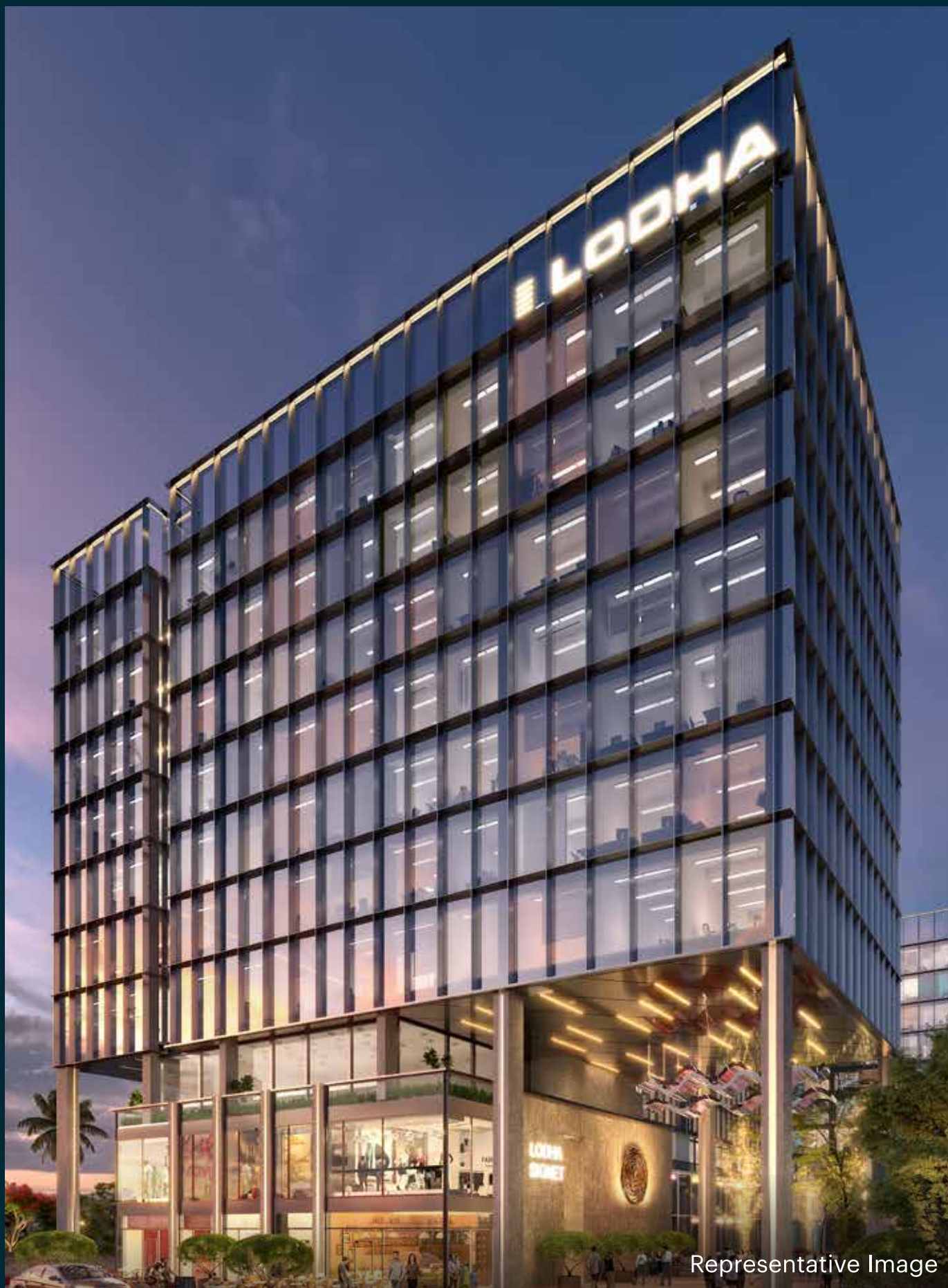


# Pre-Launching Codename Must-Have.

World-class offices at Mumbai's most happening location at an unbelievable price of ₹1.59 Cr+.\*

CODENAME  
**MUST-HAVE**

Lower Parel



Limited retail on ground and first floor.

