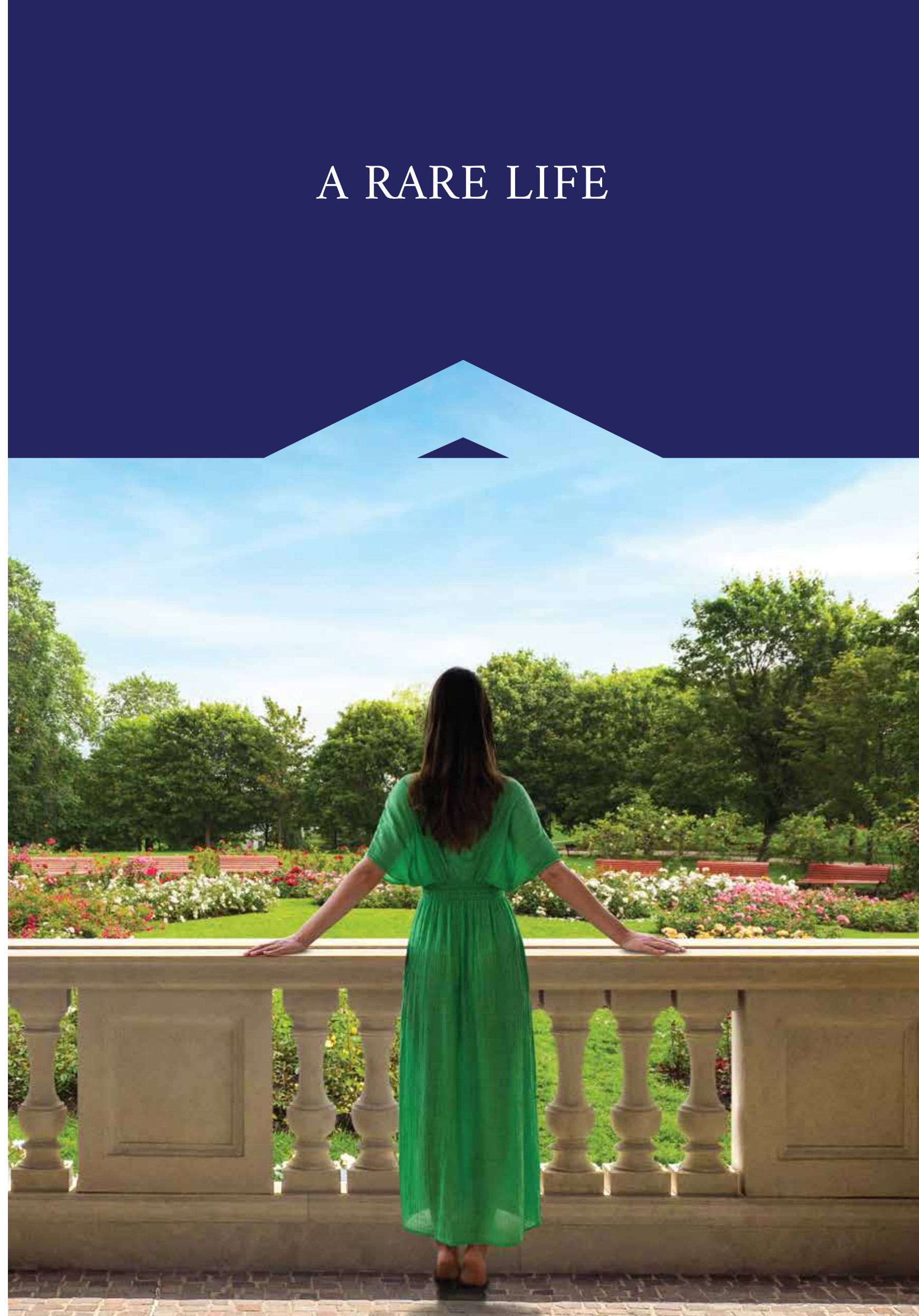


# A RARE LIFE

 **LODHA**  
VILLA ROYALE  
A rare life

SALES OFFICE: Lodha Sales Gallery, near Lodha Luxuria, Majiwada, Thane, Maharashtra – 400607.  
CORPORATE OFFICE: Lodha Excelus Apollo Mills Compound, NM Joshi Marg, Mahalakshmi, Mumbai, Maharashtra – 400011.



The world's  
finest developments.  
Brought to you by  
India's largest  
real estate developer.



Our environments shape us. They nourish our minds and lift our spirits. They empower us to push our boundaries. They make us more than we thought we could be. They inspire us to give our best each day we live. So we can be winners not just for a day, but for a lifetime.

Whether it's giving India its most iconic address or crafting the world's most coveted residence; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices or conceiving India's No.1 smart city with the highest liveability quotient\*\* – one name has been transforming the way we live, with environments at par with the world's finest.

For over 4 decades, Lodha has created environments that benchmark the highest global standards, and are built on a legacy of trust - guided by a singular vision of 'Building a Better Life' for each of its stakeholders – residents, office-goers, and shoppers. In keeping with this vision, and our belief that 'every Indian deserves a richer environment to live and work in', each of our environments is conceived to catalyse ambition, enabling us to fulfil our dreams and aspirations. So we can joyfully embrace each moment and live life to the fullest.

