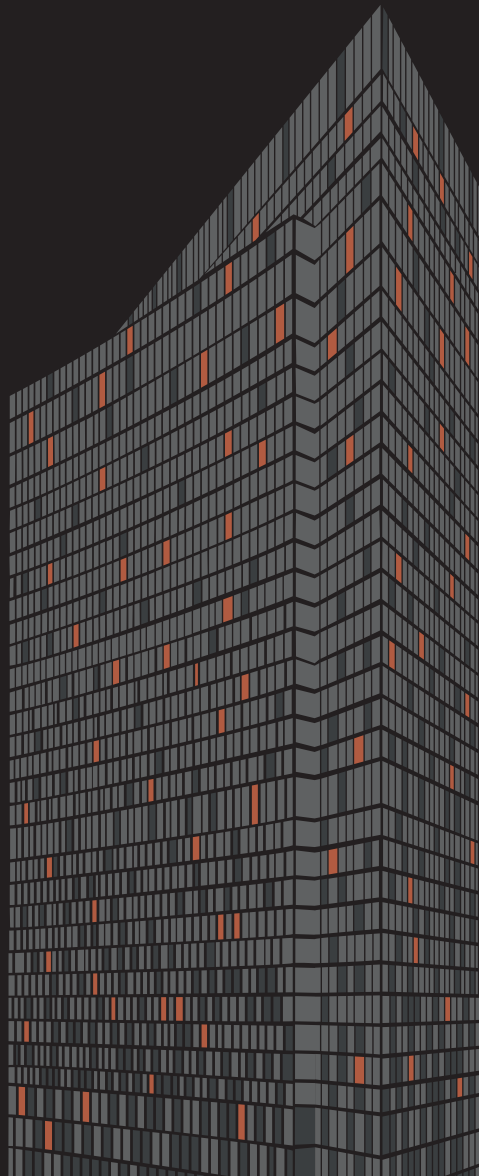




# ONE LODHA PLACE

INDIA'S FINEST CORPORATE ADDRESS



## ICONIC DESIGN

Pei Cobb Freed Architecture



## HASSLE-FREE OPERATIONS

100% Commercial FSI



## UNMATCHED LOCATION

Senapati Bapat Marg, On Mumbai Mile



## WORLD-CLASS AMENITIES

5-Tier Security, Grand Lobby

## DESIGNED LIKE NO OTHER

AN ARCHITECTURAL MARVEL.  
TO RIVAL THE WORLD'S FINEST.

Conceived as India's first A+ office building -  
the first truly world-class office in the country.  
Designed as India's finest office building by  
world-renowned architects Pei Cobb Freed &  
Partners, New York.



## WALK INTO THE WORLD OF CORPORATE EXTRAVAGANCE

WORLD-CLASS SMART OFFICES.  
AMPLE PARKING. HIGHEST QUALITY  
FIRE AND SAFETY NORMS.

100% commercial FSI with no IT/ITeS  
restrictions/issues for complete peace of mind.  
The rare privilege of sparking conversations with  
corporate giants in the collaborative spaces,  
mechanized car parking space and 5-tier security.



## A RARE OPPORTUNITY

WORK DESTINATION OR INVESTMENT?  
IT MAKES PERFECT BUSINESS SENSE.

Limited inventory: Additional floor opened for sale.  
Grade A offices enjoying rental yield potential  
of 8-9 % p.a.\* Easy pay scheme: Pay 10% and bank  
pays next 65%.



Typology	Number of employees#	CV Price (₹ Cr.)
Growth Offices	11 – 15	3.51 Cr.
Expansion Offices	16 – 20	Sold Out
Large Offices	21 – 30	6.48 Cr.

## WORLD-CLASS FEATURES

FOR SOME, LUXURIES.  
FOR US,  
PAR FOR THE COURSE.