# Working near home is better than working from home.

Your family will love you more.

Having a nice house, a luxurious car, and an Ivy league education for your children is a must. Even Netflix & Swiggy are becoming essential. In today's times, it's becoming clear that working from home is not a long-term solution. Having an office near home is the new must-have.



## Only Grade-A development of its kind

- Large landscaped plaza with greens
- 60% open spaces and seating areas
- A 2-acre low density development
- Vastu-compliant Offices and Retail spaces
- Dedicated Doctors' Enclave

## World-class design

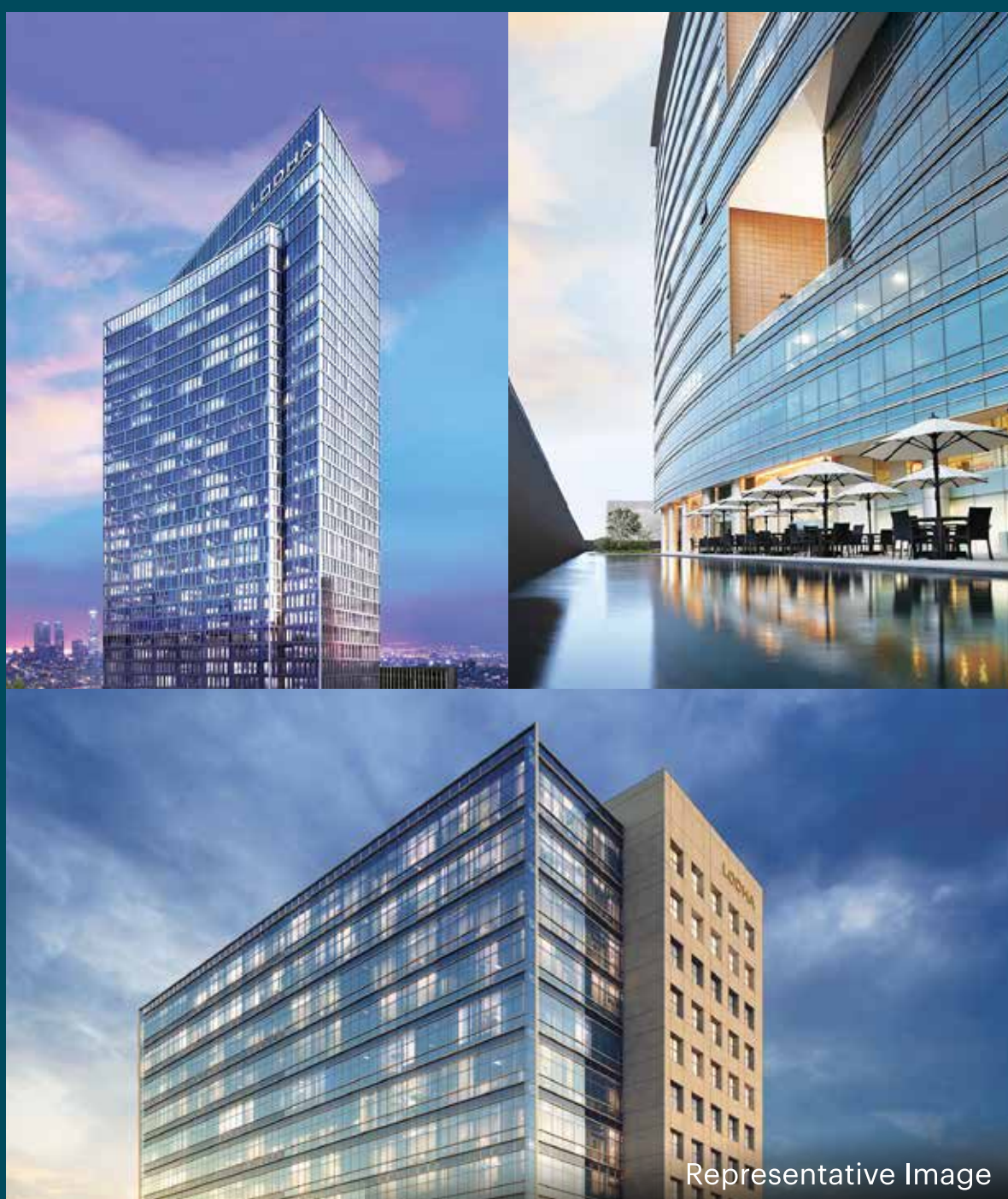
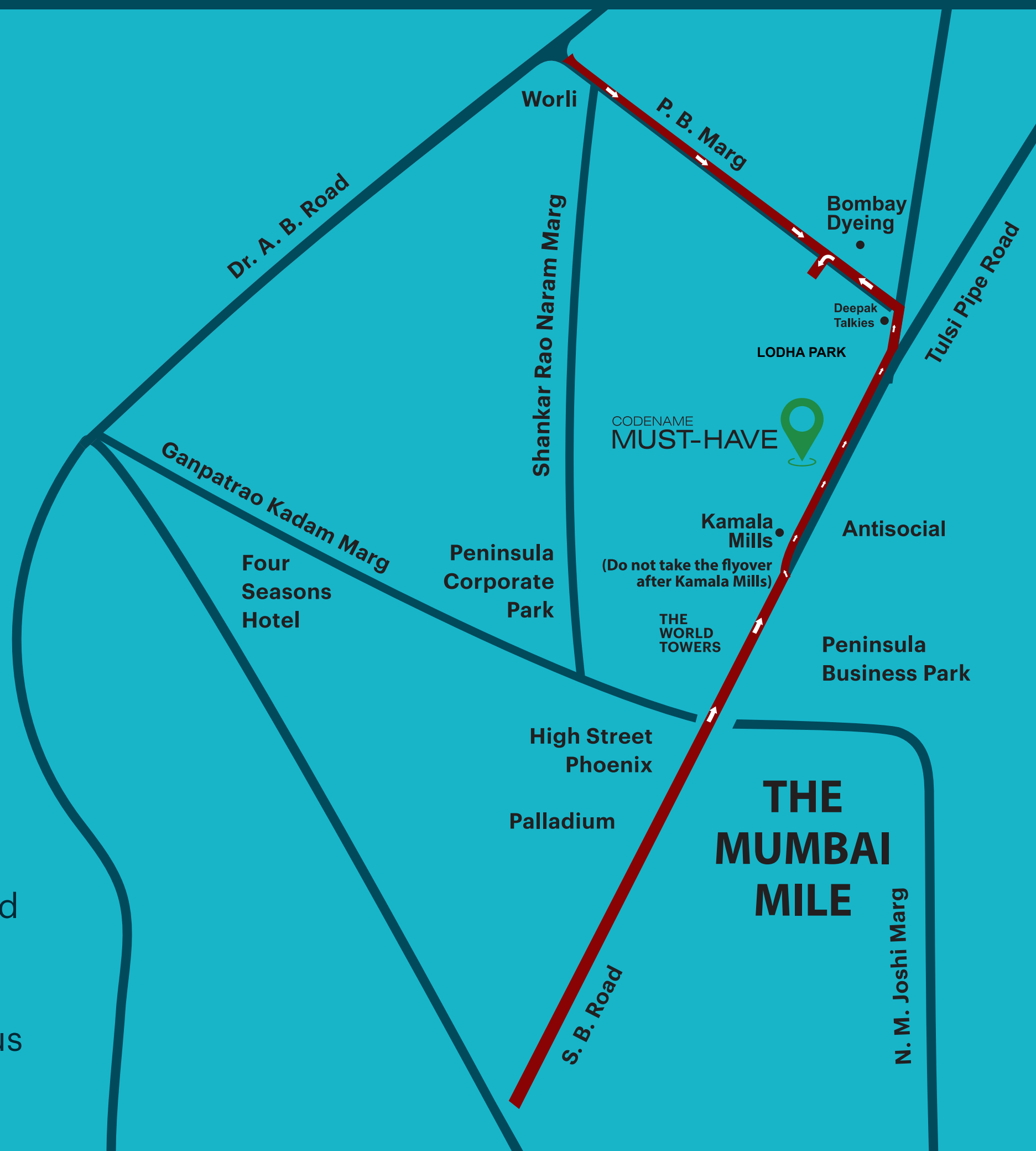
- By India's finest architect Hafeez Contractor
- Grand, double-height entrance lobby
- Ample parking for visitors
- Best-in-class facility management with enhanced security
- Dedicated owners' toilets

