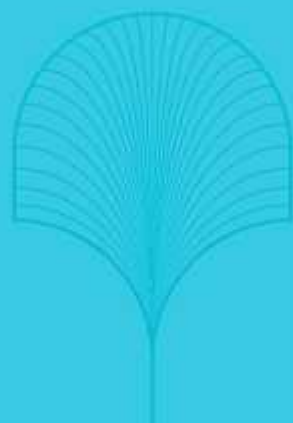


AN  
EXCEPTIONAL  
LIFE



≡ LODHA  
≡ UNICA



INDIA'S NO.1  
REAL ESTATE DEVELOPER<sup>1</sup>.



Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 smart city with the highest livability quotient<sup>2</sup> – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that meet global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Every one of our developments delivers world-class design and uncompromised quality, and is benchmarked against the highest standards of service.

We have been India's No.1 residential developer for the past 6 consecutive years, delivering net sales (India) of over ₹7,163 crore. We have successfully delivered a staggering 19,670 homes over the last 2 years (FY 17-18 and FY 18-19),

of which 15,800 homes were delivered before time, i.e. every 4 out of 5 homes were delivered before time<sup>3</sup>. Our team of over 3,500 associates (including over 2,000 highly trained technicians) has a passion for delivering the finest homes, offices, and retail spaces. We work relentlessly to create developments of exceptional quality.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, and deploying the best people and processes, we have been able to create landmark developments across residential, retail and office spaces, time and again.

Our world-class design, excellent execution, differentiated branding and marketing, coupled with efficient and enthusiastic on-ground sales staff, work well together to create the best value for our customers. With developments in London, Mumbai and Pune, and offices in New York, Dubai and Shanghai, Lodha is now a multinational corporation.



#### THE WORLD TOWERS

One of India's most iconic addresses



#### NO.1 GROSVENOR SQUARE, LONDON

London's most desirable address



#### PALAVA

India's No.1 smart city<sup>4</sup>



#### TRUMP TOWERS, MUMBAI

Mumbai's glittering jewel with a striking gold façade



#### LODHA ALTAMOUNT

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



#### LODHA EXCELUS

Head offices to India's leading corporates



## THE LODHA FOUNDATION

Our vision – ‘Building a Better Life’ – extends to our commitment to society. We make significant efforts to improve and uplift the areas we work in, and the communities we work with, by dedicating a portion of our annual profits to social initiatives. The Lodha Foundation was established in 2007, to implement developmental

initiatives in Mumbai, Thane and the Kalyan-Dombivli Region. Our Corporate Social Responsibility initiatives include educating children from low income families, vocational training for disadvantaged youth and other community welfare measures.

## LEADERS IN SUSTAINABLE DEVELOPMENT

Guided by the principles of responsible luxury, we ensure every development is conceived and designed with an abiding respect for nature, and a commitment to give back to the environment.

- All developments benchmarked against LEED standards
- Working with global experts to set new benchmarks for sustainability
- Use of solar power through solar power farms at various locations
- Rainwater harvesting and recycling of fresh water at all developments
- Large-scale landscaping and tree plantation at all developments
- Recycling of waste materials to ensure conservation of resources
- Commercial developments with water-efficient landscaping, wastewater treatment reuse mechanisms and increased ventilation

## AWARDS AND RECOGNITION

### 2019

- ‘Real Estate Youth Icon of the Year’ – Presented by Grohe Hurun

### 2018

- ‘Forbes Tycoons of Tomorrow’ – Presented by Facebook

### 2017

- ‘Most Respected Real Estate Brand – India’ by 2017 Grohe Hurun
- Scroll of Honour award for ‘Marketing Firm of the Year – India’ by CREDAI
- ‘Highest Livability Quotient’ for Palava, by JLL’s liveability quotient
- ‘Best Residential Project Under Ultra-Luxury Segment’ in the West Zone of India for Lodha Altamount by CNBC Awaaz Real Estate Awards 2017

### 2016

- 45<sup>th</sup> Most Respected Company in India, 2016, by BW BusinessWorld magazine
- ‘Best Private Township’ in the BW BusinessWorld Smart Cities Awards
- Certificate of recognition as the Times Realty Icon 2016, for ‘Iconic Upcoming Project – World One Worli’ by Optimal Media Solutions

### 2015

- ‘Special Recognition Award’ in the ET Best Realty Brands (BRB) Awards
- Ranked as one of ‘India’s Best Companies to Work For, 2015’ by Great Places to Work

### 2014

- ‘The Global Leadership in Real Estate Award’ at the NDTV Property Awards
- ‘The Most Trusted Real Estate Brand in the Country’ by the Brand Trust Report
- Ranked as one of ‘India’s Best Companies to Work For, 2014’ by Great Places to Work

## THE LODHA PROMISE:

### 9 COMMITMENTS FOR A WORLD-CLASS HOME BUYING EXPERIENCE

We believe that the buying experience is as critical as the living experience and so it is our endeavour to make it world-class as well.

