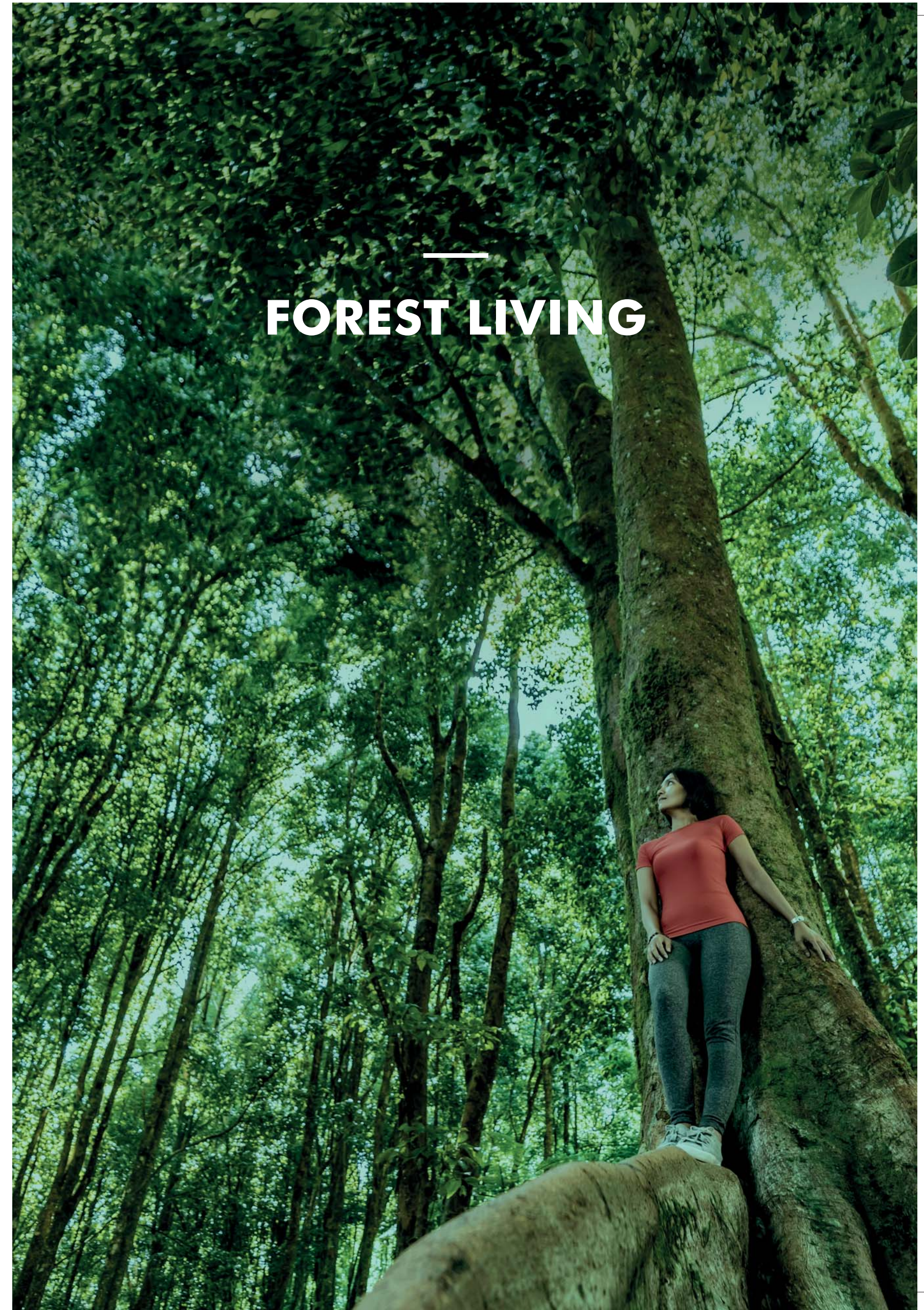


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# FOREST LIVING

 **LODHA**  
**WOODS**  
Partnering Rajesh Lifespaces







Partnering Rajesh Lifespaces

**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 FY14-21. | \*\*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 31st 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 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



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.



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.



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.





## FOREST LIVING

Forests are so much more than a collection of trees. They are a complex web of interconnected ecosystems, celebrating living life in all its forms and beauty. Forests play a critical role in reducing the effects of climate change, soaking up carbon dioxide and greenhouse gases that would otherwise pollute the atmosphere. They are green lungs that supply us fresh oxygen. They are record-keepers of the changing seasons, as leaves come and go. They inspire wonder and provide a visual journey of discovery and exploration. In a world where the urban footprint has left us with limited avenues to co-exist in harmony with nature, here is a rare opportunity to live like a true citizen of nature. With 2 forests inside and outside – your very own Garden of Eden and Sanjay Gandhi National Park, Lodha Woods unravels the charm of nature in an awe-inspiring setting that will revitalise the mind, body, and senses.