All this in the heart of the most affluent  
neighbourhood in India.

# Located at the Mumbai Mile: South Mumbai's most celebrated location.

## Key highlights of The Mumbai Mile

- Centrally located in Mumbai's poshest CBD
- Located amidst ready catchment of HNIs
- Epicentre of wealth in India - highest number of homes valued above \$0.5Mn-\$10Mn within 15min. driving
- South Mumbai's most prestigious thoroughfare



## The Lodha Group: creators of Mumbai's most coveted commercial developments.

Marquee properties, in the city's most prestigious locations, designed by famed architects - that's the hallmark of commercial developments from India's leading real estate developer. Stretching from Palava to South Mumbai, you won't find better Grade A commercial real estate, at an attractive value, anywhere.

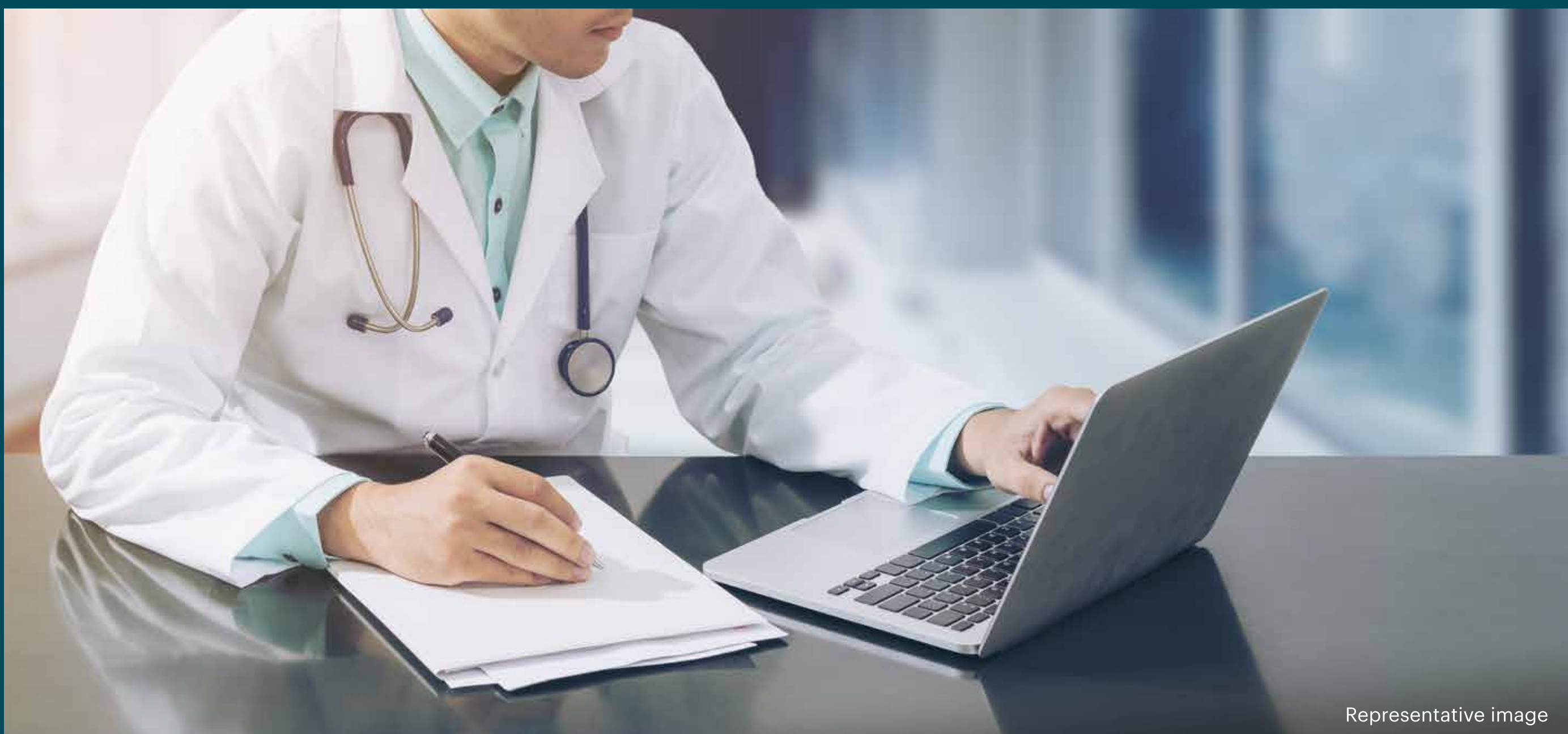
# An opportunity to own South Mumbai's Must-Have offices.