#### TIMELY DELIVERY

Or else we pay you interest @ SBI MCLR + 2% from expiry of grace period to offer of possession.

#### OC FIRST

Possession with Occupation Certificate.

#### NO TRANSFER FEE

Processing charges of only ₹ 25,000/- per unit or as permitted by authorities.

#### TIMELY UPDATES

Ongoing online updates through photographs of construction progress. We also organise physical site visits on at least 2 occasions between commencement of construction and possession.

#### WORLD-CLASS QUALITY

Homes built with passion and precision, with the knowledge that every home we build carries our name.

#### HOME LOAN SUPPORT

Tie-ups with top banks and institutions to get you home loans at attractive rates, and on time.

#### RENTING SUPPORT

We will help you find a tenant or lease if you decide to rent your unit any time within 12 months from possession.

#### TIMELY CONVEYANCE

Within 18 months of completion of layout.

#### TOP-CLASS PROPERTY MANAGEMENT

We manage your property to ensure that the value of your home continues to appreciate. And we do it for the long-term: a minimum of 5 years.





Lodha Codename Bullseye  
Lodha Codename Golden Ticket

Lodha Aqua  
Casa Essenza

ULLHAS RIVER

Lodha Splendora

DAHISAR

Lodha Inis  
Lodha Lakuria

BORIVALI

Lodha Paradise  
Lodha Aristo

KANDIVALI

Lodha Supreme  
Lodha Sterling  
Amara

MALAD

Casa Viva  
Crown Thane  
Lodha Luxuria Prime

Think By Lodha  
Casa Ultima

Lodha Grandezza  
Lodha Supreme

Lodha Boulevard

Lodha Firenze  
Lodha Sagewood

MULUND

DOMBIVALI

Lodha Bell Air  
Lodha Urice

BHANDUP

Palwa

Crown at Tajira  
Green Road

Lodha Impetia

Think By Lodha  
Lodha Supreme  
Lodha Aurum  
Lodha Aurum Grande

Lodha Staria

Lodha Supreme

Lodha One

VILE PARLE

POWAI

SANTACRUZ

GHATKOPAR

VOYAVIHAR

JUHU

KHAR

CHEMBUR

Lodha Grandeur

BANDRA

Lodha Excelis

Lodha Park

MAHIM

New Cliffe Parade

Lodha Supreme

FRABHADEVI

BADAR

The World Towers

One Lodha Plaza  
Lodha Prime

UPPER WORLD  
Lodha Charis Paradise

PAREL

WORLI NAKA

Lodha Aria

Lodha Supreme  
WORLI

Lodha Venezia  
BEWRI

Lodha Coasters  
Lodha Seamount

Lodha Bellissimo  
Lodha Primero  
Lodha Excelis

MARINE LINES  
NAPEAN SEA ROAD

Lodha Altamount

CHURCHGATE

CST

COLABA

- Ongoing Residential Projects
- Upcoming Residential Projects
- Ongoing Commercial Projects
- Upcoming Commercial Projects
- ☑ Delivered Projects



IT'S TIME  
TO MOVE UP IN LIFE







**MEET TWO NEEDS WITH ONE DEED.  
GET A STYLISH NEW PLACE THAT'S A  
SMART INVESTMENT TOO.**

Lodha Unica is a once-in-a-lifetime opportunity for young couples looking for a smart, stylish place of their own.

Sharing an apartment with extended family has its advantages, but it can also cramp your style. Lack of space and privacy can hinder personal growth. Now is the time to get a place of your own. A place that is designed to match your own style and elegance. A place you'd be proud to call home.