Every one of our environments delivers a multitude of experiences – each enabling us to maximise our potential and become a better version of ourselves. So that we can be the best we can – physically, mentally, and spiritually - not just in our living and work environments, but even beyond them.

Our kids' play zones are designed not just for play, but as tools to sharpen their cognitive skills, improve mental agility and motor skills – keeping our children fit and alert, and preparing them for life's challenges ahead. Our sports activities are geared to encourage sports enthusiasts to step up their training and push their boundaries. Our thoughtfully designed residences come with wide open decks and dedicated WFH spaces that make working from home a delight, while conference-ready business centres and co-working areas are geared to help you perform at your peak, and network with like-minded individuals sharing your environment.

Homemakers are encouraged to hone their skills and pursue their interests and hobbies, with workshops on gardening, painting, origami, pottery, culinary art, nutrition planning, and more. While seniors can find companionship and care in the many facilities and services planned specially for them. All access within our environments is wheel-chair friendly so the feeble and physically challenged can move around freely and independently. Doorstep services like fresh home-cooked meals can be found at all our developments. While special activities, outings, and trips are routinely planned for this cohort, to give them a sense of purpose, achievement, and self-worth.

With manicured greens, tree-lined avenues, and vast outdoor spaces to soothe you, and places of worship within, to enrich your spiritual well-being, Lodha's enabling environments are envisioned with the highest level of design, uncompromising quality, and unparalleled service.

Today, Lodha is India's largest real estate developer.\* The group has recorded sales of over Rs.55,000 cr+ in the last 7 years. Delivering an area of 8 crore sq. ft.\*, with 40 ongoing projects and 23 planned projects^^. Our team of 3,000 associates works relentlessly to create environments of exceptional quality, delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By forging the finest global partnerships, deploying the best talent and processes, being nimble to the needs of our consumers, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest environments – with self-contained eco-systems, great outdoor spaces, robust infrastructure, and every facility and convenience to your doorstep.

Our ability to deliver scale, along with innovative design, superior execution, differentiated branding & marketing, and efficient and enthusiastic on-ground sales staff, allows us to create the best value for our customers across residential, retail and office spaces - winning their trust and appreciation, time after time.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet and society. We are committed to being a net-zero carbon emission company by 2035.

Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' for our stakeholders and helping them flourish in every way they can.



### Lodha Altamount

India's finest residences on Mumbai's Billionaires' Row



### The World Towers

One of India's most iconic addresses



### No.1 Grosvenor Square

The world's most desirable address

\*By sales FY14-21. As per report titled "Real Estate Industry Report" dated January 2021, issued by Anarock Property Consultant Private Limited.

\*\*80 million or ~8 crore square feet completed till March 2021.



## THE JOYOUS LODHA LIFE



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### DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Be it locations with excellent connectivity, or thoughtfully planned and designed residences - every aspect and detail ensures you spend your time meaningfully, and create joyful memories in the company of your loved ones.



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### SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Be it easing your shift into your new residence, fixing any issues, or curating events and experiences to bring delight to your family - everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



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### A BADGE OF PRESTIGE

When you live in a home delivered by India's No.1 real estate developer, you are assured world-class design, the highest standards of quality and service, and a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live joyfully, and also with a sense of pride, knowing you live in a home at par with international standards.



# Put your name on the gate, not on the door.

Imagine having your own home with a big gate, and your family name emblazoned on it. With an enchanting garden, and enough space for your kids to run free. Where you can gaze at the stars lying on the grass. Where nature surrounds you, and laughter echoes in every corner. Where you are the master of all you survey, from the name on the gate to the land your villa stands on.







# Presenting the rarest acquisition Mumbai has to offer: Your own home on your own land.

Set amidst a verdant expanse of nature lies Mumbai Region's best-kept secret: Lodha Villa Royale. An all-villa estate with a serene lake, tree-lined avenues, wide open spaces, and a like-minded neighbourhood of residents who have chosen to live life on their own terms, on their own land.





Representative image of villa



# Connected to Mother Nature. And everything else.

Lodha Villa Royale is an urban oasis nestled amidst greens. It is located away from the hustle-bustle of the city centre, yet provides excellent connectivity to it. Just 15 minutes away from Viviana Mall, Majiwada in Thane and 5 minutes from Dombivli (West) via a 45-m wide road and the fast-progressing bridge over Ulhas River.



*Located off Mumbai-Nashik Highway.*

*Just an hour's drive from CST (VT) and a shorter drive to business hubs in BKC, Thane, Kalyan, and Bhiwandi.*

*In close proximity to world-class schools including Lodha World School and Singhania School.*

*Major hospitals including Lotus, Jupiter, and Hiranandani Hospitals in the vicinity.*



# Live like the rich and famous.

*“Buy land,  
they’re not making it anymore.”*

– MARK TWAIN

For centuries, the most successful and influential people in the world have always lived on their own land, in their own independent villas. Now, it’s your turn.







# Something your grandchildren will thank you for.

Build a legacy from the ground up and pass it on to the next generation. With land being an ever-appreciating asset, there's no better gift you can give your children and grandchildren.



