	Date: 2025-01-27 00:00:00+05:30, Price: 379.20
<b>Bullish Div 2:</b>	Date: 2025-03-17 00:00:00+05:30, Price: 299.07
<b>Bearish Div 1:</b>	Date: 2024-04-24 00:00:00+05:30, Price: 662.83
<b>Bearish Div 2:</b>	Date: 2025-10-21 00:00:00+05:30, Price: 392.10

# MAHLIFE.NS RSI-Volume Divergence Analysis



# MAHLIFE.NS - Volume Analysis

## == VOLUME ANALYSIS ==:

Status:

**20 Signals Detected**

:

**2025-10-23 [-]:**

Distribution Day

**2025-11-28 [-]:**

Climax Volume (Churning)

**2026-01-05 [-]:**

Distribution Day

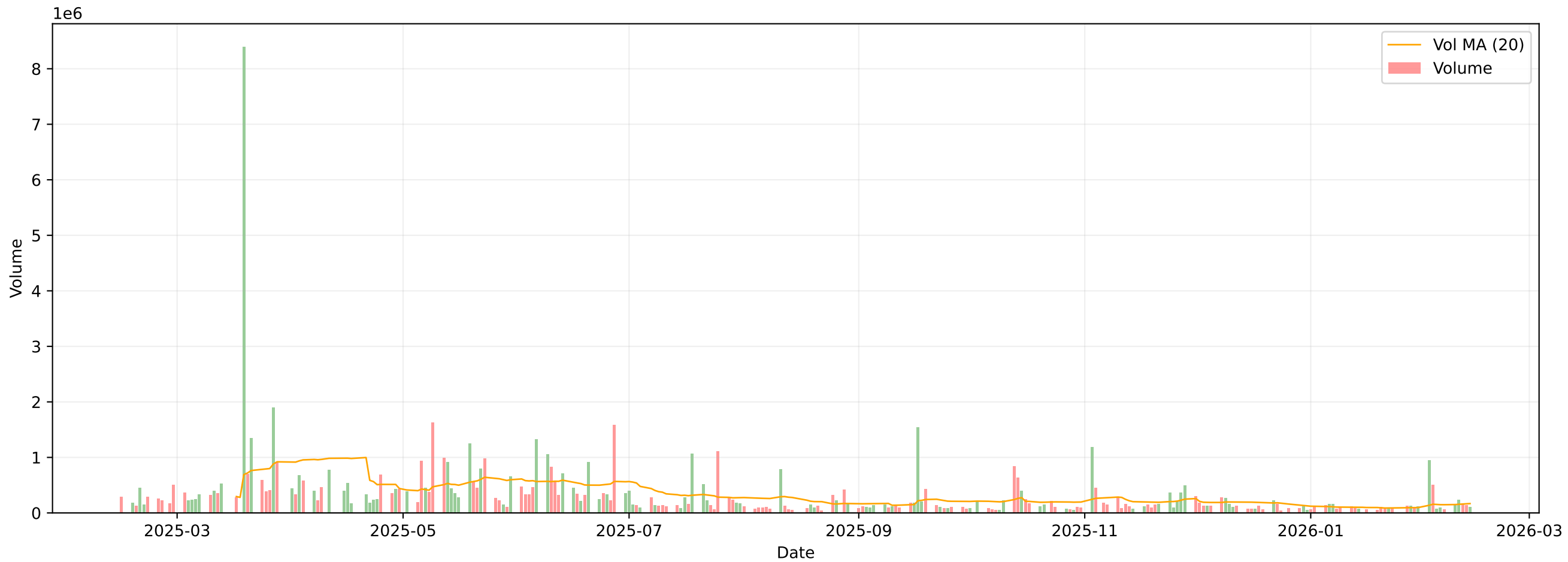
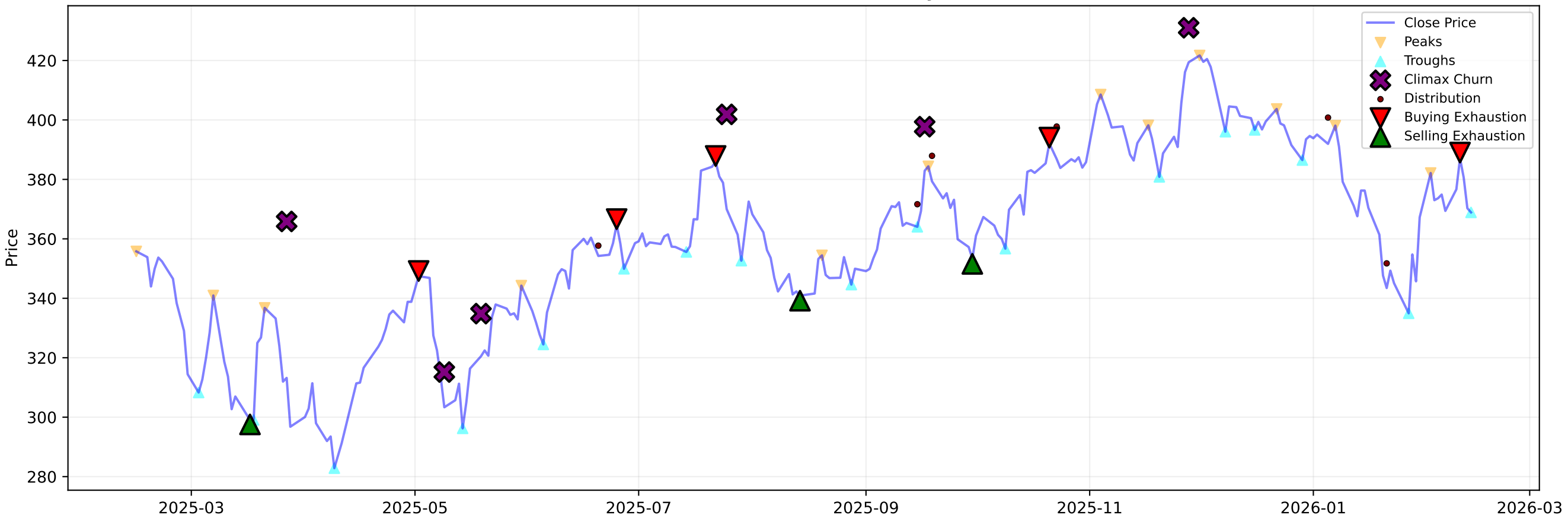
**2026-01-21 [-]:**