Lodha Unica is a sleek new Art Deco tower exclusively designed for one-bed homes by Hafeez Contractor, with interiors by one of Bollywood's favorite designers, Ashiesh Shah. With world-class amenities and extensive spaces for bright natural light and fresh green surroundings, it has all the trademarks of an A-grade development and offers fabulous connectivity to work locations and buzzing social hubs.

*In addition to being stylish, Lodha Unica is one of the best real estate deals you'll ever find in the one-bed segment.*

At unbelievable prices, you get an elegant home in a designer building, from India's top real estate developer. And with no similar offering from any other A-grade developers in the Western Suburbs, this is one opportunity you don't want to miss.



UPGRADE  
YOUR  
LIVING SPACE





Representative image

## ONE-BED HOMES IN A STYLISH NEW AVATAR.

A one-bed home in Mumbai is often a depressing, cramped space that isn't very welcoming. We're here to change that forever. A fresh stylish take on the one-bed homes in Mumbai, residing in a spanking new Art Deco styled tower designed by the legendary Hafeez Contractor with swanky interiors by one of Bollywood's favourite designers Ashiesh Shah, Lodha Unica presents one-bed homes like never before.

*Each home is intelligently designed to maximize room space  
and minimize wastage.*





Representative image

Each home is intelligently designed to maximize room space and minimize wastage. The floor plan makes the most of every inch, to give you a large living room and bedroom. Full-length floor-to-ceiling windows<sup>4</sup> let in ample light and offer you great views. Fully air-conditioned<sup>5</sup>, your home comes with Marbital<sup>®</sup> flooring in the living and dining spaces, and passage areas as well as in the bedroom. European style<sup>6</sup> sanitary ware and designer tiled flooring in the bathroom give it an international look and feel. And granite platforms and Marbital<sup>®</sup> flooring make your kitchen super sleek. What's more, you also have a separate utility area for storage and an added powder room.

These top-of-the-line fittings and features make this one of the most coveted one-bed homes in the market.

*Interiors by one of Bollywood's  
favorite designer Ashiesh Shah.*



Representative images



- Optimally designed units with large living room and bedroom
- Fully air-conditioned homes<sup>5</sup>
- Floor-to-ceiling windows<sup>4</sup> to enjoy splendid views
- Marbltal<sup>®</sup> flooring in living/dining and passage areas
- Marbltal<sup>®</sup> flooring in master bedroom
- Master toilet finished with designer tiles, European style sanitary ware from Kohler/Duravit<sup>6</sup> and CP fittings from Kohler/Isenberg<sup>6</sup>
- Separate utility area
- Kitchen with granite platform and Marbltal<sup>®</sup> flooring
- Provision for telephone and TV connectivity





## A DESIGNER ART DECO TOWER YOU'D BE PROUD TO CALL HOME.

This exquisitely designed Art Deco tower has geometrically stylized forms that give it an elegant sophistication.

*Designed by Hafeez Contractor, one of India's leading architects, who changed the face of the nation's urban landscape forever.*

Hafeez has long had a commitment to design excellence, efficient delivery, and sophistication in building technology, which can be seen in the illustrious list of architectural projects he has delivered.

The tower reflects his unique sense of style and its design is carefully crafted and well thought through. Maximising space, creating cross-ventilation, ensuring plenty of greenery and natural light, all trademarks of this great architect are reflected in Lodha Unica.





The community spaces and shared amenities in the tower have been designed by Ashiesh Shah, celebrity designer to some of India's top film stars and industrialists. Named one of the 50 most influential names in architecture and design by Architectural Digest magazine for 4 years in a row, he is the go-to designer for Hrithik Roshan, Ranbir Kapoor and a host of other top celebrities.