## FORESTS: THE PERFECT ANTIDOTE TO CITY LIFE.

Want to be happier and better able to cope with stress? Research says living near a forest, even if you're in the city, makes a positive impact on your health and well-being.

A long-term study<sup>5</sup> confirms that we are happier when connected with nature. In fact, the study finds that forests are a proven remedy to counter stress and anxiety. There is significant evidence that city dwellers living near a forest are healthier in body, and happier in mind.

So should a city build a green space, or leave the area forested? These are important questions as cities and developments become more populated, and residents get further disconnected from nature.



Breathtaking views of the Sanjay Gandhi National Park. Shot on location.

<sup>5</sup>Conducted by Max Planck Institute for Human Development



## **LODHA WOODS: GIVING KANDIVALI A FRESH WAY OF LIVING, NEVER EXPERIENCED BEFORE.**

Nestled in the midst of nature and spread over ~5 acres of verdant greens, with a lifestyle at par with the global best, Lodha Woods gives you the opportunity to live in a landmark development at Kandivali East, that will change the way you live forever. With ~80% open space and over 1 lakh sq. ft. of landscape and recreational spaces, you'll find life is different out here. There's a butterfly for every car in the concrete jungle; a bird chirping for every horn blaring; a tree for every traffic signal. Here, your morning alarm is the call of the Koel, and you sleep to the rhythmic chorus of a thousand crickets. With a range of amenities and services to elevate your lifestyle, and a like-minded community you can relate to and bond with, it's the perfect balance of nature and lifestyle conceived for you.





## A WELL-CONNECTED LOCATION THAT PUTS YOU AT THE CENTRE OF EVERYTHING.

## GIFTING YOU ALL THE TIME YOU NEED.

Need a breath of fresh air? Retreat to the verdant Garden of Eden, right at the centre of your development. Or indulge yourself at one of the many hotspots. The Oberoi Mall and Growels Mall are a breezy drive away. So are multiplexes, clubs and cafés. With the Western Express Highway and upcoming metro station, you are connected to every corner of the city by road or rail. Even the best education for your kids is within easy access. And with NESCO just 30 minutes away, you can enjoy a great work-life balance, with ample time on your hands to pursue all the things you love.

*Quick and easy access to  
Western Express Highway and  
upcoming metro station*

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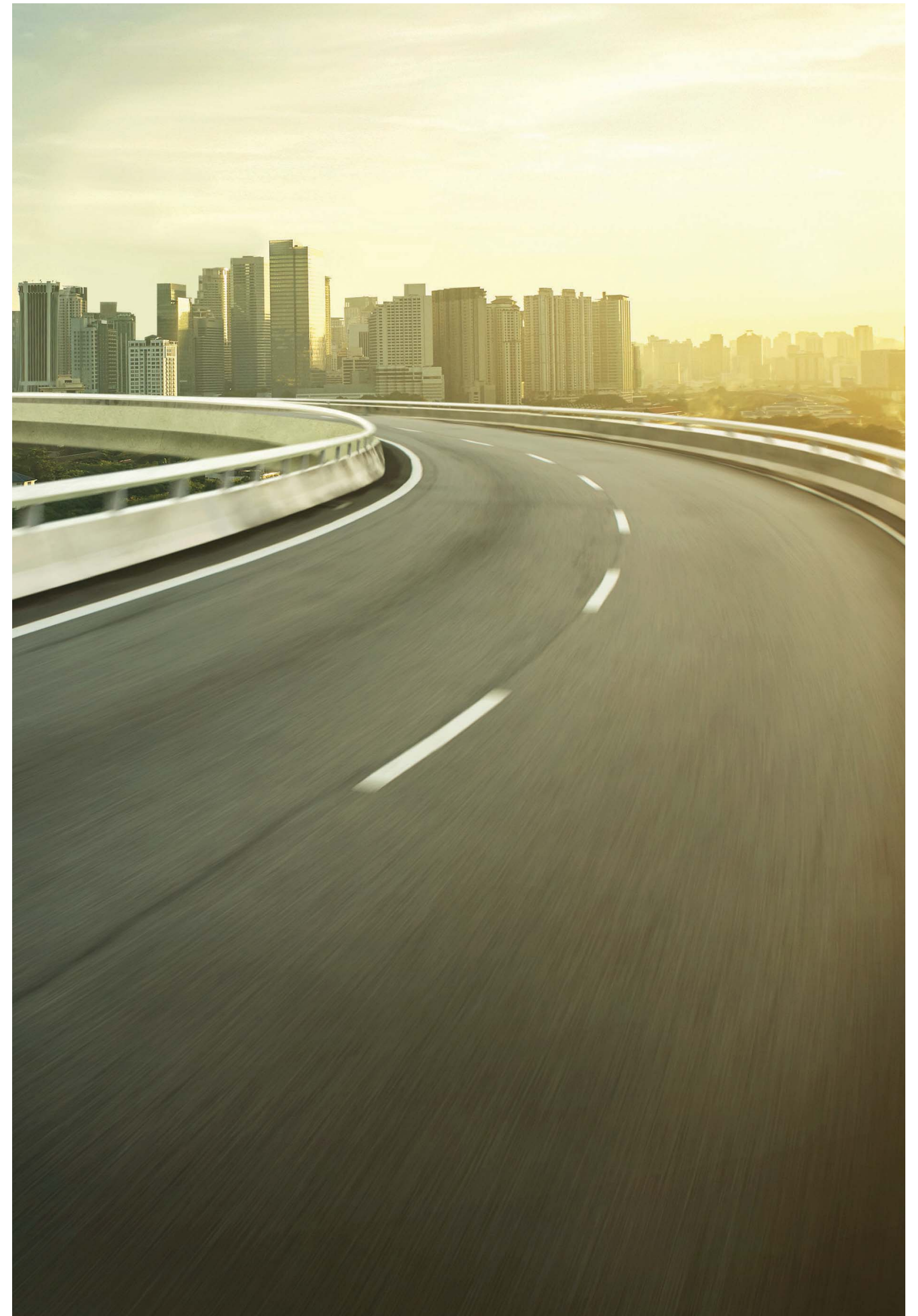
*Malls – Growels 101 Mall &  
Oberoi Mall*

