

C O D E N A M E

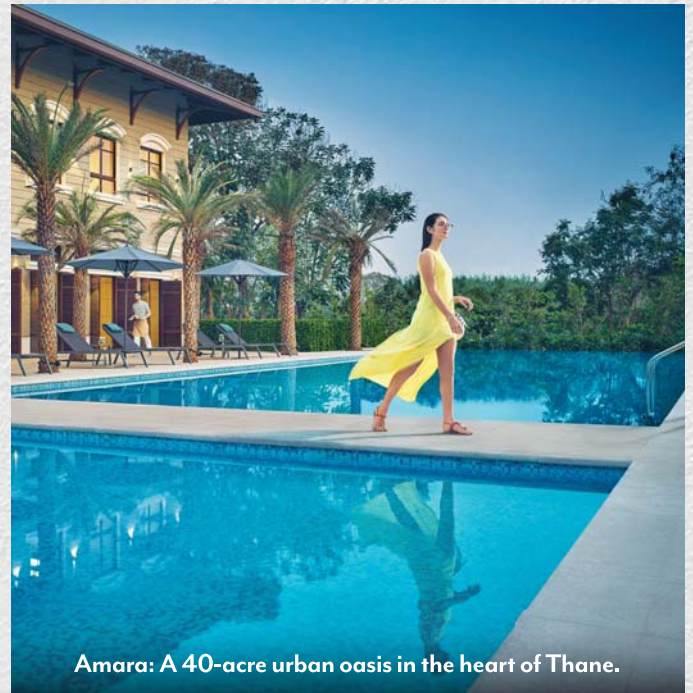
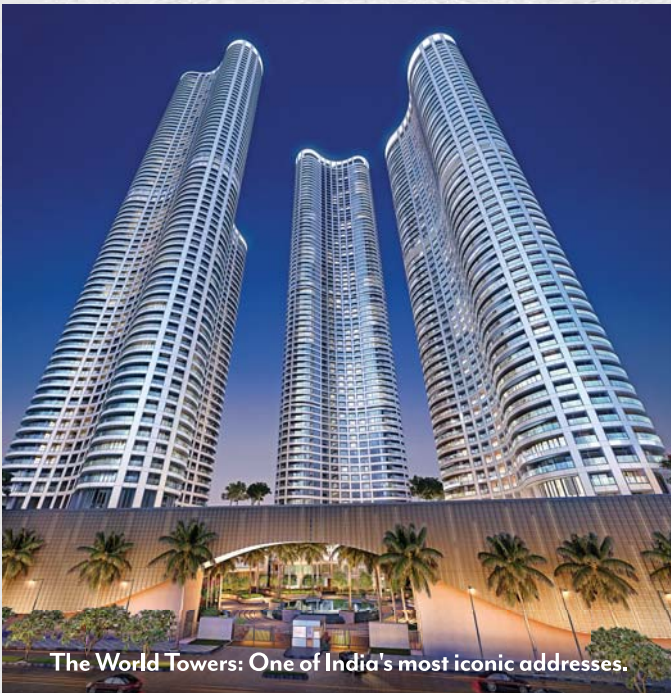
SMART BUY

**BROUGHT TO YOU BY
INDIA'S NO. 1
REAL ESTATE DEVELOPER,[^]
DELIVERING 4 OUT OF 5
HOMES BEFORE TIME.[@]**

**COME HOME TO THE BEST.
COME HOME TO LODHA.**

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 – one name is transforming the way we live with landmarks at par with the world's best:

Lodha. Delivering 4 out of 5 homes before time[@]



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.



INTRODUCING CODENAME SMART BUY.



LOCATED WHERE YOU WANT TO BE.

Located off Kalyan-Shil Road, Codename Smart Buy lies nestled in the perfect location, striking a balance between convenience and serenity. With an entrance on Kalyan-Shil Road just 5 minutes away via the 6-lane Central Avenue, you can reach Nilje and Dombivli stations with ease. And with upcoming metro stations within walking distance, your home will offer you unparalleled connectivity.

A WELL-CONNECTED LOCATION.