# For the first time ever in Mumbai Region, a luxury gated community of villas.

- *Plots ranging from 200 sq. yd. to 600+ sq. yd.*
- *Vastu-compliant plots and villa layouts*
- *Low-rise community with G+1<sup>s</sup> structures*
- *Great air quality*
- *Large gardens and family spaces*
- *Spacious interiors with home office space,  
and staff quarters*
- *Private parking*
- *Environmentally sustainable development  
with waste water recycling for irrigation  
and solar power panels^^*
- *DG power backup for common area lighting  
and water supply system*





# In a city that forces you to live small, villas that allow you to live big.

How many of us get to live the dream we nurtured as children? The prestige of owning a villa on your own land, that too in the Mumbai Region, is vested in the hands of a very small number. Privileged owners will enjoy the luxury of sipping tea in their own private garden as they watch their children frolic and play; they will have the security of parking their Bimmers in a secure front yard; they will entertain from the comfort of a sprawling living room overlooking the garden; they will bond with their loved ones over Netflix and popcorn in the family room; they will delight in every moment spent at home.





*Not just a home, your private cocoon of luxury:*

- *Villas that provide the highest level of privacy*
- *Secure front yard with parking for 2/3/4 cars*
- *Large private garden*
- *Thoughtful design with ultra-large rooms to complement your lavish lifestyle:*
  - *Spacious living & dining room overlooking garden*
  - *Master bedroom with spacious master bathroom*
  - *Additional bedrooms at Level 1*
  - *1 bedroom at Ground Level*
  - *Home office\* at Ground Level*
  - *Special family spaces: Separate family room at Level 1*
  - *Separate powder toilet*
  - *Staff rooms with toilet*
  - *Separate utility area*
- *Provision for Fibre Optic connectivity providing hi-speed internet access^*
- *Provision for Direct to Home TV connectivity by select service providers^*





# Aligned to your happiness and well-being.

Each villa is Vastu-compliant, planned and aligned according to Vastu Shastra – the ancient ‘science of architecture’. The design integrates architecture with nature, utilising geometric patterns, symmetry and directional alignments, for the unity, well-being and peaceful co-existence of your loved ones. Every tiny detail has been consciously taken into consideration, to ensure your family lives in peace and concord for generations to come.





# A rare living experience.

Here, nature, luxury, and privacy co-exist in perfect harmony, to create a rare living experience unlike any the Mumbai Region has to offer. Set against the backdrop of a serene lake, these villas bring their privileged residents an abundance of nature, acres of privacy, and every convenience right at their doorstep, with all the security, comforts, and peace of mind that a gated community provides.



Artist's impression of the serene lake



# Not just a rich Ecosystem. A social ecosystem too.

With several areas for activity, leisure and recreation dotting its vast landscape, Lodha Villa Royale creates the perfect ecosystem for its residents to meet, socialise, and bond with each other. With picnic spots, shaded nooks, barbeque areas, and a grand clubhouse, it is designed to create a community of like-minded people from diverse professions, where exchanging views is as easy as sharing a cup of coffee, or playing a round of chess.