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*Cambridge School,  
Ryan International School,  
Thakur College of Engineering  
& Technology*

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*NESCO*





## YOUR VERY OWN GARDEN OF EDEN.

Spread across ~25,000 acres, with a green cover of over 1000 species of trees, and providing a thriving ecosystem to birds, butterflies and wildlife, the Sanjay Gandhi National Park finds its counterpart in the Garden of Eden. A garden rich with trees, water bodies and floral nooks, forest trails, and shaded avenues, providing its nature-loving residents a serene oasis in the heart of their development. A vibrant social habitat pulsating with life and teeming with activities: a blessing other western suburb developments can only wish they had.

50,000 sq.ft of central forest – Garden of Eden. Artist's impression.





Social and meeting spaces. Artist's impression.

## LIVE, WORK, PLAY. ALL IN MOTHER NATURE'S CRADLE.

Have your morning cup of tea or attend your next meeting in the company of nature, as you hear the trees swish, and the melodious chirping of birds.



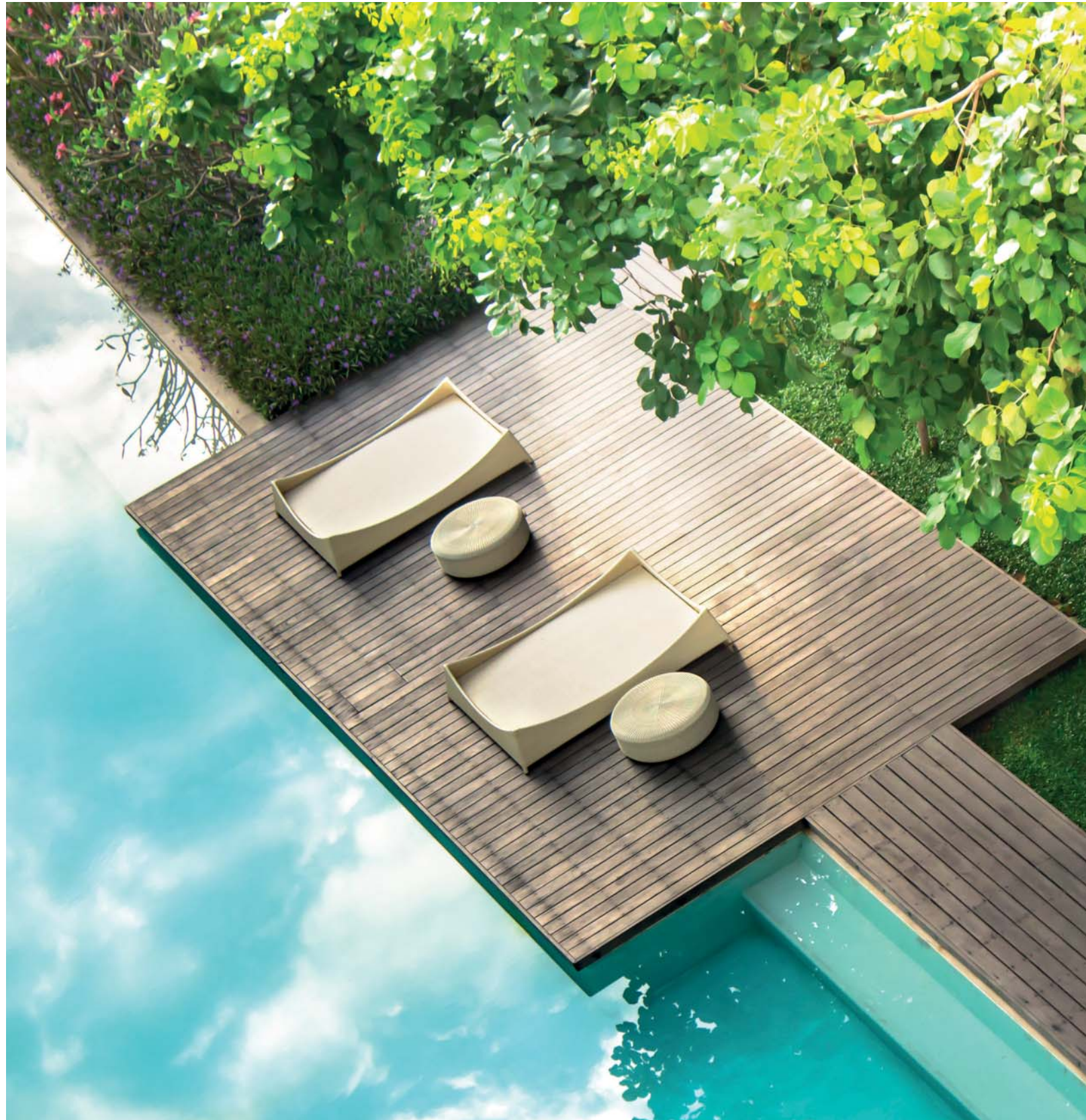
## EVERY AMENITY YOU CAN THINK OF.

