

**— LODHA CODENAME —**  
**PREMIER**

**THE WORLD'S  
FINEST DEVELOPMENTS BY  
INDIA'S NO. 1  
REAL ESTATE DEVELOPER\*  
- LODHA.**

From India's most iconic addresses to London's most coveted residences. From offices for the cream of the corporate world, to the homes of society's elite. From adding glittering icons to Mumbai's skyline to conceiving India's smartest and most livable city." One name has been transforming the way we live with landmarks on par with the world's best — Lodha.

Our passion is to create landmarks that are benchmarked against the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. In keeping with our belief that 'Every Indian deserves a high-quality home,' and our vision to build a better India, every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service — putting Lodha developments in the same league as the world's finest.

Today, Lodha is India's No. 1 real estate developer.\* The company has clocked sales of over ₹50,000 crore in last 7 years. We have delivered an area of 8 crore sq. ft.\*\* and have 40 ongoing projects and 23 planned projects. ~ Our team of 3,000 associates works relentlessly to create developments of exceptional quality, and is committed to 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 people and processes, being nimble in delivering our customers' needs, and benchmarking against the highest global standards, Lodha has been able to create some of the world's finest developments — with self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and convenience at one's doorstep.

Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together 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 our 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' in more ways than one.

\*By sales FY16-22. | \*\*80 million or ~8 crore square feet completed till Oct 2021.

^Based on livability quotient ranking by JLL in its 'Livability Quotient - A Paradigm Shift in India's Emerging Cities' Report | ^^As of 31<sup>st</sup> December, 2021.



**Lodha Altamount**

The finest residences on Mumbai's Billionaire Row



**The World Towers**

One of India's most iconic addresses



**No. 1 Grosvenor Square**

The world's most desirable address



**NET POSITIVE.  
BECAUSE TOMORROW  
SHOULD BE  
BETTER THAN TODAY.**

**Buildings and infrastructure can leave an imprint on the planet that can last for decades – much longer than cars or electronic devices. This is why, building smartly and sustainably is the key to ensuring a better world for us and future generations. As India's No.1 real estate developer, we have taken the lead to ensure that our impact on our environment and society is net positive.**



### **ADVANCED TECHNOLOGIES**

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

### **NET ZERO CARBON BY 2035**

Lodha is committed to reducing its scope 1 and 2 carbon emissions significantly, and intends to be a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We are working closely with global experts, including the Rocky Mountain Institute (Colorado, USA) to achieve these goals and set a global benchmark for sustainable development.

### **SOCIAL HOUSING**

We are building hundreds of homes, which will be given to families in need at a nominal cost. The desire for home ownership is universal and by offering good quality housing to the weakest economic strata, we aim to create a more equal society.

### **HIGHEST STANDARDS OF HEALTH AND SAFETY**

The world's finest developments are built by individuals who stop at nothing to ensure that every detail is perfect. To us, our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices by bodies like BSI for Occupational Health & Safety Management System (OSHAS).

*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. Every aspect - from excellently connected locations to carefully designed residences - is thought of so you can 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. Right from easing your transition into your new residence and fixing every issue to curating events and experiences to delight 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 can be certain of world-class design, the highest standards of quality and service, and a space that is thoughtfully designed to ensure your holistic well-being. In a Lodha residence, you can live joyfully and with a sense of pride, knowing you live in a home that meets international standards.



*Lodha Codename Premier.*

**DESIGNED FOR NEW AGE LIVING.**

MOVE TO A NEIGHBOURHOOD  
ENGINEERED *for* 21ST CENTURY LIFE.



Lodha Codename Premier is inspired by the world's most livable cities to enable a lifestyle that is richer, easier, and more balanced. This neighbourhood is designed to foster safety, good health, and an environment that allows you to enrich your days with a variety of activities in the company of your loved ones.

#### **BIGGER RESIDENCES**

- Spacious, post-Covid design homes with large sun decks.

#### **BETTER ENVIRONMENT AND LIFESTYLE**

- Swathes of open spaces: including floral gardens to brighten your days.
- Sustainable design and practices: including 100% waste water recycling, sensor-based street lights to save energy and waste segregation.
- Every amenity - from the necessary to the delightful - just a 5-15 min. walk away.

#### **BEST LOCATION AND INFRASTRUCTURE**

- World-class infrastructure with wide footpaths, roads and 24/7 power and water.
- Seamless connectivity to all of MMR via railway, an upcoming metro line, and Kalyan-Shil Road.



*Bigger*  
HOMES

RESIDENCES *with* LARGE SUNDECKS.  
STYLISH, SUSTAINABLE,  
AND GLORIOUSLY SPACIOUS.

At Lodha Codename Premier, you will live in a home conceptualised for the post-Covid world, by master architect Hafeez Contractor. Each residence is thoughtfully designed to offer work-from-home spaces, excellent ventilation, and large windows and sun decks that will keep you connected with nature. As an added measure to add beauty to every day, you will also enjoy enchantingly idyllic views of tree-lined avenues or gardens bursting with flowers.

- Spacious 1, 2, and 3 bed residences.
- Well planned, space-optimised layouts with ample storage.
  - Large sun decks.<sup>§</sup>
- Separate space for a study or work-from-home office.
  - Tall, floor-to-ceiling windows.<sup>¶</sup>
  - Air-conditioned bedrooms.
- Marbital flooring\*\* for living room, dining room, bedrooms and passage.
- Bathrooms finished with designer chrome-plated fittings from Jaquar / Kohler / Isenberg,\*\* and sanitaryware from Kohler / Roca / Toto.\*\*
- Kitchen with granite platform, high-end stainless steel sink, and premium vitrified tile flooring.
  - Separate utility area.
- Green views from every residence – garden or tree lined avenue.
  - Select apartments with private gardens.
  - Designed by master architect, Hafeez Contractor.





Large sun decks and windows to keep you connected to the outdoors.



Modern, high-quality finishes in every room.

**TOWERS DESIGNED *for***  
**A GRANDER LIFE.**  
**AND A GREENER PLANET.**

The towers in Lodha Codename Premier are just as green as the lush landscape they are set in. Their future-ready design goes beyond the striking façades to incorporate technology and processes that surpass IGBC's standards for green design and are on track for a LEED certification.