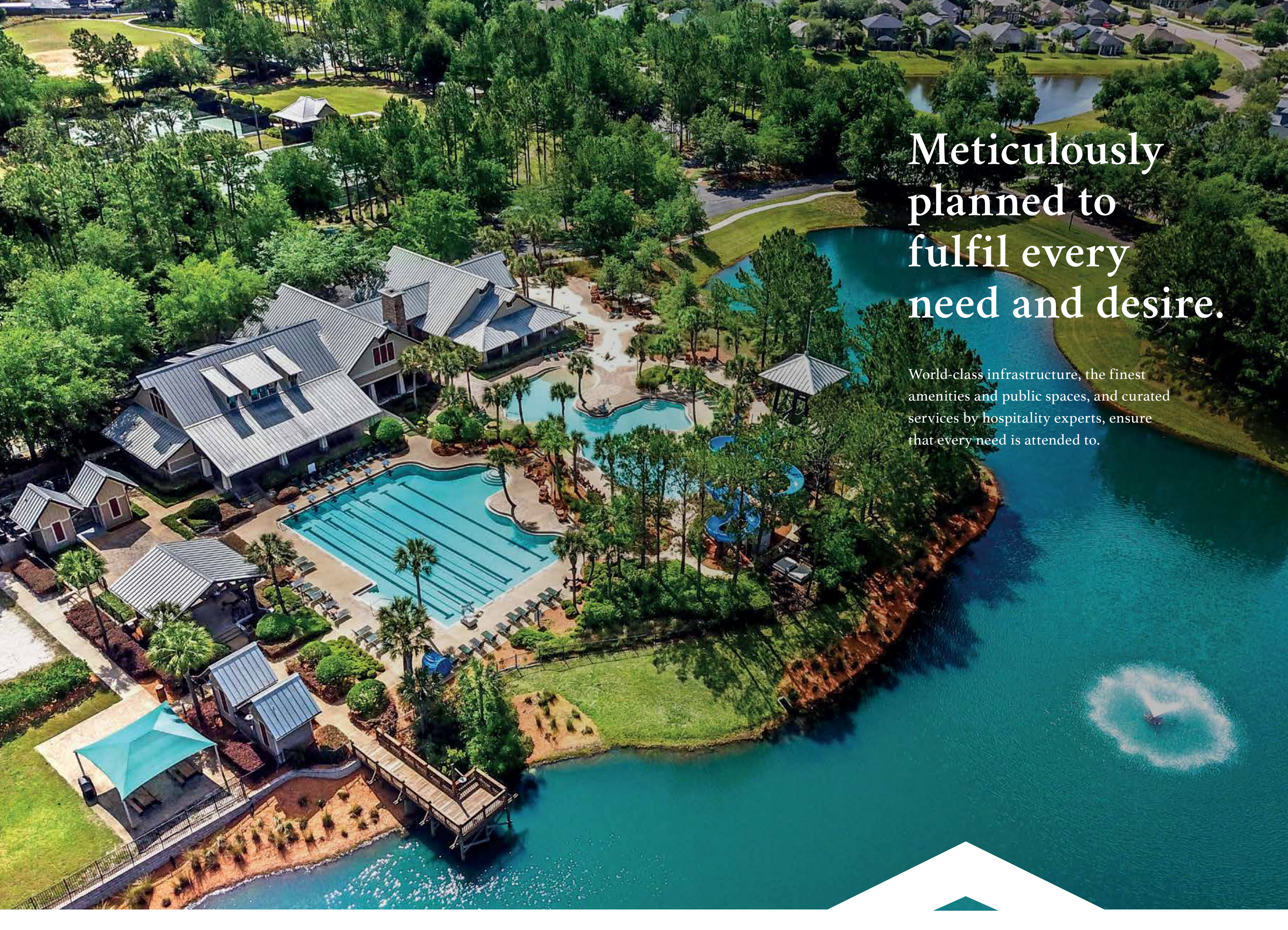


# Saint Amand 5-star hospitality. At your service.

Catering to residents is the highest priority for Saint Amand, the unrivalled hospitality service personally curated by Lodha and exclusive to its properties. Imbued with warmth and personality, Saint Amand's experts deliver a five-star service of care and attention to detail that's second to none.





An aerial photograph of a resort complex. In the center-left is a large, multi-story clubhouse with a grey metal roof and several dormers. To its right is a large, rectangular swimming pool with lane markers. Further right is a smaller, more ornate pool with a blue slide. The entire complex is surrounded by lush green trees and manicured lawns. A large, calm lake occupies the right side of the image, with a small fountain visible in the water. In the background, a golf course and residential houses are visible.

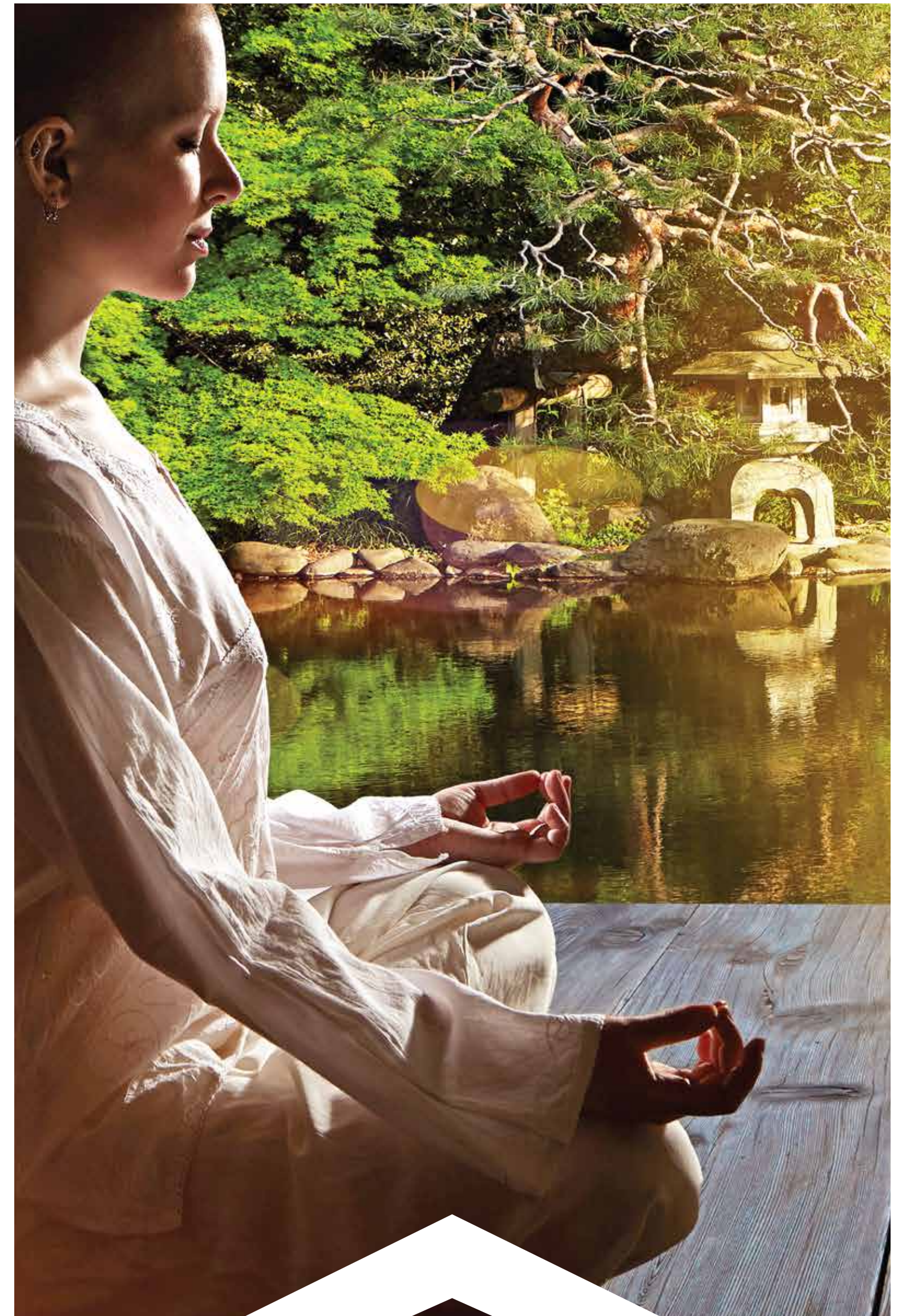
# Meticulously planned to fulfil every need and desire.