### AND A LIFESTYLE YOU COULDN'T EVEN DREAM OF.

Explore the development, and you will find a range of over 30+ amenities that will cater to your every need, and fulfill every desire. We've got something for everyone in the family. A quiet corner for the elders, a swimming pool for your little ones to play Marco Polo, a tree house for them to monkey around, and a special area for your pets to socialise with their own. Get your little champ Olympic ready – you've got a football turf, volleyball court, and a basketball half-court to train him. And for you, a cricket ground, 25 metre lap pool, and more. Go ahead, challenge your neighbours to a friendly Sunday match. Out here, you can be as social as you want, or just relax by yourself. A Jain temple, meditation and yoga pavilion, allows you to connect with your inner self, or a higher power.

Kids play area. Artist's impression.





Swimming pools:

- Open 25 mt. lap pool
- Kids' pool

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Outdoor Kids' play area

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Cricket ground

---

Sports arena terrace:

- Football field (3/5 a side)
- Basketball half-court
- Volleyball court
- Enclosed cricket practice pitch
- Running track

---

Treehouse

---

Jogging/ walking track

---

Party lawn

---

Social and meeting spaces/ cabanas/ seating

---

Reading area

---

Jain temple & Upashraya

---

Senior citizen corner

---

Reflexology path

---

Pet walk/ area

---

Convenience store!

---

Medical clinic!



## JOIN THE CLUB.

~14,000 sq. ft. of world-class facilities at your disposal, in your very own clubhouse. So, whether you're pumping adrenaline in the gym, or sending her heartbeat racing at a romantic dinner for 2 at the café, or playing the 'the hostess with the mostest' at a party for 100 in the banquet room, you can do it all in the magnificent clubhouse, with its open-air deck.