- IGBC Gold standard certification for green design.
  - LEED rating.<sup>1</sup>
  - Grand entrance lobbies with the finest finishes.
- Highest standards of sustainable design: including rooftop solar panels.
- Best-in-class multi-tier security system with access-controlled entrance at the lobby, visitor authentication, 24x7 CCTV monitoring of common areas, and an intercom for each residence to allow remote visitor access at lobbies.
  - Designed to maximise air-flow and natural light.
  - Firefighting system with a sprinkler network in each residence.
  - DG power backup for common areas, elevators, and the water supply system.
- Provision for fibre optic (FTTH) and direct-to-home TV (DTH) connectivity, for high-speed internet access.<sup>^</sup>
  - 2 high-speed elevators (including a stretcher elevator) by Otis / Schindler / Kone.\*\*





*Better*  
**ENVIRONMENT**

**GREEN DESIGN THAT GOES  
BEYOND GARDENS *and* TREES.**

Lodha Codename Premier isn't just a place where you can enjoy the beauty of nature; it is a place where even the environment can thrive. Apart from surrounding you with an abundance of floral landscapes, there are a series of processes in place to help you lead a greener life. Your home will be equipped with eco-friendly features, including 5-star ACs designed to reduce energy consumption and greenhouse gases. All waste will be processed responsibly. And the infrastructure supports conserving and generating resources. Every aspect of this neighbourhood is designed to protect the environment.



A photograph of a lush green park with many trees and a path. The trees are tall and leafy, with sunlight filtering through the leaves. A dirt path winds through the park, and there are some benches and bushes in the foreground.

**ENVIRONMENT FIRST:  
60% OPEN SPACES AND THOUSANDS OF TREES,  
RESULTING IN ONE OF MMR'S MOST  
PRISTINE ENVIRONMENTS WITH THE BEST  
AIR QUALITY. AND A SERIES OF GREEN PRACTICES,  
INCLUDING 100% WASTE WATER RECYCLING TO  
LOOK AFTER THE PLANET AND YOU.**

**JOYFUL, FLORAL GARDENS.**  
**FILL EVERY DAY *with* COLOUR.**

Lodha Codename Premier offers something few people have - a chance to live with the beauty of nature without forgoing modern comforts. Here you will find sports grounds that invite you to spend more time outdoors, and a palette of floral gardens - each with a different shade of blooms. Every walk will be transformed into a pleasant stroll amidst flowers. And as the seasons pass, you will be greeted by an ever-changing, ever enchanting landscape of fresh blossoms.



EVERYTHING YOU NEED, JUST A SHORT WALK AWAY.

MORE TIME *to* SPEND ON THINGS YOU LOVE.

We've taken a page out of the world's most sustainable cities to create a place that is better for your health, and the environment. This neighbourhood is designed to be walkable: everything will be just a pleasant 5 - 15 min. stroll away. Which means, the only modes of transport you will need to get anywhere - from the clubhouse to your child's school - are your feet.

**Right at your doorstep:**

- World-class schools.
- Plenty of shopping options.
- Pharmacy and a 100+ bed multispecialty hospital.
- Multiple gardens and sports facilities.
- Clubhouse.
- Ganesha temple.



A 100+ BED MULTISPECIALTY HOSPITAL *for*  
YOUR HEALTH AND PEACE OF MIND.





Put your child on the fast track to the Ivy League: ICSE, CBSE, and SSC schools, operated by some of the country's finest academic institutes, just a short walk away.



A lively shopping street at your doorstep:  
Perfect for everything from daily needs to day out with friends.



**POOLS, CAFÉ, GYM AND MORE**  
*at YOUR PRIVATE LEISURE POD.*

A rousing get-together with your college mates at the party hall or a lazy afternoon by the pool.  
A thrilling movie night at the private theatre or breakfast with books at the library. Social or solitary, active or relaxed – whatever you're in the mood for, the neighbourhood clubhouse is the place to be.

**A lavish clubhouse with:**

- A library and café with work-from-home spaces.
  - A world-class gymnasium.
- An indoor games area with table tennis, a pool table, carrom and chess.
  - KidzFun: the indoor children's play area and crèche.
  - A mini theatre with room for 50 people.
  - Outdoor courts for volleyball and tennis.
    - Indoor badminton court.
- Two pools: one for active swimmers and another for children.



*Best*

**LOCATION AND INFRASTRUCTURE**

**LOCATED ON KALYAN-SHIL ROAD.**  
**CONNECTED *to* MMR, AND THE NEW AGE.**

A number of swift, seamless routes connect your neighbourhood to prime locations in Mumbai via expressways, metros, and trains. So you can optimise your travel time, and spend more of your days doing the things you love.

- Near Dombivli station.
- Short drive from Airoli (via the upcoming Airoli-Katai Naka freeway).
- Kalyan-Taloja metro line station, right at your doorstep.





LODHA CODENAME PREMIER IS LOCATED IN PALAVA,  
INDIA'S NO. 1 SMART CITY.\* A PLACE DESIGNED  
TO OFFER WORLD-CLASS INFRASTRUCTURE:  
WITH WIDE ROADS AND FOOTPATHS, 24X7<sup>+</sup> POWER  
AND WATER, UNINTERRUPTED WI-FI CONNECTIVITY,  
SMART SECURITY FEATURES, AND MORE.

**PALAVA.**

**AN INTERNATIONAL CITY *with*  
AN INDIAN HEART.**

A Central Park and a gridiron road plan that will remind you of New York. World-class schools that will prepare your children for the Ivy League. Healthcare and security on par with Europe's finest. And a smart city infrastructure that mirrors Singapore's quiet efficiency. While every aspect of Palava is benchmarked against the world's most livable cities, what truly brings it alive is the sense of community it fosters.

Every year is punctuated with citywide celebrations of festivals, inspiring cultural events, and rousing displays of sportsmanship at its many grounds and arenas. This city is designed to put people first: to ease their day-to-day lives, inspire them to pursue enriching activities, and give them spaces and opportunities to come together.