Representative image

## A RARE OFFERING

- Grade-A offices starting at ₹1.59+ Cr. compared to ₹3.5+ Cr. in the vicinity\*
- 7%+ rental yield and strong capital appreciation potential\*\*
- Perfectly sized, customizable units for maximum flexibility
- Lower maintenance cost compared to other commercial spaces in this area



Representative image

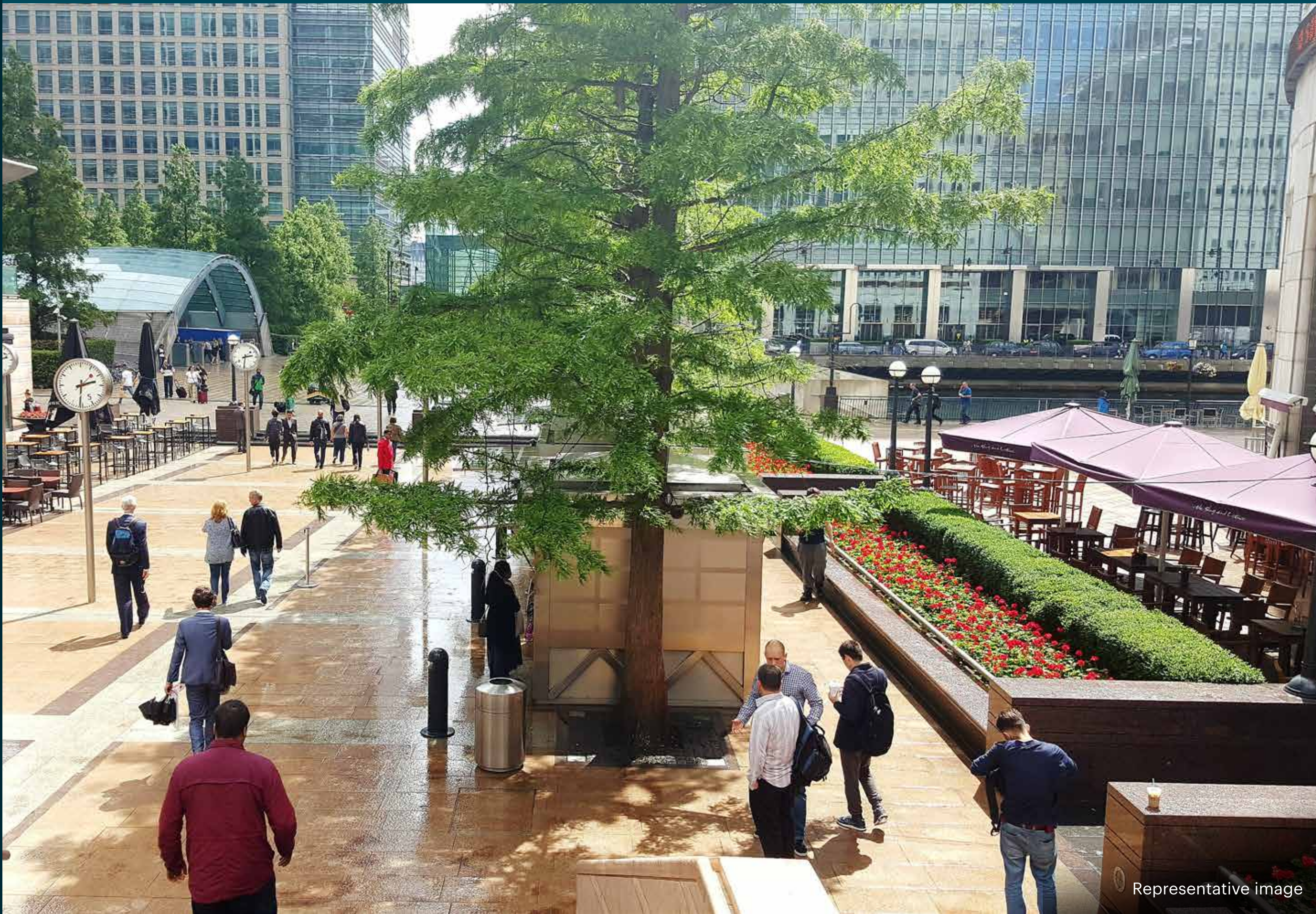
## A MUST-HAVE FOR DOCTORS: A DEDICATED ENCLAVE, DESIGNED FOR JUST YOU.

- Separate entrance from the Senapati Bapat Marg
- Dedicated lobby and lifts
- Ample car parking for your visitors and patients

\*Lodha Supremus, Lower Parel and One Lodha Place

\*\* JLL Market Rent Benchmarking Report - 2017

# High street retail spaces in South Mumbai's most sought-after location.



Representative image

## THE PRESTIGE THAT RETAIL DESERVES

- G+1 retail with grand designer lobby and 4.2m floor-to-floor heights
- Beautiful 50,000 sq. ft. landscaped outdoor retail plaza
- A bold frontage that gives your retail store the very best visibility