World-class infrastructure, the finest amenities and public spaces, and curated services by hospitality experts, ensure that every need is attended to.

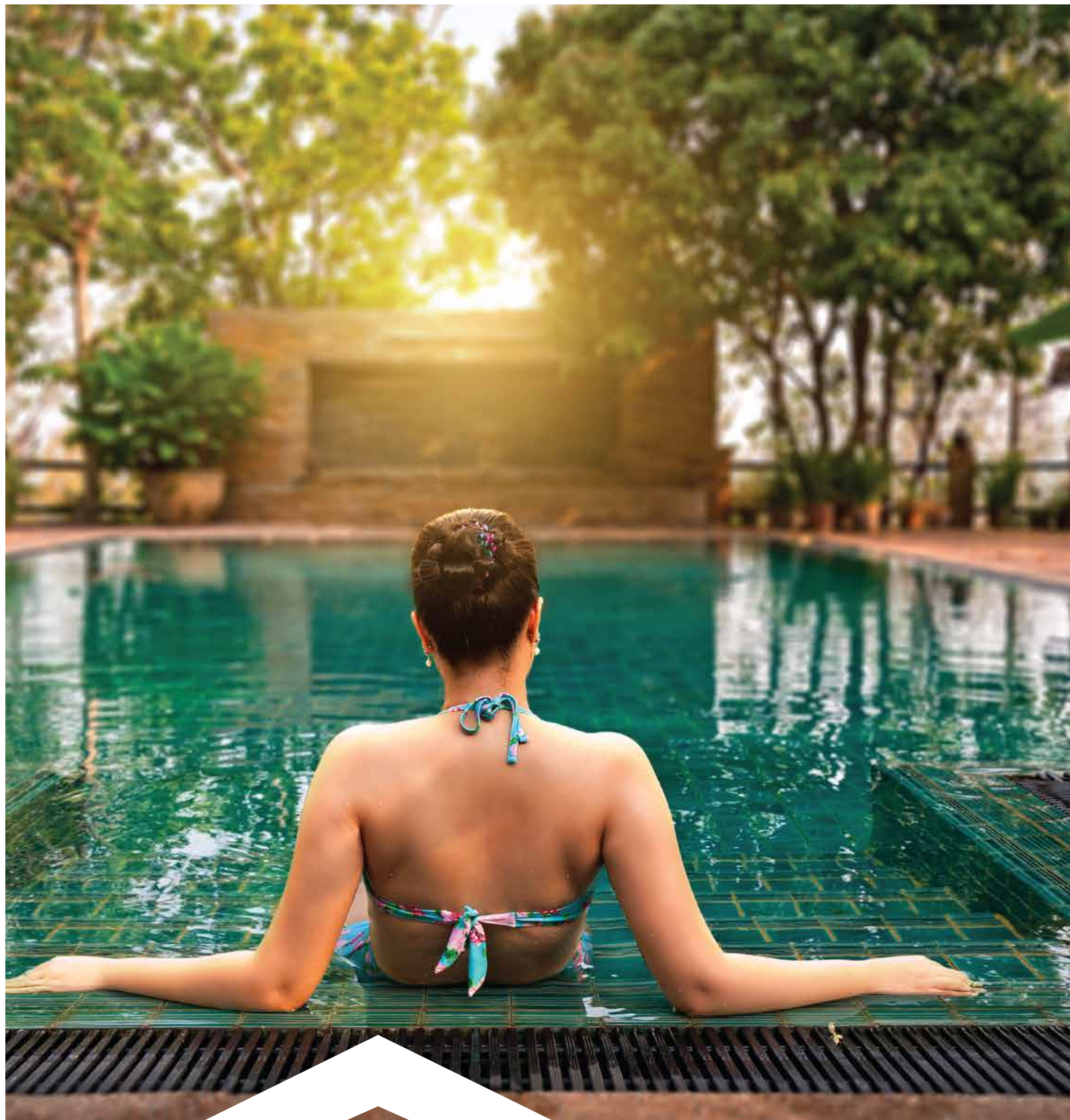


# For the mind

- *Abundance of nature*
- *Serene lake setting*
- *Beautiful, tree-lined avenues*
- *Meditation zone*
- *Grand ganesha temple*