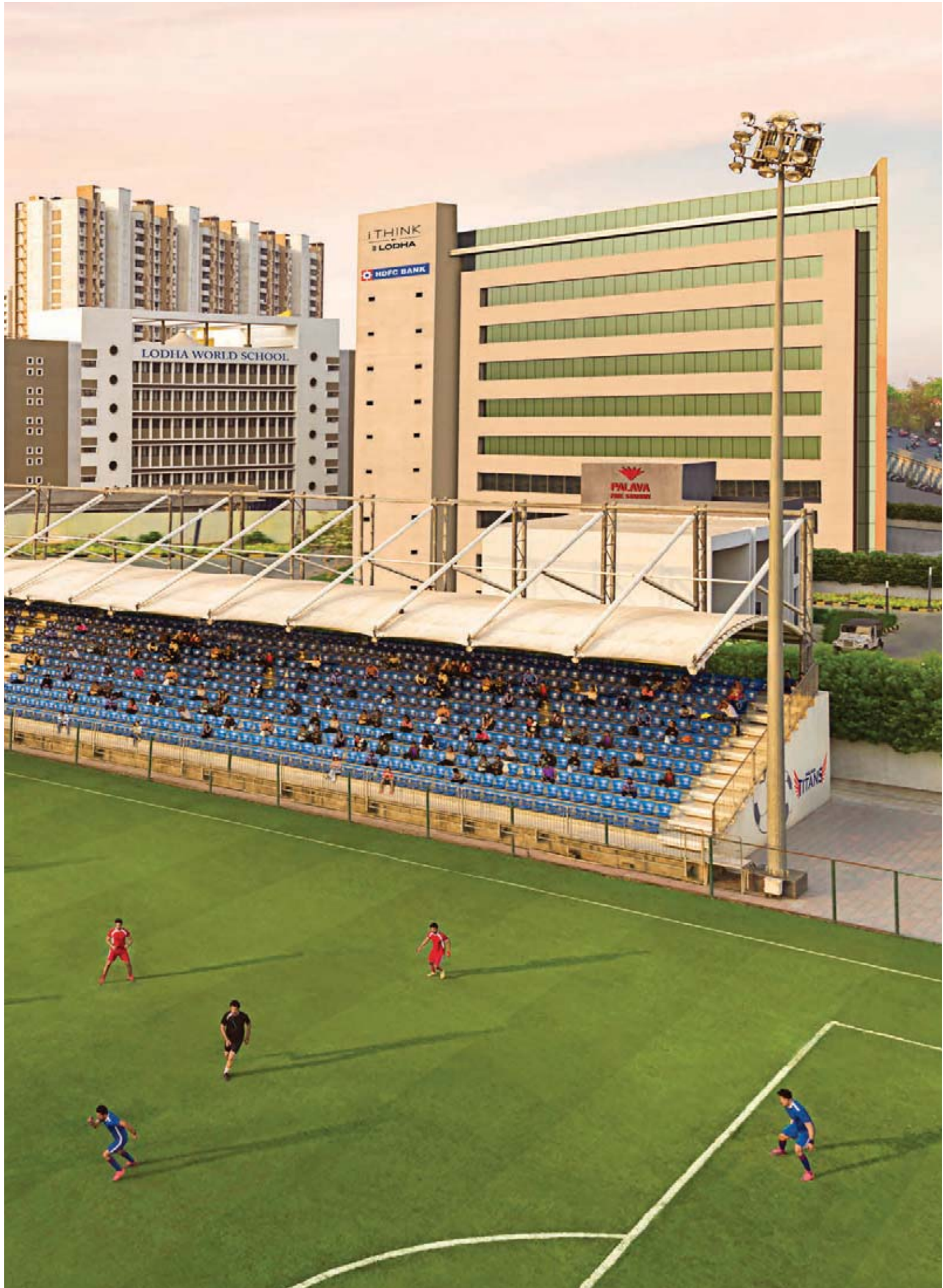




Swathes of green and open spaces: such as a the Lakeside Park and the Waterfront Promenade, that will inspire you to spend more time outdoors.



Five schools for promising young minds to choose from. Including the highly ranked Sri Ram Universal School and Lodha World School.



World-class sports facilities. Including a golf course, a cricket field, a FIFA-standard football stadium, and an Olympic Sports Complex with one of India's few Olympic-sized swimming pools.





Infrastructure benchmarked against the world's most livable cities: with smart technology, top-tier facilities, and a high street reminiscent of LA's Rodeo Drive.



Home to over 1.25 lac citizens who bring the city alive with festivals, cultural events and more.



The Palava City Management Association (PCMA): A team of over 900 people supported by cutting-edge AI to oversee the running of the city. This body ensures everything from the safety of the citizens and uninterrupted water and power, to formulating policies and delivering high-quality services.

## **PARTNERS**

### **Sasaki**

Founded 60 years ago, Sasaki pioneered interdisciplinary planning and design. Today, their services include architecture, interior design, planning, urban design, landscape architecture, strategic planning, civil engineering, and graphic design.

### **Schneider Electric**

Schneider Electric SA (Euronext: SU) is a France-based multinational corporation that specialises in electricity distribution, automation management and producing installation components for energy management.

### **Prabhakar Bhagwat**

Arguably the most influential landscape design firm in India, Prabhakar Bhagwat has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications; it has also been the recipient of several international awards.

### **Mott MacDonald**

This employee-owned multidisciplinary consultancy is engaged in public and private sector developments across a wide range of markets; including: buildings, communications, and education. Some of its historical projects include Kuala Lepar Bridge, Malaysia, Hong Kong, and the UK.

### **Buro Happold**

This professional services firm is respected for its expertise in the fields of engineering consultancy, design, planning, project management, and infrastructure amongst others. While most of its early projects were based in the Middle East, the firm now operates across the globe, with offices in 7 different countries.

### **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.

### **Tata Consultancy Engineers Limited**

An Indian engineering consulting firm, TCE offers a wide range of multidisciplinary services in project engineering across several sectors. The firm has completed more than 5,000 assignments.