## A RARE RETAIL OPPORTUNITY

### Very limited supply of prime retail spaces in this attractive neighbourhood.

- Rentals range from ₹500-600 psf+\*  
in comparable Grade-A high street retail
- At the heart of the country's most expensive residential neighbourhood with units ranging from \$0.5Mn to \$10Mn
- Open environment - more preferred than enclosed spaces in the mall and lower maintenance costs

\*In Lodha Park and World One, average rentals are ₹500 per sq. ft.

# Unbelievable prices, Unmissable opportunity.

	Net Area in Sq.Ft.	EOI Special Starting Price (in Crs.)
<b>OFFICES</b>	~300 sq.ft.	Rs. 1.59+
	~350 sq.ft.	Rs. 1.85+
<b>DOCTOR'S ENCLAVE</b>	~300 sq.ft.	Rs. 1.67+
	~350 sq.ft.	Rs. 1.94+

Limited retail units from 700-1500 sq.ft. on ground and first floor

#### EOI Special Offer:

Zero Booking Offer<sup>^</sup> + 3% Stamp Duty Savings

#### Special Payment Plan:

Pay 25% now, 75% over the next two years

## A must-have investment opportunity.

Given the limited supply of Grade-A commercial properties in South Mumbai, and the rising demand for offices, Codename Must-Have offers the best investment opportunity.