# For the body

- *State-of-the-art gym*
- *Indoor games area with table tennis, carrom and chess*
- *Badminton*
- *Grand swimming pool*
- *Massage and steam room*
- *Outdoor sports facilities*
- *Jogging/walking track*



# For kids

- *Separate kids' pool*
- *Outdoor children's play area with slide, swing and multi-play facilities*
- *Pet-friendly zone*





# For family And friends

- *Café & library lounge*
- *Party hall*
- *Barbeque & picnic spots*
- *Senior citizens' corner*





A person is seated at a dark, reflective desk in a bright, modern office. They are using a silver laptop with their left hand on the keyboard and holding a black smartphone in their right hand. The background features large windows with a grid pattern, letting in natural light. A potted plant is visible on the left side of the desk. The overall atmosphere is professional and tech-oriented.

# For your Business needs

*State-of-the-art business centre  
With meeting rooms and  
work-from-home facilities*





# For security and Peace of mind

- *Zero risk of encroachment*
- *Clear land titles*
- *Secure gated community*
- *Five-tier security designed by international experts*
- *CCTV monitoring in the front yard*
- *Intruder alarm*
- *Video door phone*
- *Gas detector in kitchen*
- *RFID-controlled vehicle access*
- *Provision for inverter for lighting + power (other than ac and appliances)*
- *DG power backup for common area lighting and water supply system*