# LAYOUTS AND PLANS

# MASTER PLAN



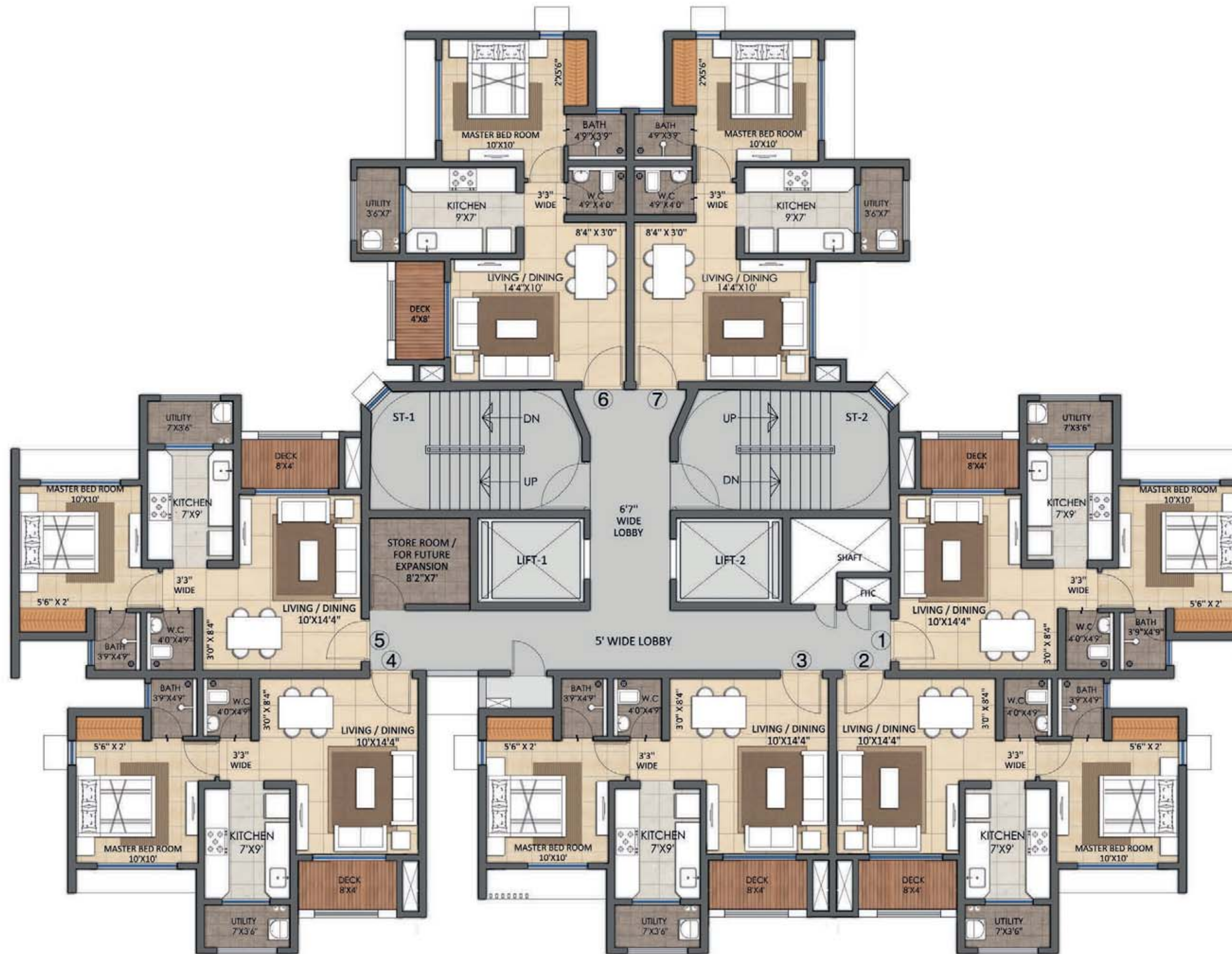
# LUXURIOUS HOMES WITH PREMIUM FINISHES

	TYPE	SPECIFICATION
APARTMENT	Air-conditioning	Fully air-conditioned bedrooms with split unit AC
	Key highlights of floor plan	Well-designed 1,2 and 3 bed apartments with minimal passage for optimal space utilization Large balcony in living room <sup>§</sup> Separate cupboard area in each bedroom for best space utilization Separate utility area Tall windows for maximum light and ventilation <sup>%%</sup>
	Residence feature	Each residence with green views: garden or tree lined avenue Select gardenia apartments with private gardens
	Flooring	Marbital** flooring for living, dining, passage and bedrooms
	Kitchen finishes	Kitchen with granite platform, high-end stainless steel sink and premium vitrified tile flooring
	Bathroom fittings	Toilets finished with designer CP fittings from Jaquar/Kohler/Isenberg** & sanitary ware from Kohler/Roca/Toto**
	Security	Provision for telephone, data and TV connectivity <sup>^</sup>
BUILDING	Entrance lobby	Grand entrance lobby with finest finishes Well-designed lift lobby on each floor
	Elevator	2 hi-speed elevators (including one stretcher elevator) from Otis/Omega/Schindler**
	Security	Standard firefighting system with sprinkler network in all residences Best-in-class multi-tier security system with: <ul style="list-style-type: none"> <li>a. Intercom for each residence</li> <li>b. Access controlled entrance lobby at ground floor- Visitor authentication from residence and remotely open GF lobby door for visitor entry</li> <li>c. 24 x 7 CCTV monitoring of key common areas</li> </ul>
	Back-up	DG power back for common area lighting, elevators and water supply system
	Communication	Provision for Fibre optic (FTTH) and Direct to Home TV (DTH) connectivity providing hi speed internet access <sup>^</sup>

<sup>§</sup>Select units only | <sup>\*\*</sup>Or equivalent | <sup>^</sup>On chargeable basis | <sup>%%</sup>With 150 mm upstand from finished floor level.



# 1 BHK



Floors - 3<sup>rd</sup> to 7<sup>th</sup>, 9<sup>th</sup> to 12<sup>th</sup>, 15<sup>th</sup> to 18<sup>th</sup> and 20<sup>th</sup> to 24<sup>th</sup>