*International standard gymnasium*

---

*Indoor games area with table tennis, pool table, carrom and chess, etc.*

---

*Library lounge/ café*

---

*Party hall to host 75 to 100 pax with external lawn*

---

*Indoor Kids' play area/ crèche*

---

*3 guest rooms*

---

*Changing rooms*

---

*Spa treatment/ massage room*

---

*Steam*







## INNER PEACE, OUTER BEAUTY.

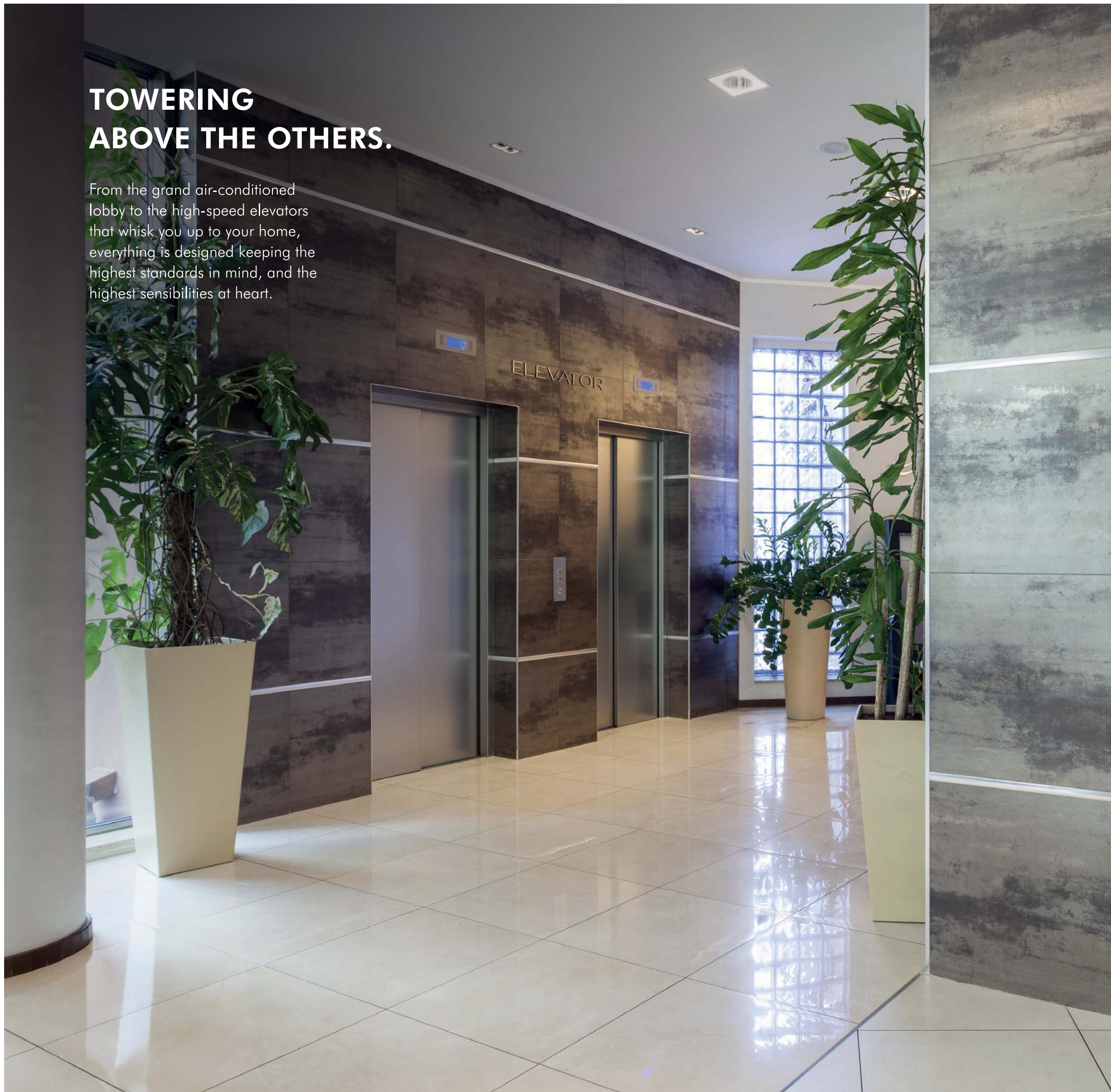
At Lodha Woods, you don't just connect with nature, you connect with your higher power. Find solace and soothe your inner self at the Shikharband Jain temple, and then go about your daily routine, knowing a day started off with prayers will always go well. Or simply visit the Upashraya that provides a rare opportunity to serve, and be guided by the Spiritual Masters.

Grand Jain temple. Artist's impression



## TOWERING ABOVE THE OTHERS.

From the grand air-conditioned lobby to the high-speed elevators that whisk you up to your home, everything is designed keeping the highest standards in mind, and the highest sensibilities at heart.



*Grand air-conditioned entrance lobby*

*Designer floor lobby*

*2/3 nos. high-speed passenger lifts with designer interiors by Otis®/ Schindler®/ Kone®*

*Separate service elevator<sup>o</sup>*

*State-of-the-art fire-fighting system*

*Domestic help's toilet/ shower on mid-landing*



## AN ENCHANGING FOREST NEEDS AN ENCHANTING HOME TO VIEW IT FROM.

With spacious sun decks<sup>#</sup> to behold captivating forest views, your residence is designed with tasteful interiors, French windows, exquisite fitments, and modern amenities for the demands of today's living. The layout has been configured to minimise wastage of space in passages. Each bedroom comes with special wardrobe recesses, giving you ample wardrobe space while keeping your room looking clean, spacious, and uncluttered. A designated workspace<sup>#</sup> gives you the much-needed privacy to work from home, and your children, the requisite concentration to study. Ample ventilation keeps sunshine and fresh air circulating in every corner, keeping you fresh and alert through the day. Every little detail in your apartment is thoughtfully planned and consciously designed to ensure you and family experience supreme comfort, in mind and body.







*Large sundeck# in living room*

*Fully air-conditioned homes ^*

*Imported marble flooring in living/  
dining and passage*

*Tall French windows to maximize light  
and ventilation*

*Marbital## flooring for all bedrooms*

*Kitchen finished with vitrified tile flooring with  
granite platform and future/ Nirali@ SS sink*

*Separate utility area*

*Duravit@/ Kohler@ sanitary ware in all toilets*

*Grohe@/ Isenberg@ CP fittings in all toilets*

*Occupancy sensors in toilets*

*Provision for cable, telephone and  
internet connectivity*



# THE HIGHEST LEVEL OF SECURITY. TO PROTECT YOUR MOST PRECIOUS POSSESSIONS.

Advanced 5-tier security ensures tight vigilance throughout the development, so you and your family can have a good night's sleep, knowing they're well protected.