Walking distance from metro station on the upcoming Kalyan-Taloja Metro line

Just 5 minutes~ from Kalyan-Shil Road (Premiere Colony Ground) through the 6-Lane Central Avenue



Just 10 minutes~ to Dombivli station from the Kalyan-Shil Road entrance

Just 15 minutes~ to Nilje station that connects to Diva (Central Line), Panvel (Harbour Line), and Vasai (Western Line)



20 minutes~ from Airoli via upcoming Airoli-Katai Naka Freeway through Parsik hills

30 minutes~ from upcoming Navi Mumbai International Airport



THE LIFE YOU'VE ALWAYS WANTED, NOW IN YOUR NEIGHBOURHOOD.

The property's prime location enables effortless connectivity with the world outside while providing the best in recreational amenities, dedicated open spaces, and much more, right at your doorstep.





Green Street

Refresh yourself while taking a stroll down a serene tree-lined street and explore all that nature has to offer.



Grand Clubhouse

Enjoy your time at the grand clubhouse which is equipped with a gym, a party hall, and much more.



Renowned School

To ensure a brighter future for your children, we offer you the best of education at a world-class school close to your home.



Artist's Impression

English-style Courtyard

Discover the lighter side of life while surrounding yourself by nature. The courtyards are designed to ensure that every breath you take is infused with the best of life.



Artist's Impression

Retail High-street

Retail therapy awaits you at the Retail High-street. With multiple options to choose from, every visit guarantees you a great shopping and dining experience.

A PERFECT LIFE, IS A LIFE OF CONVENIENCE.



Dedicated Bus Service

Stay connected with a dedicated bus service to nearby stations and major work hubs like Andheri, Bandra-Kurla Complex, Airoli, Colaba, Lower Parel, Vashi, Dombivli, and Ghansoli.



Multi-tier Security

Safety and security are of utmost importance at Codename Smart Buy. That's why advanced technologies and trained personnel monitor the project around-the-clock.



24x7 Water and Electricity**

Life takes no breaks, and neither does the water and electricity at your new home. With an STP for water conservation and diesel generator backup, you can rest assured that your life will never be interrupted.

SURROUND YOURSELF WITH WHAT YOU DESIRE.

Codename Smart Buy is a true amalgamation of natural finesse coupled with the best of amenities. Whether it's securing the best of education for your child or unwinding after a long day, Codename Smart Buy is surrounded by a host of ready amenities that are close to your home.



Actual Image

Sports Complex



Actual Image

Lakeside Park



Actual Image

World-class Schools



Business District

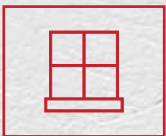
**THE BEST OF LIFE'S LUXURIES
RESIDE WITHIN YOUR HOME.**



Air-conditioned bedrooms with energy efficient split AC



Views of garden or tree-lined streets



Sundecks with French windows²



Separate utility area²



Premium Marbital® flooring in living/dining rooms, bedroom, and passage areas



Multi-tier security system



Isenberg/Jaquar¹ bath fittings and Kohler¹ sanitary ware



Separate wardrobe space²

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.

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 livability 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

- 45th Most Respected Company in India, 2016, by BW BusinessWorld magazine
- ‘Best Private Township’ in the BW Business World 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

UNIT PLANS

UNIT PLAN - 1 BHK



UNIT PLAN - 2 BHK OPTIMA



UNIT PLAN - 2 BHK ULTIMA



UNIT PLAN - 2 BHK ULTIMA (SUNDECK)



UNIT PLAN - 3 BHK OPTIMA



UNIT PLAN - 3 BHK ULTIMA



New site office: Premiere Colony Ground, Kalyan-Shil Road, Dombivli (E).

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

Disclaimer: **With 95% reliability. | ^By residential sales for FY 17-18. | †Ranked by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017. | ~ All distances stated in minutes are estimated travel time on 2-wheeler during normal traffic. | ²Only in selected homes. | ¹Or equivalent. | ©In last 2 years, for 80% of units delivered -possession offered prior to agreement due date including grace period. | Conditions apply. | 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.: P51700020166 available at website: <http://maharera.mahaonline.gov.in>