Fiora E

# 1 BHK

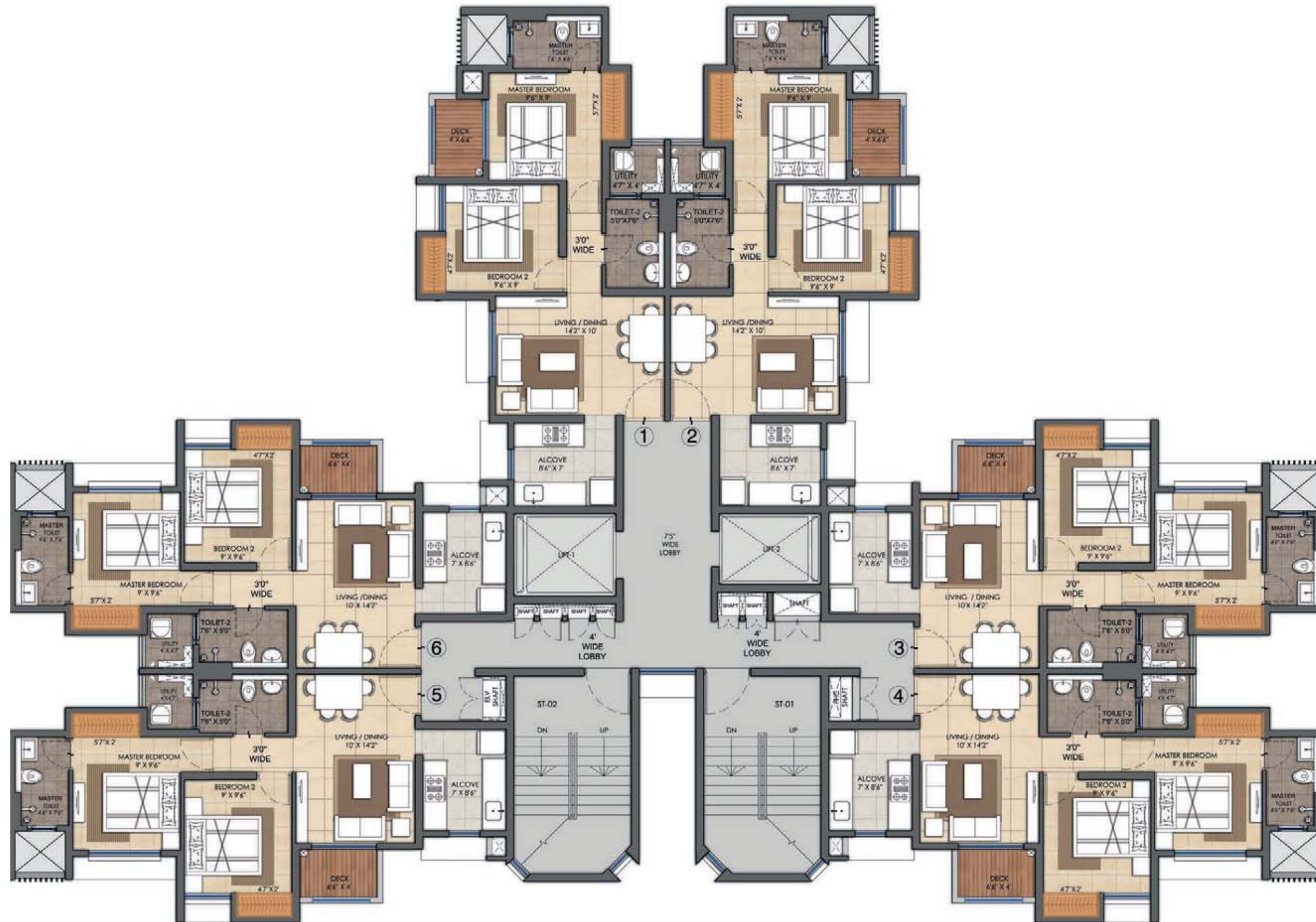


Floors - 1<sup>st</sup> and 2<sup>nd</sup>



Fiora E

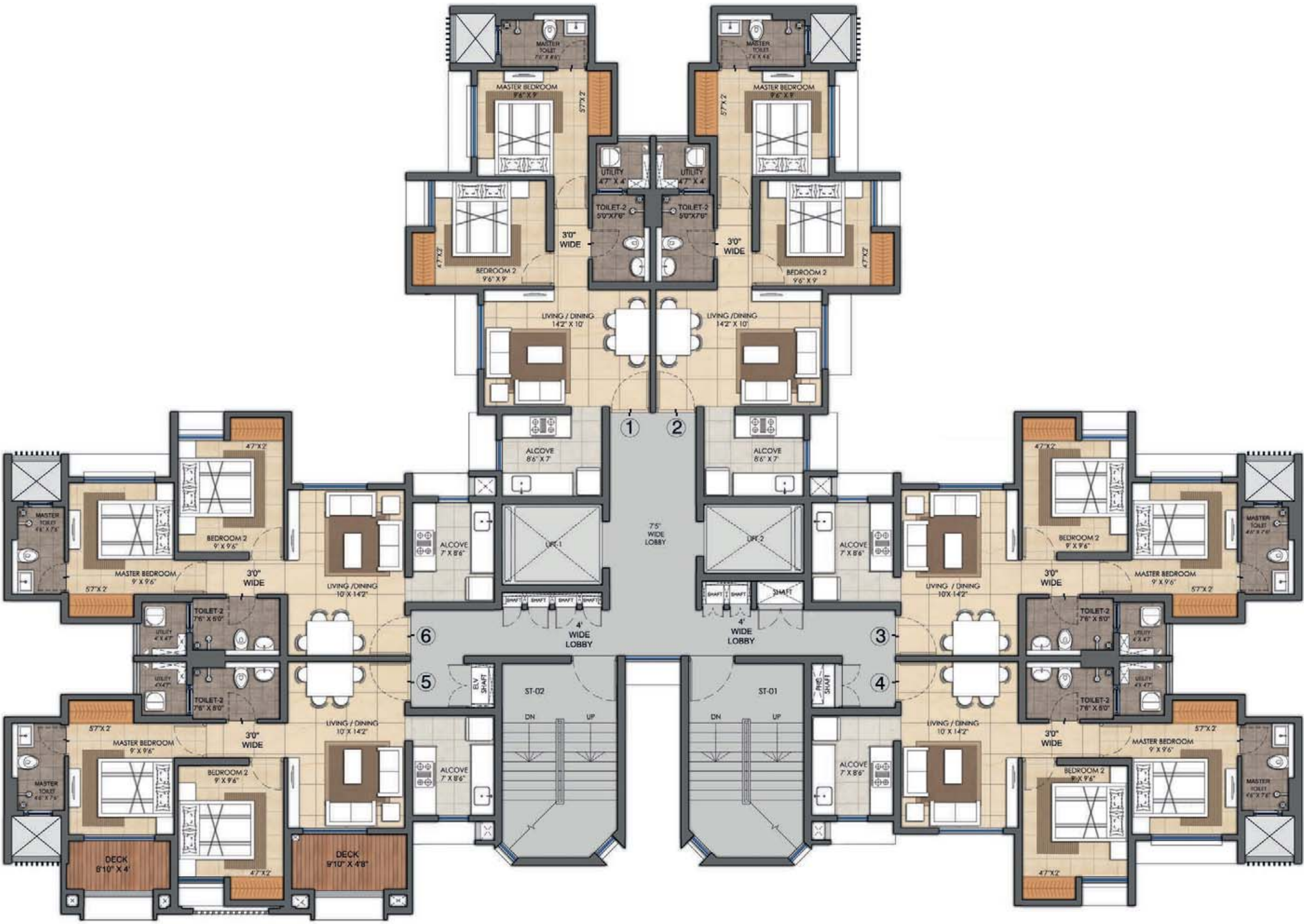
# 2 BHK



Floors - 3<sup>rd</sup> to 7<sup>th</sup>, 9<sup>th</sup> to 12<sup>th</sup>, 15<sup>th</sup> to 18<sup>th</sup> and 20<sup>th</sup> to 24<sup>th</sup>



# 2 BHK



Floors - 1<sup>st</sup> and 2<sup>nd</sup>