*Plans*

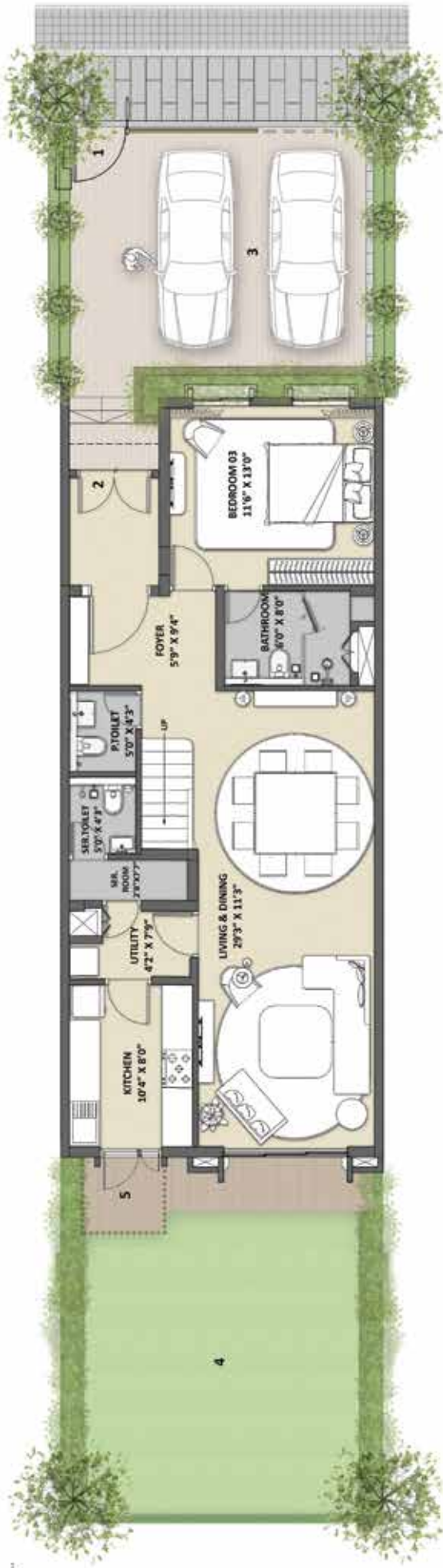


MASTER PLAN





GRAND  
200. Sq. Yd. Villa  
Ground Floor



Legend

- 1. Entry
- 2. Safety Gate
- 3. Parking
- 4. Garden
- 5. Yard

GRAND  
200. Sq. Yd. Villa  
First Floor





ULTIMATE  
300 Sq. Yd. Villa  
Ground Floor



Legend

- 1. Entry
- 2. Parking
- 3. Safety Gate
- 4. Garden
- 5. Yard

ULTIMATE  
300 Sq. Yd. Villa  
First Floor





SUPREME  
450 Sq. Yd. Villa  
Ground Floor



Legend

- 1. Entry
- 2. Parking
- 3. Safety Gate
- 4. Garden
- 5. Yard

SUPREME  
450 Sq. Yd. Villa  
First Floor



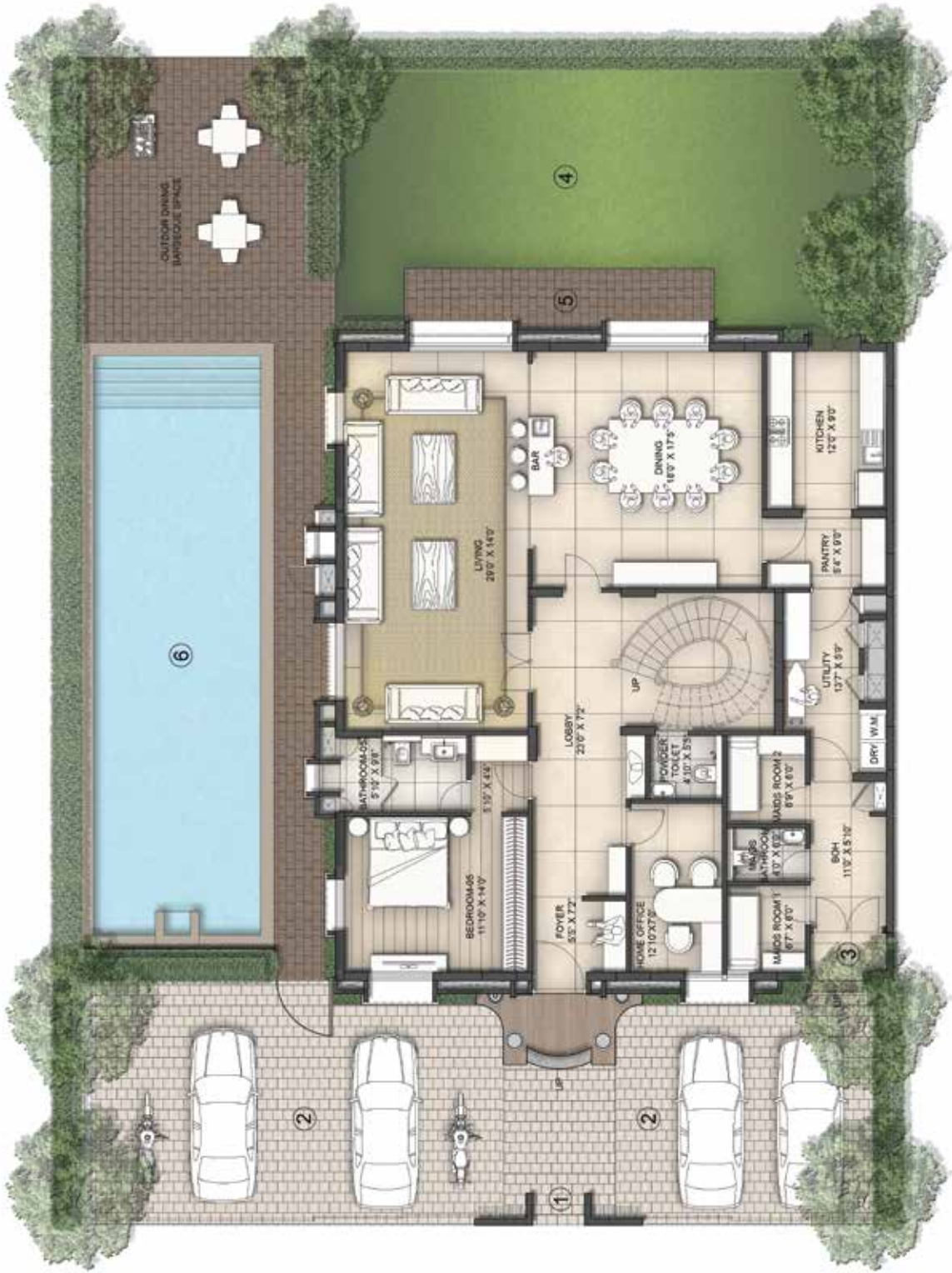


PRESIDENTIAL  
600 Sq. Yd. Villa  
Ground Floor

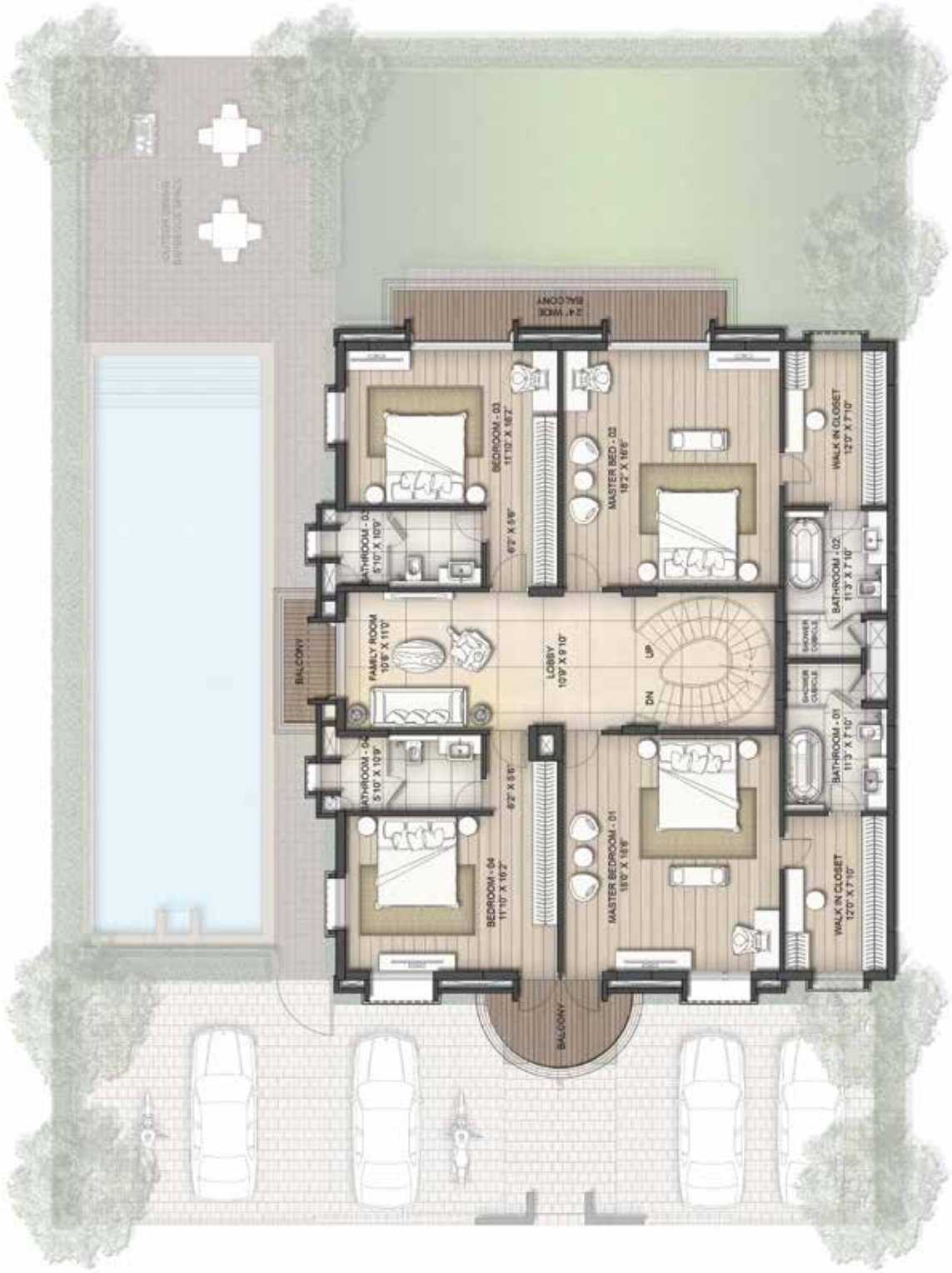


Legend

- 1. Entry
- 2. Parking
- 3. Safety Gate
- 4. Garden
- 5. Yard
- 6. Swimming Pool



PRESIDENTIAL  
600 Sq. Yd. Villa  
First Floor





GRAND JODI  
400 Sq. Yd. Villa  
Ground Floor



Legend

- 1. Entry
- 2. Parking
- 3. Safety Gate
- 4. Garden
- 5. Yard

GRAND JODI  
400 Sq. Yd. Villa  
First Floor





# Only when you curate the best talent, can you curate to perfection.

Designed by renowned architect Hafeez Contractor and India's finest landscape design firm M/s Prabhakar B. Bhagwat, every aspect of this luxurious estate is curated to perfection.

## Project partners

### ARCHITECTURAL DESIGN: HAFEEZ CONTRACTOR

Hafeez Contractor needs no introduction. Awarded one of India's highest civilian honours – the Padma Bhushan – for his contribution to architecture in India, he has become a household name throughout the country. As one of India's leading architects, he has changed the face of the nation's urban landscape forever. His long list of prestigious architectural projects includes luxury hotels like ITC Grand Central and ITC Grand Maratha Sheraton; the Infosys Global Education Centre, Mysore; D.Y. Patil Stadium in Nerul, Navi Mumbai and the redesigning of Mumbai Airport.