High Appreciation



7-8%\*\* rental yield



**Sales Gallery:** Lodha Park, Pandurang Budhkar Marg, Next to Shree Simandhar Swami Jain Temple, Worli, Mumbai - 400018

\*Lodha Supremus, Lower Parel and One Lodha Place | \*Taxes and Stamp Duty extra | ^Savings worth the booking amount. (Not applicable on retail units) | \*\*JLL Market Rent Benchmarking Report - 2017. MahaRERA registration number: P51900029416 <https://maharera.mahaonline.gov.in>

# Pre-Launching Codename Must-Have.

World-class offices at Mumbai's most happening location at an unbelievable price of ₹1.59\* Cr+.

Vastu-compliant offices at Central Mumbai's most coveted location, adjacent to World Towers & Lodha Park.



## PLANS BOOKLET

CODENAME  
**MUST-HAVE**

Next to World Towers  
and Lodha Park

# GROUND FLOOR PLAN

## Future Development

Unit No.	Carpet Area
001 & 002	~667 sq.ft.
003 & 004	~823 sq. ft. to ~896 sq. ft.
005	~798 sq. ft.
006	~685 sq. ft.
007	~388 sq.ft.
008 to 012	~305 sq.ft.
013	~388 sq. ft.
014 to 018	~338 sq. ft.



Senapati Bapat Marg



# FIRST FLOOR PLAN



Unit No.	Carpet Area
101 & 102	~524 sq.ft. to ~530 sq.ft.
103 & 104	~711 sq.ft. to ~747 sq.ft.
105 & 106	~299 sq.ft.
107 & 108	~329 sq.ft. to ~349 sq.ft.
109 to 114	~298 sq. ft. to ~366 sq. ft.
115 to 118	~250 sq. ft. to 303 sq. ft.



# SECOND FLOOR PLAN



Unit No.	Carpet Area
201 to 206	~248 sq. ft. to ~430 sq. ft.
207 to 214	~296 sq. ft. to ~380 sq. ft.
215 to 222	~248 sq. ft. to ~317 sq. ft.



# THIRD FLOOR PLAN



Unit No.	Carpet Area
301 to 315	~339 sq.ft. to ~347 sq.ft.
316	~445 sq.ft.
317 to 324	~289 sq.ft.
325 to 334	~248 sq.ft. to ~380 sq.ft.



# FOURTH FLOOR PLAN



Unit No.	Carpet Area
401 to 415	~328 sq.ft. to ~347sq.ft.
416	~445 sq.ft.
417 to 424	~289 sq.ft.
425 & 426	~380 sq.ft.
427 to 433	~248 sq.ft. to ~317sq.ft.



# FIFTH FLOOR PLAN



Unit No.	Carpet Area
501 to 515	~328 sq.ft. to ~347 sq.ft.
516	~445 sq.ft.
517 to 524	~289 sq.ft.
525 to 534	~248 sq. ft. to ~380 sq. ft.