# 2 BHK ULTIMA AND 3 BHK OPTIMA



Floors - 3<sup>rd</sup> to 7<sup>th</sup>, 9<sup>th</sup> to 12<sup>th</sup>, 15<sup>th</sup> to 18<sup>th</sup> and 20<sup>th</sup> to 24<sup>th</sup>

# 2 BHK ULTIMA AND 3 BHK OPTIMA



Floors - 1<sup>st</sup> and 2<sup>nd</sup>

# 3 BHK OPTIMA



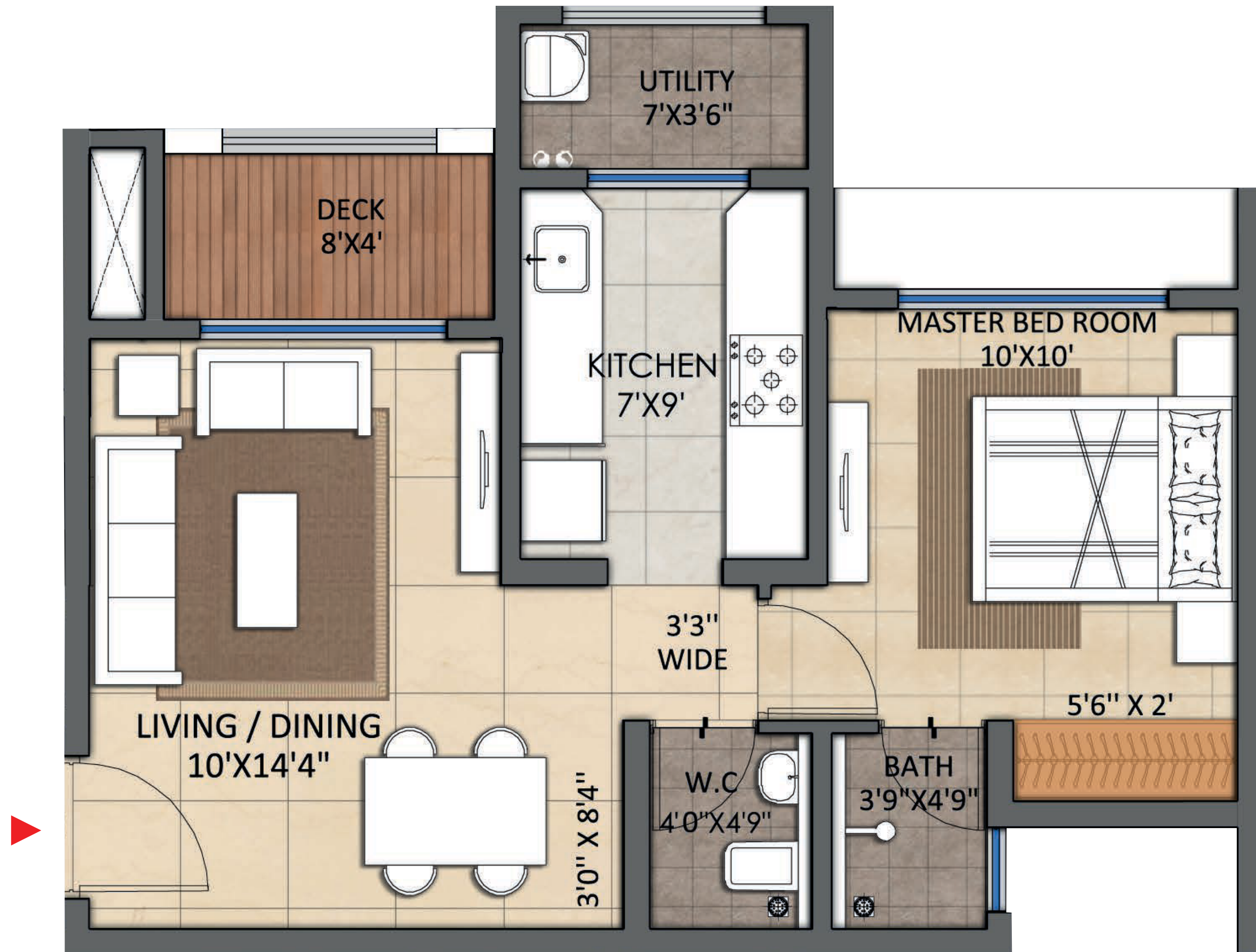
Floors - 3<sup>rd</sup> to 7<sup>th</sup>, 9<sup>th</sup> to 12<sup>th</sup>, 15<sup>th</sup> to 18<sup>th</sup> and 20<sup>th</sup> to 24<sup>th</sup>