Distribution Day

**2026-02-10 [+]:**

**Buying Exhaustion (Bearish Div)**

# MAHLIFE.NS - Volume Analysis



# MAHLIFE.NS - Candlestick Classification Summary

## == CANDLESTICK CLASSIFICATION ==:

Latest Classification: **No Control**

Recent Trend Score (10-day avg): 0.00

:

### Distribution:

No Control: 139

Seller Control: 47

Buyer Control: 37

Buyer Strong Control: 4

Seller Strong Control: 1



# MAHLIFE.NS - Candlestick Classification



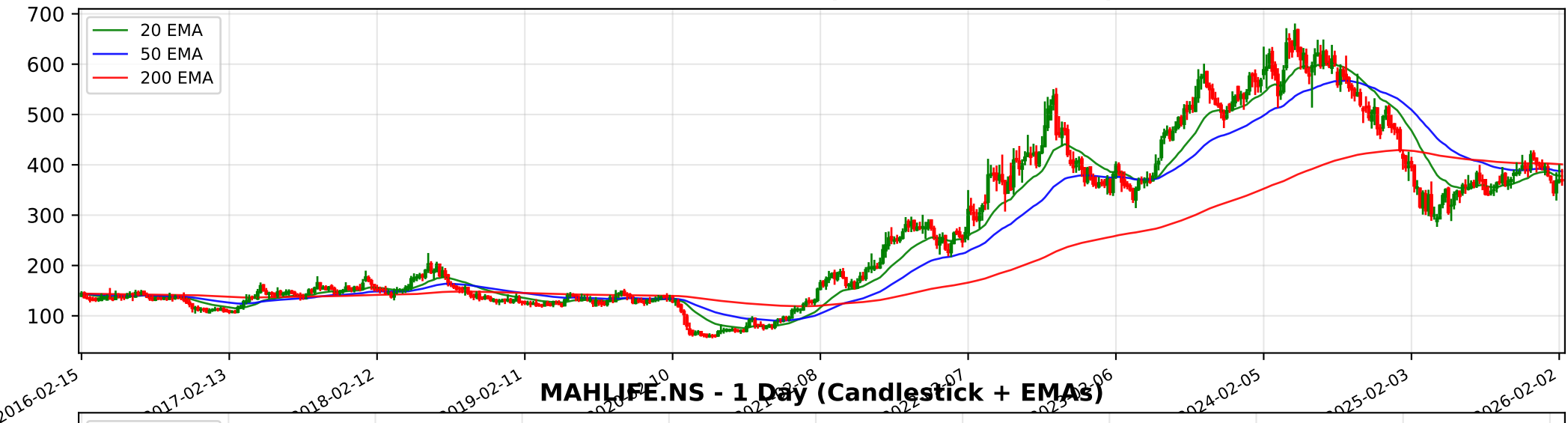
## Multi-Timeframe Supertrend Analysis

Timeframe	Status	Value	Last Price	Signal Date
1 Week	DOWNTREND (Sell)	394.94	368.9	2026-01-19
1 Day	UPTREND (Buy)	334.41	368.9	2026-02-02
15 Min	UPTREND (Buy)	364.01	368.6	2026-02-13

## Multi-Timeframe MACD Analysis

Timeframe	Trend	Momentum	Signal
1 Week	Bearish	Weakening	No Signal
1 Day	Bullish	Weakening	No Signal
15 Min	Bullish	Weakening	No Signal

MAHLIFE.NS - 1 Week (Candlestick + EMAs)



MAHLIFE.NS - 1 Day (Candlestick + EMAs)



MAHLIFE.NS - 15 Min (Candlestick + EMAs)





# Trendlyne Snapshot - MAHLIFE\_forecaster

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India

A

MARKETS / SECTOR: REALTY / INDUSTRY: REALTY / MAHINDRA LIFESPACE DEVELOPERS LTD.

Mahindra Lifespace Developers Ltd. ⓘ

NSE: MAHLIFE | BSE: 532313

Mid-range Performer ⓘ

In 2 Starfolio Baskets

368.90 -1.40 (-0.38%)

↑ 44.07% Gain from 52W Low

109.5K NSE+BSE Volume

NSE 13 Feb, 2026 3:31 PM (IST)

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About

## Mahindra Lifespace - MAHLIFE - stock price prediction, stock forecast, target price, analyst ratings from 6 analysts

Mahindra Lifespace has a share price target of Rs 548, revenue growth forecast of 77.6%, and profit growth estimate of 215.8% for FY26, based on top 6 analyst calls.

### Mahindra Lifespace FORECASTER - Analyst Estimates ⓘ

FORECASTER DASHBOARD →