## Advance 5-tier security

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Swipe card access to ground lobby

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Video door phone

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CCTV monitoring for key common areas

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Gas detector in kitchen

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Emergency alarm in each unit





## PLANS



# MASTER PLAN

- 1. Security
- 2. Drop-Off
- 3. Arrival Pavilion
- 4. Outdoor Kids Play Court
- 5. Thickets
- 6. Lawn
- 7. Social and Meeting Pods/ Cabanas/ Seating
- 8. Tree Court
- 9. Tree Cluster
- 10. Tree House
- 11. Open Lap Pool
- 12. Kid's Pool
- 13. Pool Side Lounge
- 14. Pavilions
- 15. Reading Area/ Senior Citizen Corner
- 16. Reflexology Path
- 17. Football Field
- 18. Half Basket Ball Court
- 19. Volley Ball Court
- 20. Enclosed Cricket Turf Practice Pitch
- 21. Jogging/ Walking/ Track/ Zone
- 22. Picnic/ Barbeque Area
- 23. Cricket Ground
- 24. Pet Walk/ Area
- 25. Party Lawn
- 26. Jain Temple with Upashraya
- 27. Retail Plaza
- 28. Future Development





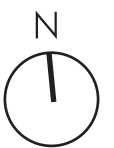
## Floor plan – Tower 2

Exclusive 3 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW



NATIONAL PARK + CITY VIEW





**Floor Plan - Tower 3**  
2 BHK and 4 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW



NATIONAL PARK + CITY VIEW





# Floor plan – Tower 4

Exclusive 2 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW



CITY VIEW

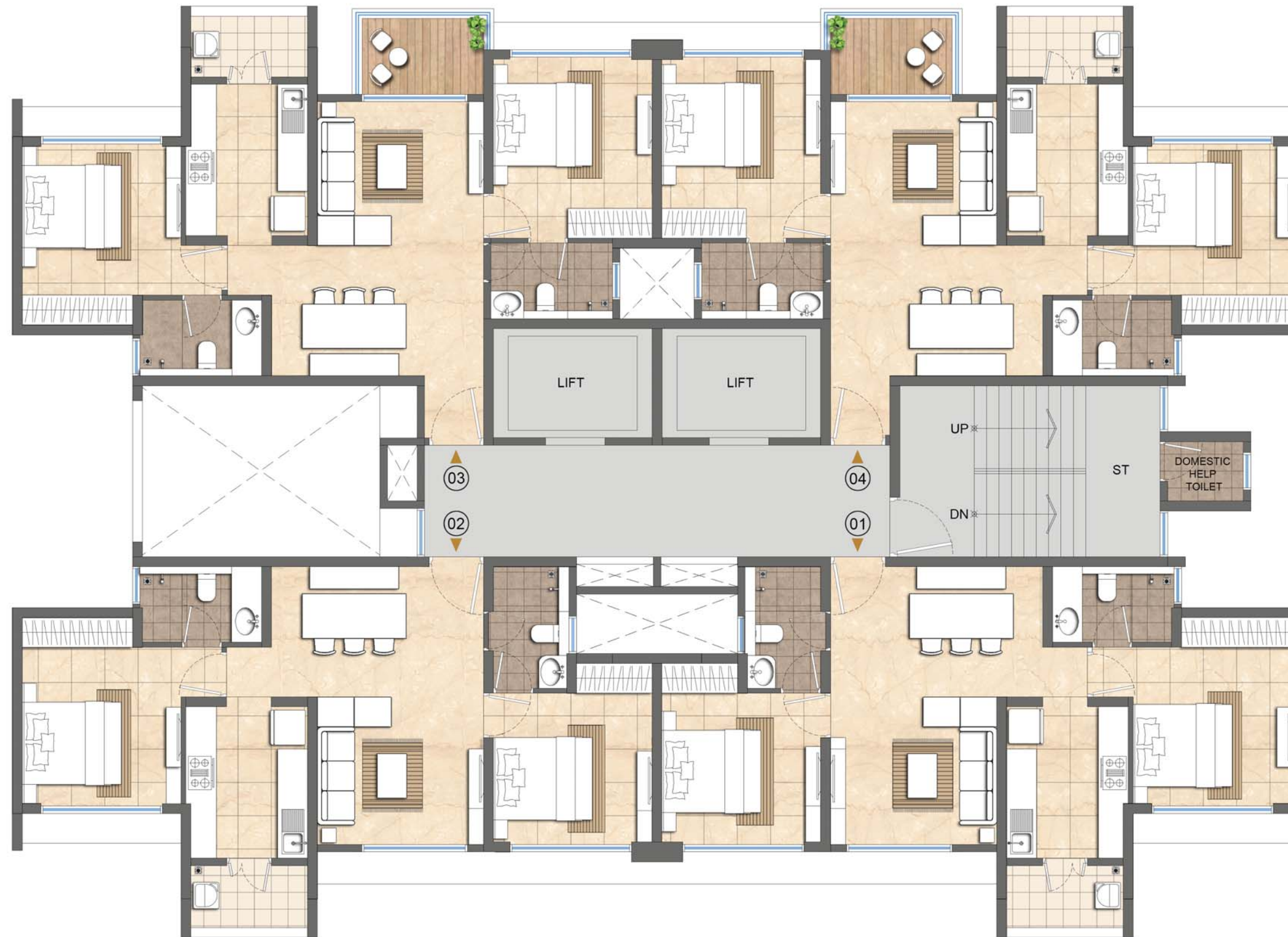




# Floor plan - Tower 5

Exclusive 2 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW



CITY VIEW





## Unit plan – 2 BHK

Tower 4 - Unit 3 and 4; Tower 5 - Unit 1 and 2



1. Living/ Dining	11'x18'4"+3'x8'7"
2. Kitchen	8'x10'
3. Utility	7'9"x4'
4. Master Bedroom	10'6"x10'6"+7'2"x2'
5. Master Bath	8'x5'
6. Bedroom 2	10'6"x10'+4'8"x2'
7. Bathroom 2	5'x8'