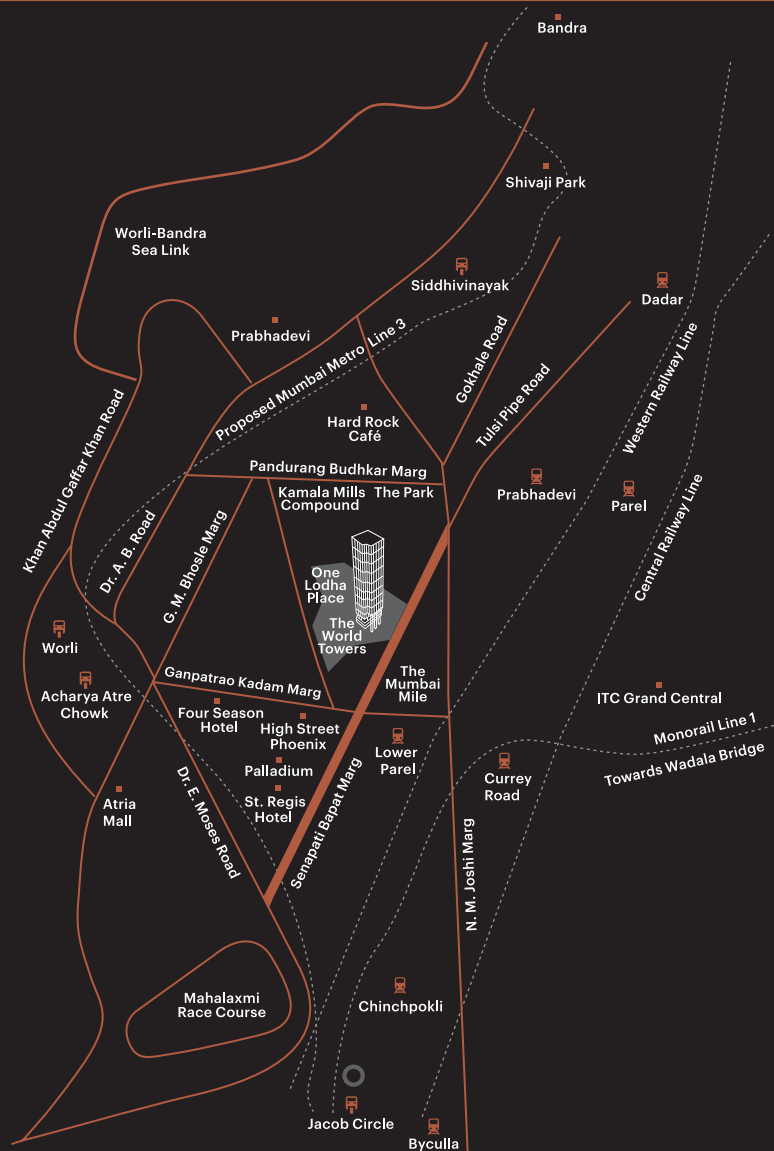
- Gold LEED rated building - high levels of sustainability and lower operational costs
- Grand double-height air conditioned entrance lobby
- Iconic retail with leading brands and F&B outlets
- 24 high-speed passenger elevators and 2 separate service elevators
- State of the art gym<sup>^</sup>
- Executive washroom and pantry in each unit
- Virtually column-free office spaces giving full flexibility of interior design
- Special fire safety measures, including automatic smoke vent windows
- Vaastu compliant units
- Provision for crèche<sup>^</sup>
- Mechanised car parking in the podium levels

## SUPERIOR LOCATION AND CONNECTIVITY

ENVIABLE LOCATION ON THE MUMBAI MILE.

Strategically located on Senapati Bapat Marg – The Mumbai Mile, in Mumbai’s largest commercial district, One Lodha Place commands the prestige of being the finest business address in the country – rubbing shoulders with landmark residential and commercial towers, the finest international hotels, luxury retail and premium entertainment hubs.

No last mile congestion due to exclusive road between Senapati Bapat Marg and Shankar Rao Naram Marg.