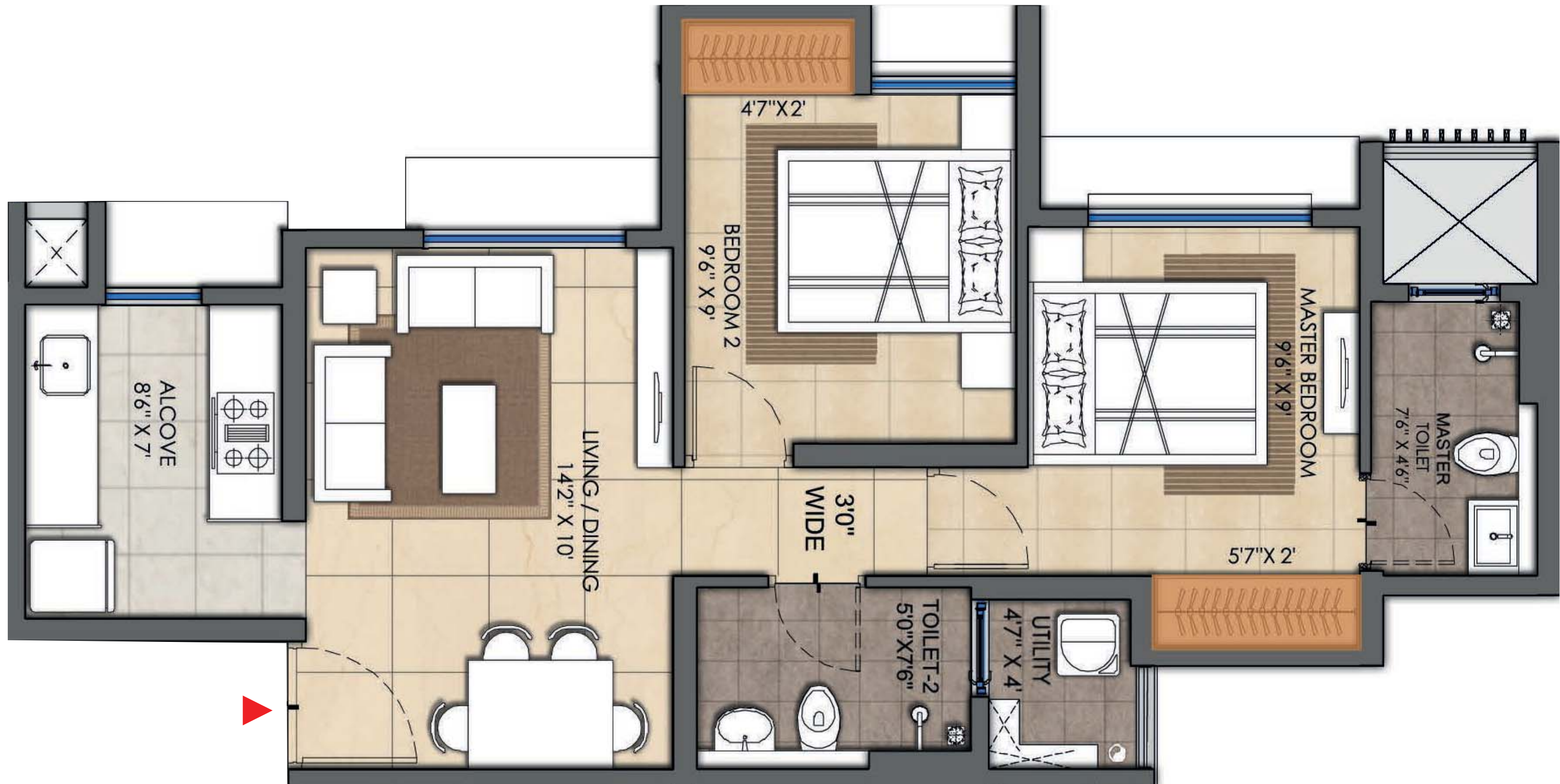
1 BHK - 444 sq.ft. (Net Area)

\*Window that is present in the master bedroom is available in the selected apartments only