## Unit plan – 2 BHK with Deck

Tower 4 - Unit 1 and 2; Tower 5 - Unit 3 and 4

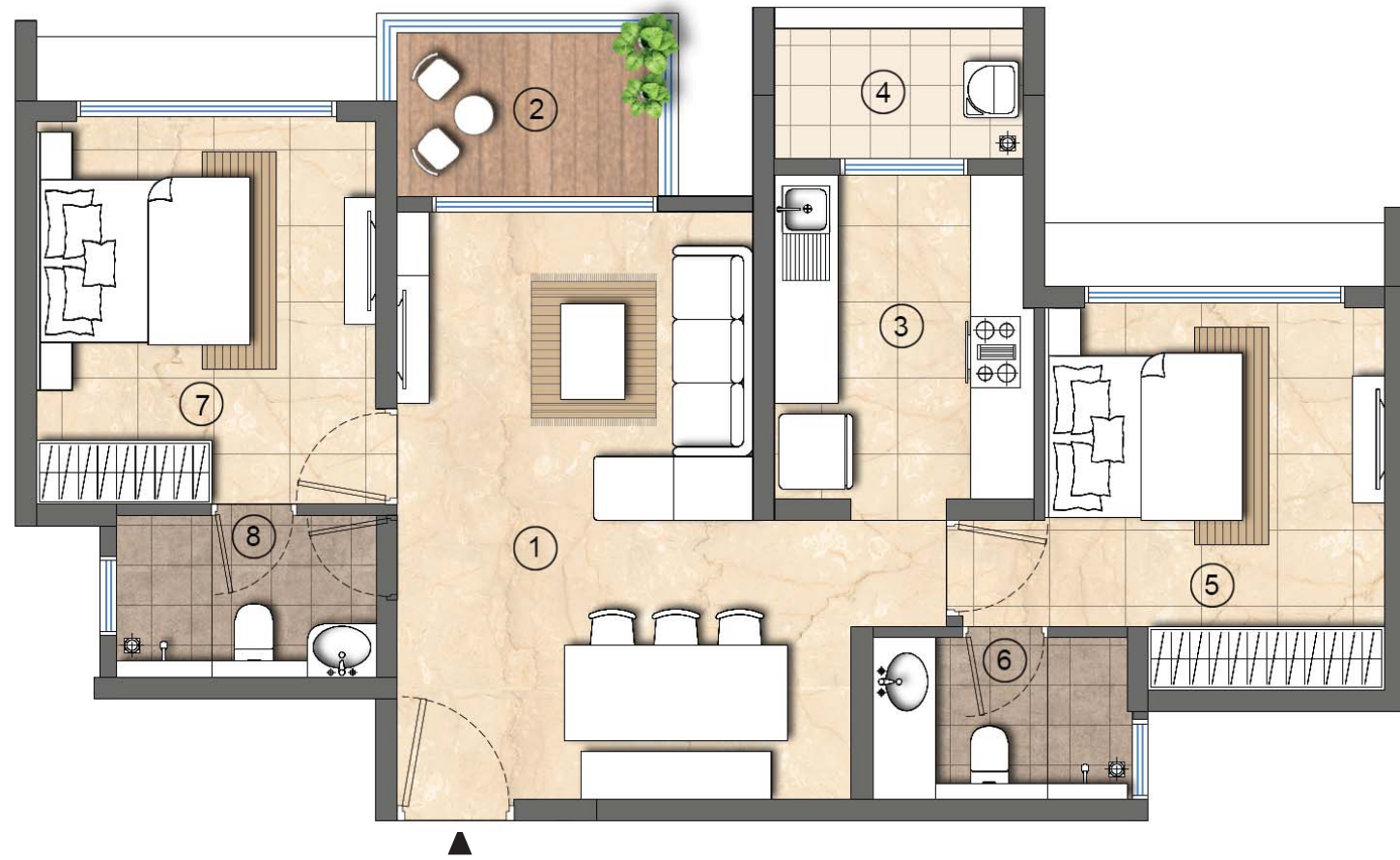


1. Living/ Dining	11'x18'2"+3'x8'7"
2. Deck	8'x5'
3. Kitchen	8'x10'
4. Utility	7'9"x4'
5. Master Bedroom	10'6"x10'+7'2"x2'
6. Master Bath	8'x5'
7. Bedroom 2	10'6"x12'
8. Bathroom 2	8'x5'



## Unit plan – 2 BHK with Deck

Tower 3 - Unit 2



1. Living/ Dining	11'x18'2" + 3'x8'7"
2. Deck	8' X 5'
3. Kitchen	8'x10'
4. Utility	8'x4'
5. Master Bedroom	10'6"x10'+7'2"x2'
6. Master Bath	8'x5'
7. Bedroom 2	10'6"x12'
8. Bathroom 2	8'x5'

## Unit plan – 2 BHK with Deck

Tower 3 - Unit 3



1. Living/ Dining	11'x18'2" + 3'x8'7"
2. Deck	8'x5'
3. Kitchen	8'x10'
4. Utility	7'9"x4'
5. Master Bedroom	10'6"x10'+7'2"x2'
6. Master Bath	8'x5'
7. Bedroom 2	10'6"x10'9" + 5'x2'
8. Bathroom 2	8'x5'



**Unit plan - 3 BHK**  
Tower 2 – Unit 1 and 2



- 1. Foyer 5'x4'9"
- 2. Living/ Dining 11'x18'3"+.x8'7"
- 3. Deck 8'x5'
- 4. Kitchen 8'x10'
- 5. Utility 7'5"x4'
- 6. Master Bedroom 10'6"x12'+6'6"x3'3"
- 7. Master Bath 8'x5'
- 8. Bedroom 2 10'x12'
- 9. Bathroom 2 8'x5'
- 10. Bedroom 3 11'x10'+4'9"x2'0"
- 11. Bathroom 3 5'x8'



## Unit plan - 3 BHK with Study

Tower 2 – Unit 3 and 4



- |                   |                     |
|-------------------|---------------------|
| 1. Foyer          | 5'x5'6"             |
| 2. Living/ Dining | 11'x20'+3'0"x9'9"   |
| 3. Deck           | 8'x5'               |
| 4. Kitchen        | 8'x10'              |
| 5. Utility        | 7'5"x4'             |
| 6. Master Bedroom | 10'6"x14'+6'3"x3'3" |
| 7. Master Bath    | 8'x5'               |
| 8. Bedroom 2      | 10'6"x12'           |