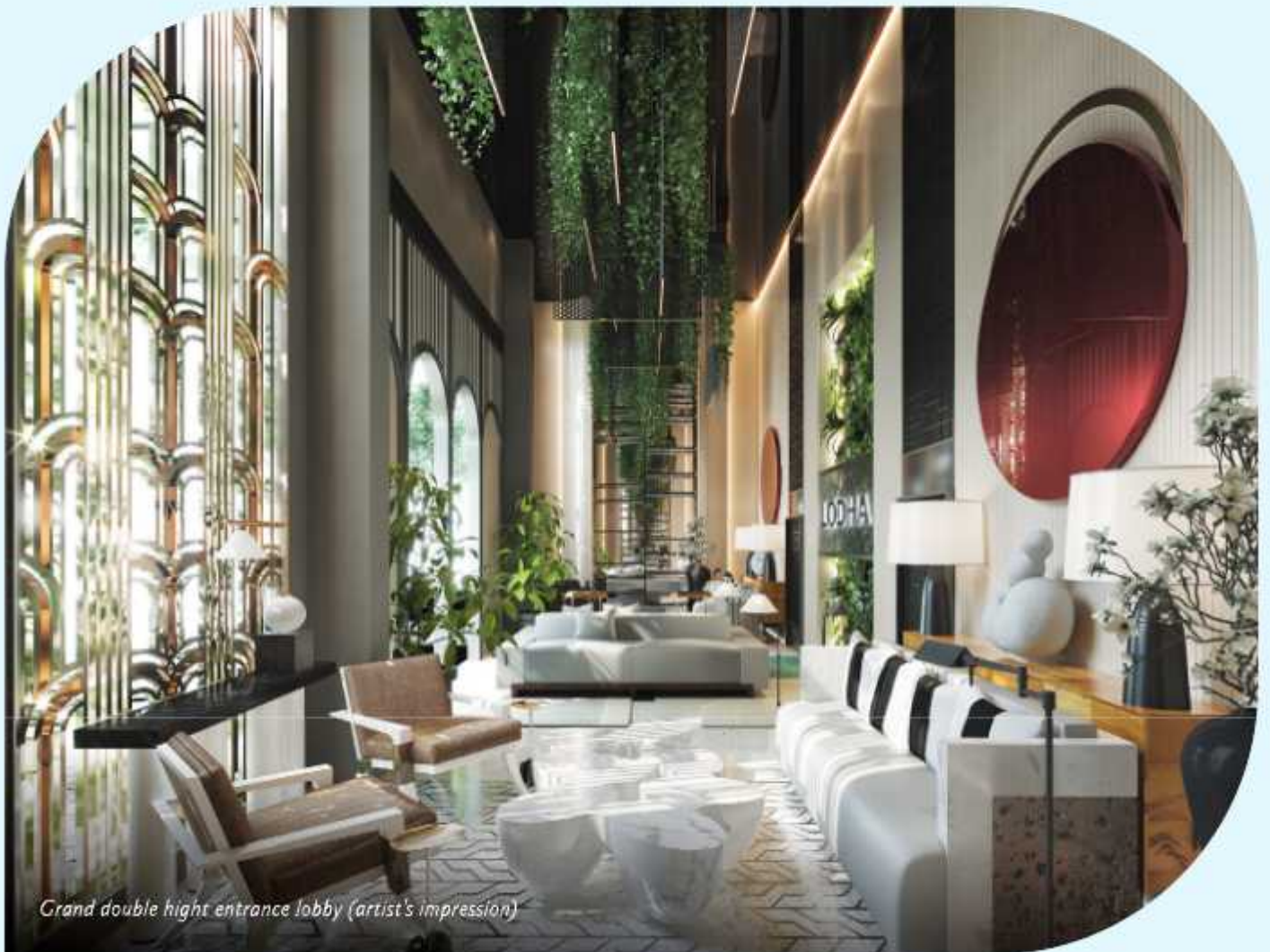
Located in a quiet lane with no SRA or public parking around, this Art Deco tower boasts of a grand double height entrance lobby, Sky Club at the top with amazing views, an indoor games room, a café with library to unwind in style, and a world-class gym to help you stay in shape. The tower also comes with a stunning terrace lounge for sundowners or conversations over a cup of coffee. All these amenities have been designed by Ashiesh Shah with his modern minimalistic touch. Clean lines, minimal furniture and adaptable interiors help keep these spaces fluid and are designed to enhance friendly communication between residents.

The landscape of the surrounding areas is designed by Sitetectonix, Singapore. Globally acclaimed for its contribution to landscape architecture, urban design and planning, the firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence. The surroundings are lush green and a breath of fresh air in an otherwise concrete jungle.





*Grand entrance (artist's impression)*



*Grand double high entrance lobby (artist's impression)*





- Architecture by world renowned master architect, Hafeez Contractor
- Landscape design by Sitetectonix, Singapore
- Building designed in Art Deco style
- Grand double-height entrance lobby
- 4 high-speed elevators
- Sky Club at the top with amazing views
  - World-class gym
  - Café with a library
  - Indoor games room
- Stunning terrace lounge
- Dedicated car park for each unit









Representative images

## WE'VE GOT YOU COVERED

*Our top-of-the-line security systems ensure complete peace-of-mind for your family, at all times.*

The building is protected with a 4-tier security system with intercom for each residence, CCTV coverage and electronic access points. RFID controlled parking ensures a tight ring of security for the building. While an advanced firefighting system keeps you and your loved ones safe and secure.