### LANDSCAPE DESIGN: PBB

Named after its founder, Prabhakar B. Bhagwat, PBB is arguably India's most renowned landscape design firm, with a diverse portfolio of prestigious projects across the country, and a clutch of national and international awards to its name. With a deep commitment to furthering the boundaries of landscape design in India, PBB's expertise spans every aspect, from design to engineering to lighting to water management.



**\*\*Ranked India's No.1 city to live in by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017**

**\*\*\*In last 2 years, for 80% of units delivered - possession offered prior to agreement due date including grace period**

**^ Monthly services on chargeable basis from provider | ^^ For partial common area loads | \*Select villa typologies only**

**<sup>s</sup>Exception permitted only for non-sale plots/buildings**

**Disclaimers:** The plans, layouts, specifications, images, and other details herein are indicative, and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings/options may be available in limited units only or available at an additional price and are not a part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. This printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient; any sales/lease of any unit in this development shall be governed by the terms of the agreement for sale/lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions/areas stated in the plans are measured basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on accounting of the finishes being installed. Further, variance of +/- 2% in the unit carpet area and /or unfinished room dimensions and/or plot area and/or plot dimensions is possible due to design and construction variances. Facilities and amenities mentioned herein will be shared by different sub-divisions of villa, townhouse and/or other typologies of low rise housing. The project is registered under MahaRERA number P51700026503 available at <http://maharera.mahaonline.gov.in>  
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