| 9. Bathroom 2     | 8'x5'               |
| 10. Bedroom 3     | 13'x11'             |
| 11. Bathroom 3    | 8'x5'               |
| 12. Study         | 8'6'x5'             |



## Unit plan – 4 BHK

Tower 3 – Unit 1



1. Foyer	5'5"x5'6"	9. Bedroom 2	10'6"x12'4"
2. Living/ Dining	20'6"x16'1"	10. Bathroom 2	5'x8'
3. Deck	10'x6'1"	11. Bedroom 3	10'6"x10'2"+7'3"x2'
4. Kitchen	8'x12'	12. Bathroom 3	5'x8'
5. Utility	7'10"x4'	13. Bedroom 4	10'6"x10'+7'3"x2'
6. P. Toilet	5'x5'	14. Bathroom 4	6'x6'
7. Master Bedroom	12'0"x11'10"+6'3"x2'	15. Staff Area	5'7"x8'8"+5'2"x1'10"
8. Master Bath	8'x5'	16. Staff Bath	5'x5'



## PROJECT PARTNERS

### ARCHITECTURE

#### Kapadia Associates:

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards.

### LANDSCAPE DESIGN

#### Prabhakar Bhagwat Associates:

Arguably the most influential landscape design firm in India, this firm 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

**Corporate office:** Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

**Sales office:** Lodha Woods, off Western Express Highway, Akurli Road, Kandivali East, Mumbai - 400 101.

Disclaimers: \*Operated by third party; applicable charges apply | @All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers | %for 3 BHK units / tower(s) | ^kitchen, store, toilets and service areas excluded \*select units only | #Vitrified tiles with marble effect | 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. MahaRERA Registration No. P51800031346, P51800031351, P51800031532, P51800032605 available on the website <https://maharera.mahaonline.gov.in>. Date of Printing: Oct. '21"