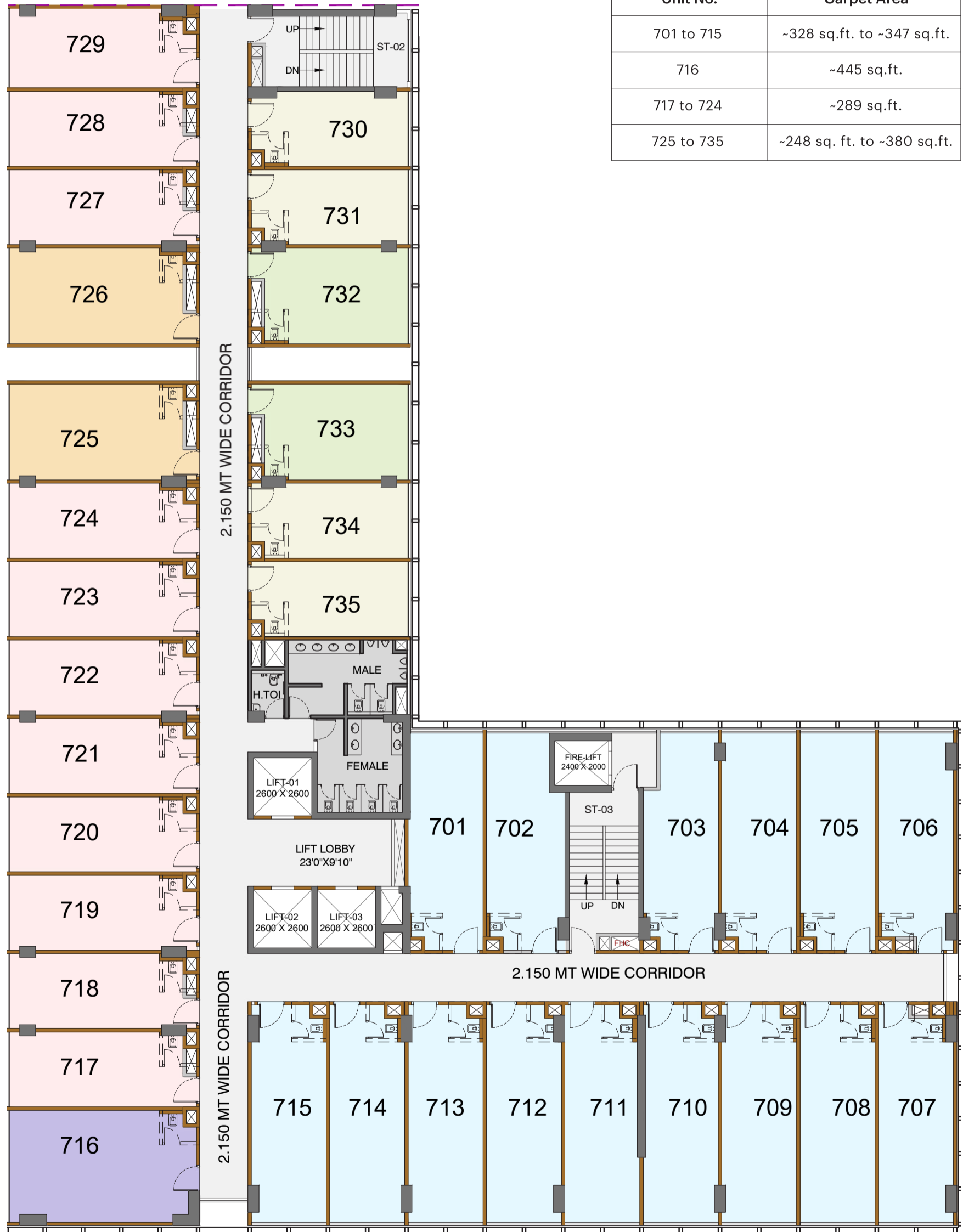
# SIXTH FLOOR PLAN



Unit No.	Carpet Area
601 to 615	~328 sq.ft. to ~347 sq.ft.
616	~445 sq.ft.
617 to 626	~248 sq.ft. to ~289 sq.ft.



# SEVEN, EIGHT AND NINTH FLOOR PLAN



Unit No.	Carpet Area
701 to 715	~328 sq.ft. to ~347 sq.ft.
716	~445 sq.ft.
717 to 724	~289 sq.ft.
725 to 735	~248 sq. ft. to ~380 sq.ft.



CODENAME  
**MUST-HAVE**

Next to World Towers  
and Lodha Park

 **LODHA**

**Sales Gallery:** Lodha Park, Pandurang Budhkar Marg, Next to Shree Simandhar Swami Jain Temple, Worli, Mumbai - 400018

\*Taxes & Stamp Duty extra.

MahaRERA registration number: P51900029416 <https://maharera.mahaonline.gov.in>