- Advanced firefighting system
- 4-tier security system with:
  - Intercom for each residence
  - Controlled access to entrance lobby
  - Electronically controlled RFID access for cars
  - 24x7 CCTV monitoring of key areas





## NO MORE TRAFFIC WOES

Lodha Unica is located in Jogeshwari West, just off the Western Express Highway. Only minutes away from schools, offices, hospitals and social hubs.

*No more wasting hours of your life stuck in endless traffic.*

Connectivity to major metro lines, railway stations and the international airport make travelling smooth and easy. Upcoming infrastructure will ensure even greater connectivity with the rest of Mumbai. High quality schools in the vicinity include Oberoi International and Ryan International among many others. Nearby malls, restaurants and cinema halls provide great entertainment and shopping options. There are several hospitals in approximately 5km radius around Lodha Unica.



<b>COLLEGES / SCHOOLS</b> SP Jain College NMIMS University Vibgyor High School Oberoi International School Ryan International School Jankidevi Public School	<b>HOSPITALS</b> Kokilaben Dhirubhai Ambani Hospital Criti Care City Hospital	<b>OFFICES / WORKPLACES</b> Nirlon Knowledge Park NESCO Film City Mindspace Solitaire Park SEEPZ BKC	<b>MALLS</b> Infinity Mall Oberoi Mall Infinity Mall - Malad	<b>CINEMA HALLS</b> PVR - Citi mall Inox - Inorbit Mall
<b>BRANDED RETAIL STORES</b> Big Bazaar - Infinity Star Bazaar	<b>HOTELS</b> Radisson J.W. Marriott The Westin			





## UPCOMING INFRASTRUCTURAL DEVELOPMENT AROUND LODHA UNICA.

### **METRO<sup>7</sup>**

The Swami Samarth Nagar-Jogeshwari-Vikhroli Metro-6 corridor is part of the metro system for the city of Mumbai. With 13 stations on the route, this 14.5 km long corridor is planned to connect Lokhandwala (Andheri West) in the Western Suburbs to Vikhroli and Kanjurmarg in the Eastern Suburbs by 2021.

### **JVLR EAST-WEST FLYOVER<sup>8</sup> (~15 MINS)**

The Hindu Hridayasamarat Balasaheb Thackeray Flyover, which connects Jogeshwari West to East, will further be extended from the junction of JVLR and WEH to Mahakali Caves.

### **MRINAL-TAI GORE FLYOVER-ALREADY FUNCTIONAL (~10 MINS)**

The city's second double decker flyover which connects Goregaon East to West, will soon be extended to Andheri Lokhandwala.