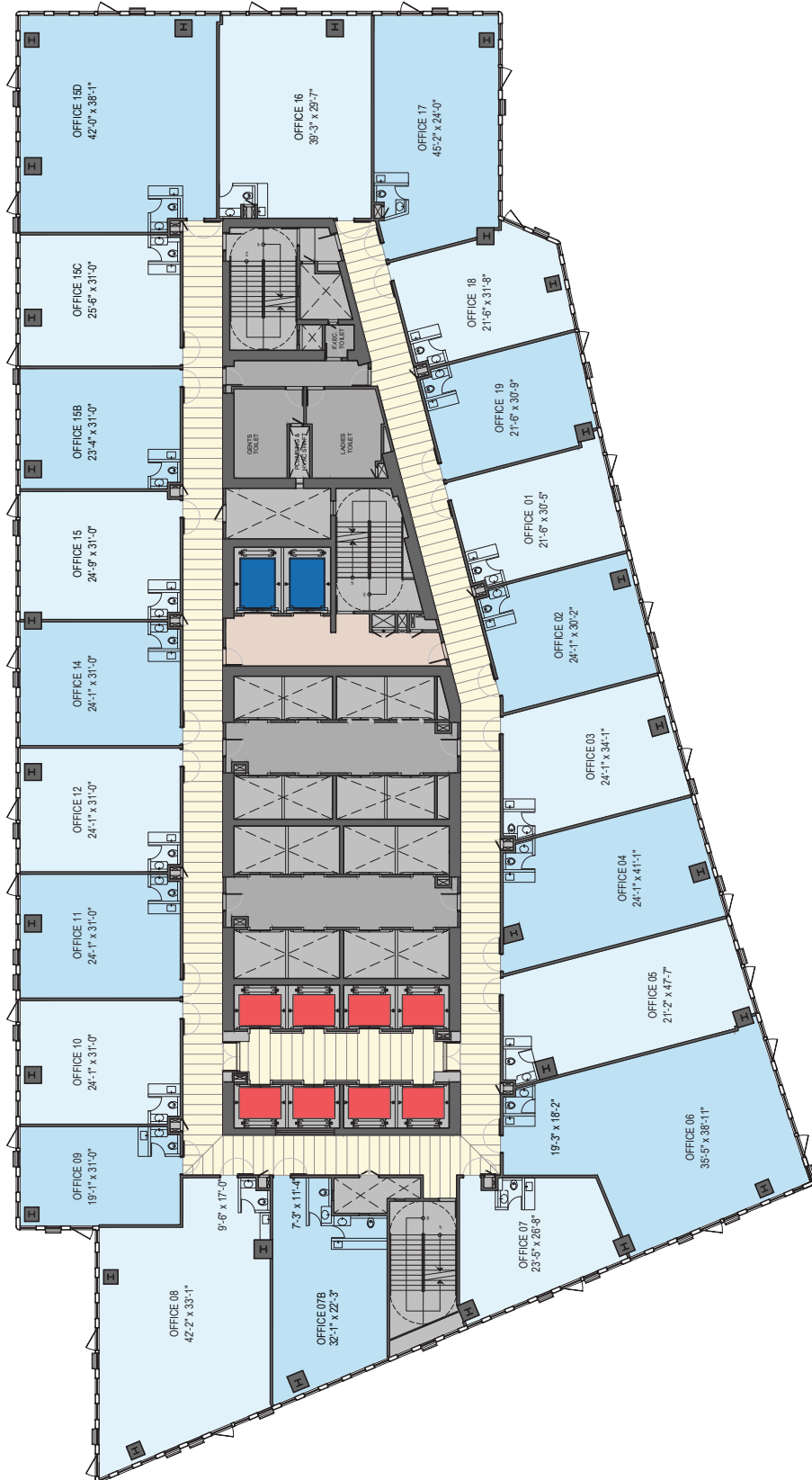
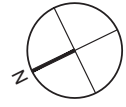
Destination	Driving Distance (in min)	Destination	Driving Distance (in min)
Retail, F&B: Kamala Mills Compound, Palladium, High Street Phoenix	<5	Elphinstone Road, Dadar, Parel Railway Stations	<5
Hotels: The Four Seasons, St. Regis, ITC Grand Central	<15	Lower Parel Monorail Station	5
Bandra-Worli Sea Link	15	Worli, Siddhivinayak Metro Stations (proposed)	<10
Fort, Nariman Point	<30		

<sup>^</sup>Operated by 3<sup>rd</sup> parties on chargeable basis. Continued operations will depend on the 3<sup>rd</sup> parties and is not guaranteed by the developer.

# SITE LAYOUT



# TYPICAL FLOOR PLAN



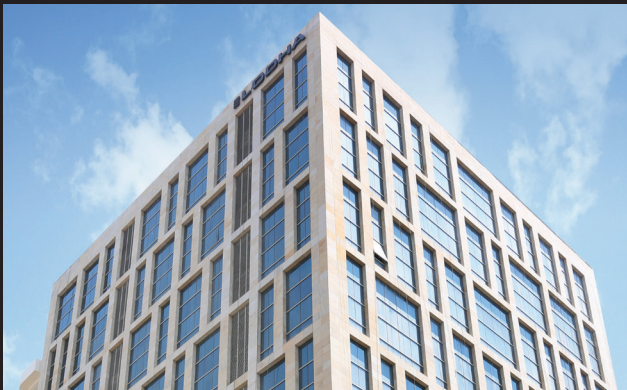
## FEW OF OUR COMPLETED PROJECTS



Upper Worli



Kanjurmarg



Powai



Thane

100% SOLD OUT.

MORE THAN 15 LAKH SQ. FT. ALREADY DELIVERED.

**LODHA**

Contact your Relationship Manager today to buy the office of your dreams.

Conditions apply. The images and other details herein are indicative only. Any purchaser/leasee of this development shall be governed by the terms and conditions 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 transactions. \*Variation of up to +/-2% in internal dimensions & areas is possible due to design and construction tolerances. The reader acknowledges that this is an sales document and some of the details may change over time in the best interest of the development, as may be decided by the Developer/Owner. \*JLL Market Rent Benchmarking Report: Senapati Bapat Marg, 22nd December 2017

MahaRERA Registration No. P51900014984. Details available at website <http://maharera.mahaonline.gov.in>