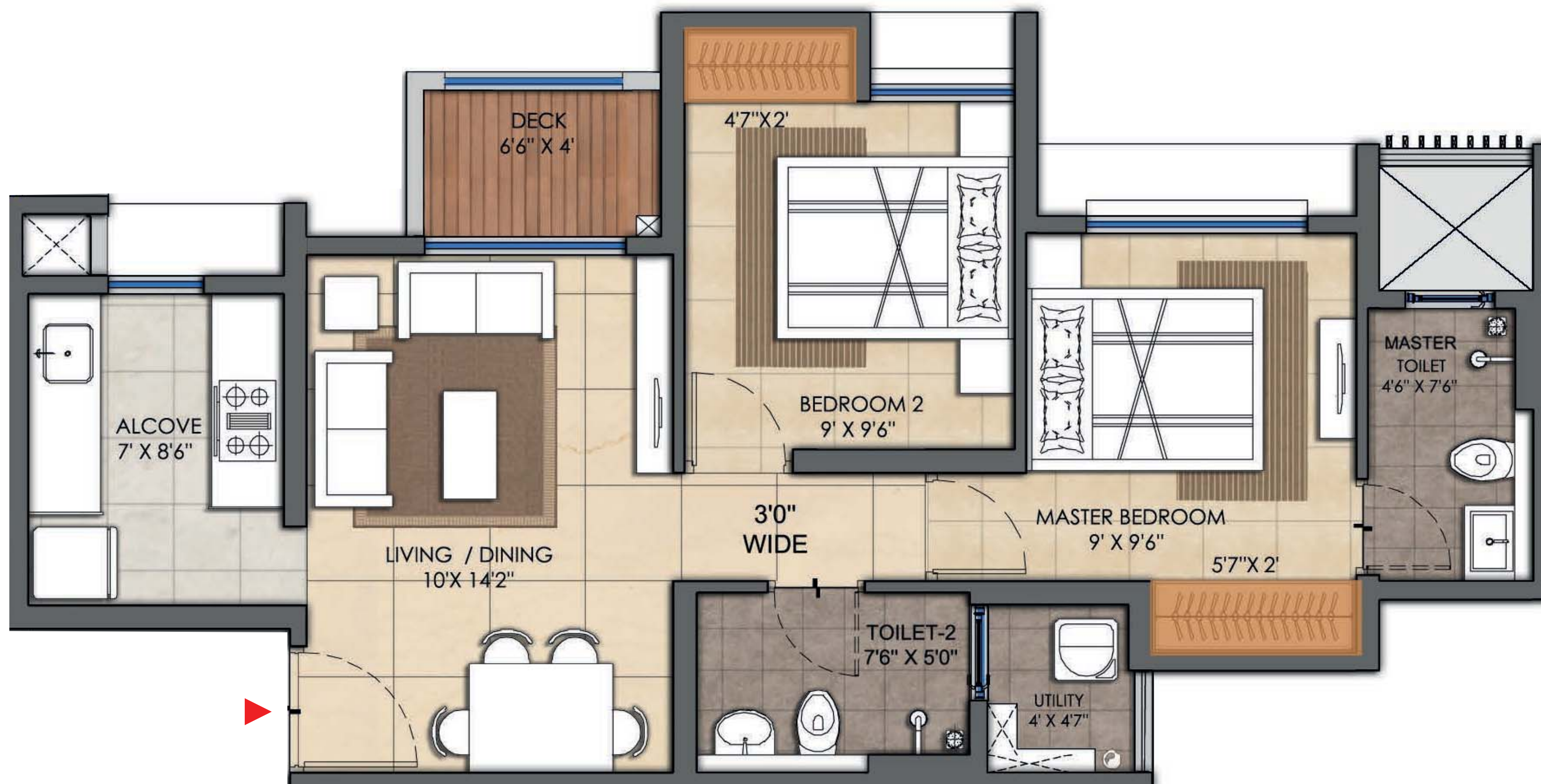




1 BHK with Deck - 479 sq. ft. (Net Area)



2 BHK - 540 sq. ft. (Net Area)



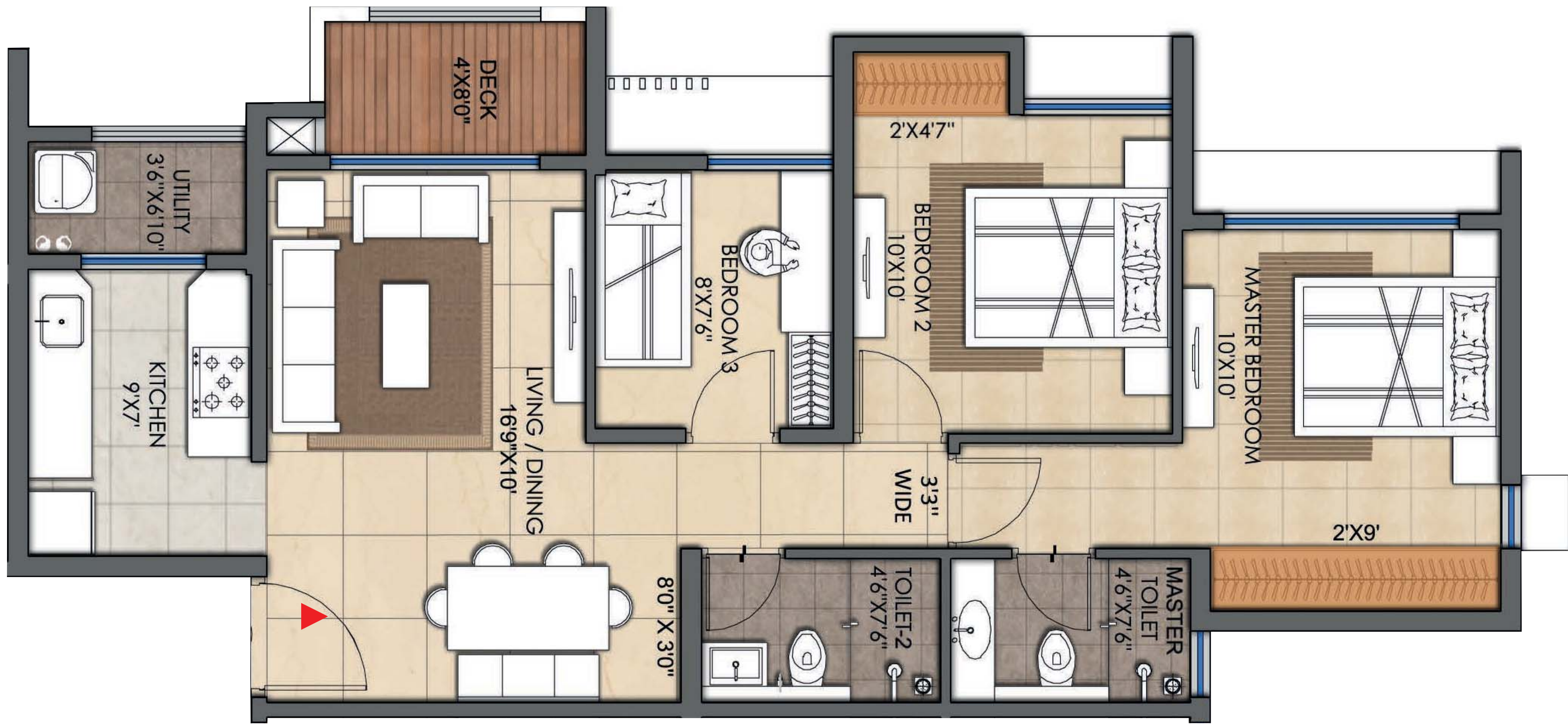
2 BHK with Deck - 572 sq. ft. (Net Area)



2 BHK with Deck - 572 sq. ft. (Net area)



▲  
2 BHK Ultima with Deck - 656 sq. ft. (Net Area)



3 BHK Optima with Deck - 759 sq. ft. (Net Area)

INDIA'S NO. 1 REAL ESTATE DEVELOPER\*

Corporate Office: Lodha Excelus, N. M Joshi Marg, Mahalaxmi, Mumbai 400 011.

\*By sales of FY14-FY21 | Conditions apply | All sales / leases shall be governed by the terms of the agreement for sale / lease  
†Ranked by JLL in its 'Liveability Quotient - A Paradigm Shift in India's Emerging Cities' Report 2017 | ‡Select residences only  
~With 98% reliability | % With 150 mm up-stand from finished floor level | \*\* Or equivalent | †Proposed | ‡Subject to Power Purchase Agreement partner closure | All amenities here are subject to approval | Masterplan as on 9 Nov 2021

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 niches 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.

Maharashtra RERA Registration No.: P51700032684; P51700033965; P51700035051; P51700032990; P51700032683; P51700033750; P51700033751; P51700033964; P51700034770 available at website: <https://maharera.mahaonline.gov.in> under registered projects.

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