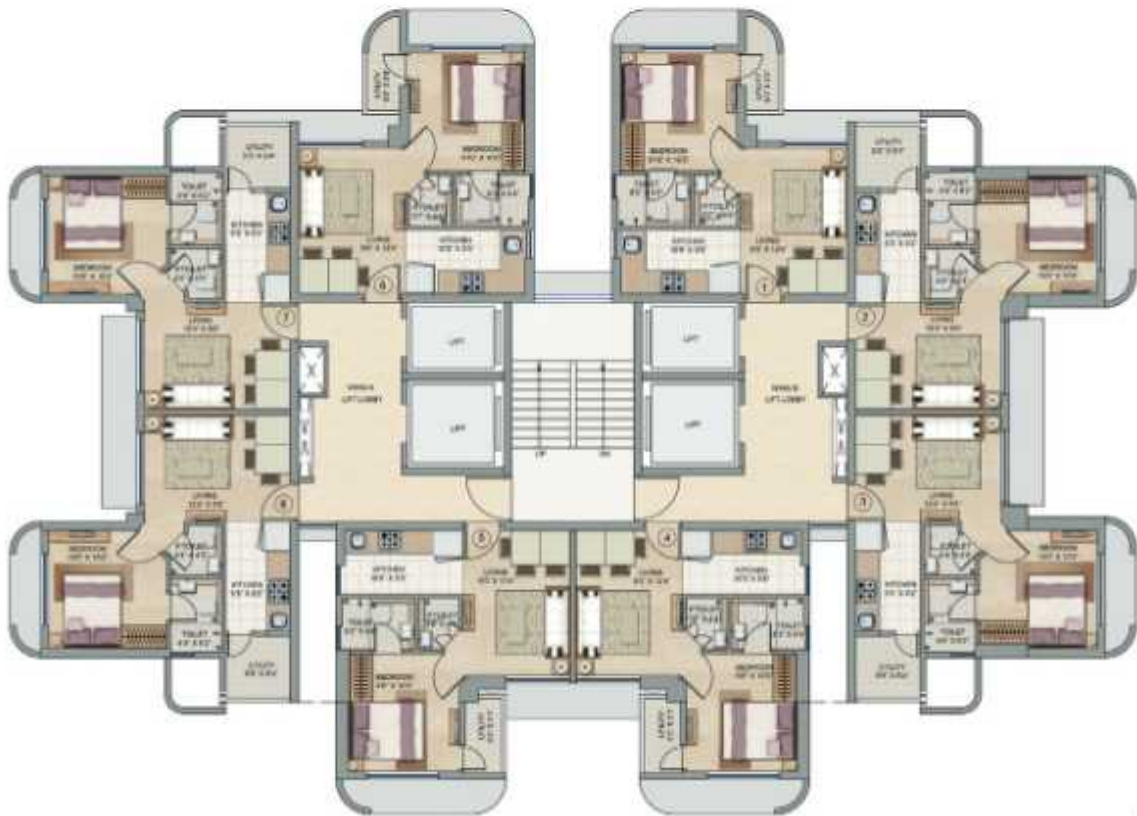
PLANS  
AND LAYOUTS







Site Plan



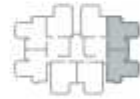
Typical Floor Plan



1 B/A



1 B/B



1 B/C





**GREAT PARTNERS  
GREAT RESULTS**





## HAFEEZ CONTRACTOR

One of India's leading architectural firms, Hafeez Contractor Architects has been responsible for changing the face of the nation's urban landscape forever. With a commitment to design excellence, efficient delivery, and sophistication in building technology, his firm has to its credit a long and illustrious list of architectural projects.



## ASHIESH SHAH

Architect Ashiesh Shah began his career in New York City in the mid 2000's after graduating from Parsons School of Design with a degree in Interiors and Architecture. For the last eight years, Shah has been spearheading his own design firm Ashiesh Shah Architecture + Design, handling various high-end design projects in India and abroad. Shah has been named one amongst the 50 most influential names in architecture and design in the country by Architectural Digest for the last four years. He is also one of Bollywood's favourite interior designers and architects and has designed homes for Hrithik Roshan, Ranbir Kapoor, Aditya Roy Kapur, Jacqueline Fernandez and a host of other luminaries.



## SITECTONIX

Based in Singapore, Sitectonix is globally acclaimed for its contribution to landscape architecture, urban design and planning. The firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence.

Sitectonix is known for innovative, cost-effective designs that take into account the environmental, social, cultural, historic and economic circumstances of each project. With this understanding, the firm is able to create innovative design solutions that are consistently executed with uncompromising quality.

Sitectonix's high-profile projects include the Anglo-Chinese School, Singapore, Far East Square, Singapore, ITE First regional campus, Singapore, Kanuhura beach resort, Maldives and the much-awarded Hotel Sofitel Central, Hua Hin.



MahaRERA Registration No.P51800016528 available at website: <http://maharera.mahaonline.gov.in> | 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 additional price and are not part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The 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 solely 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 and/or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, variance of +/- 3% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. The plans contained herein are typical unit/floor plans – please verify exact plan and orientation of your unit before purchase. The garden units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organization. RERA registration no. and related details (as required by Authority) e.g. authority website URL. Date of Printing: Jan 2020 | \*By residential sales | †Based on livability quotient ranking of JLL | ‡In last 2 years, for 80% of units delivered – possession offered prior to agreement due date including grace period | †From 150mm above finished floor level to beam bottom | †Excluding kitchen, store, toilets and service areas | †Or equivalent | †Source: <https://mrmrda.maharashtra.gov.in> | †Source: <https://mumbaimirror.indiatimes.com>. Map and images used are for representative purpose only | T&C apply.



