

Life on  
*an orchard.*

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☰ LODHA

☰ LODHA

LODHA CODENAME  
**ONLY THE BEST**

PARTNERING GOEL GANGA DEVELOPMENTS (ANNUJ GOEL GROUP)

IN PARTNERSHIP WITH GOEL GANGA DEVELOPMENTS (ANNUJ GOEL GROUP).

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The world's  
finest developments.  
Brought to you by  
India's No. 1  
real estate developer.<sup>^</sup>

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<sup>^</sup>By Sales FY 14-21.

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 liveability quotient\*\* – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that benchmark 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 league of the world's finest.

Lodha has been India's No. 1 residential real estate developer\* for the last 7 years with sales of over ₹50,000 crore in this period. We have delivered an area of 8 crore sq. ft.\*\* and have 40 ongoing projects and 18 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 to the needs of our consumers, and benchmarking 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, bringing every facility and convenience to the 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, As per report titled "Real Estate Industry Report" dated January 2021, issued by Anarock Property Consultant Private Limited.  
\*\*80 million or ~8 crore square feet completed till March 2021.



**Lodha Altamount**  
India's finest residences on Mumbai's Billionaires' Row



**The World Towers**  
One of India's most iconic addresses



**No. 1 Grosvenor Square**  
The world's most desirable address



## THE JOYOUS LODHA LIFE



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### DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

Our passion is to understand the intersection between design & wellbeing, and delivering the highest level of features, amenities, and open green spaces, lending to your holistic happiness and productivity. Be it our locations with excellent connectivity or our consciously planned and designed residences- every detail ensures you spend your time meaningfully, letting you create joyful memories in the company of your loved ones.



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### SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a richer and joyous experience for you at every level. You experience our world-class service standards right from the very beginning. Be it easing your shift into your new residence, to fixing any issues and curating events and experiences that bring you delight- our service standards are 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 are not only assured world-class design, highest standards of quality and service but you also experience a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live with a sense of pride and feel joyous, knowing you live in a home at par with international standards.



Unobstructed views of the reserve forests and greens.

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## TAKING THE GREAT CITY OF PUNE TO EVEN GREATER HEIGHTS.

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Pune is blessed with a rich cultural heritage, is known as the country's educational epicentre, and is an ever-growing hub of successful start-ups. A thriving manufacturing and IT industry, combined with its strong educational fabric, sets Pune among India's top 5 cities in this decade. With Pune moving into the league of the top cities in India, the city will now add another feather to its cap. Homes that match the greatness of the city – offering world-class amenities, and a lifestyle at par with the world's finest.

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Creators of  
the world's finest  
developments.  
Now in *Pune*.

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## TURN OVER A NEW LEAF.

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In the calm neighbourhood of South Pune, an oasis of luxury and nature – Codename Only The Best. Where you live on a picture-perfect orchard - engulfed in the warmth and comfort of open green spaces, surrounded by beautiful farms and forests. A place full of fresh, natural produce, giving your family access to delicious, nourishing foods. Where the birds greet you wherever you go, and the wild grass always tickles your feet. A lush greenscape that transports you to a joyful world, full of nature's bounty.



Artist's impression  
of the outdoor work and social spaces.



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# SO WELL-CONNECTED, EVERYTHING'S A 10-MINUTE DRIVE AWAY.

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Far away from the traffic and noise, in the midst of the natural greens, and yet near every essential place you need to be, Codename Only the Best is perfectly located to give you the best of every world. So, if you're headed to work, want to unwind at a mall with your partner, take your loved ones for a check-up, grab a bite with your friends, or even explore the forest on a Sunday, everything is easily accessible. You can also choose from amongst the best schools for your little one's education and development; from The Bishop's School to Euro School, you're spoilt for choice. Everything is in your vicinity; everything built around you.

**ENJOY THE PEACE AND CALM OF SOUTH PUNE**

- LOW TRAFFIC CONGESTION AND NOISE LEVELS
- ACRES OF GREENERY AND OPEN SPACES
- EASY ACCESS TO 'ANAND VAN' - 200 ACRES OF WOODED GREENS

**LIVE IN PUNE'S SCHOOLING HUB:**

**PUNE'S TOP SCHOOLS WITHIN A 10-MINUTE DRIVE**

- THE BISHOP'S SCHOOL
- VIBGYOR HIGH SCHOOL
- DELHI PUBLIC SCHOOL
- RIMS INTERNATIONAL SCHOOL
- SANSKRITI SCHOOL
- EURO SCHOOL

**BE CLOSE TO EVERYTHING YOU NEED:**

**WITHIN A 10-MINUTE DRIVE, YOU WILL HAVE ACCESS TO**

- RETAIL & ENTERTAINMENT: D'MART, DORABJEE'S MALL, INOX, CLOVER HILLS PLAZA, ROYAL HERITAGE MALL
- HOSPITALS: RUBY HALL CLINIC, COMMAND HOSPITAL, LIFELINE HOSPITAL, LIFECARE MULTI-SPECIALITY HOSPITAL
- RESTAURANTS: THE FLOUR WORKS, CAFÉ PETER, SHEESHA SKYLounge, COFFEE JAR, BIG BANG COMMUNITY





Artist's impression of a quiet walkway in the midst of the swale park.

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## WHERE LUXURY MEETS THE LAP OF NATURE.

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Planned by renowned architect, Kapadia Associates, and landscape designed by the master Prabhakar B Bhagwat, the development has been designed to offer you the finest lifestyle perfectly in tune with Mother Nature. Since you live on an idyllic orchard, you have plenty of space to walk, run, or cycle, and be free in the open. Be it a quiet corner for your elderly parents, or a play area for your pets to run free; there's a special space for everyone. With of course, a serene temple for everyone to begin their day on a positive note.



Artist's impression of the alfresco party lawn.

ARCHITECTURE BY KAPADIA ASSOCIATES, MUMBAI

LANDSCAPE DESIGN BY  
M/S PRABHAKAR B BHAGWAT, AHMEDABAD

OVER 1.5 LAKH SQ. FT. OF OPEN SPACE

OUTDOOR WORK AND SOCIAL SPACES

QUALITY OUTDOOR SPACES, GREAT LAWNS,  
WALKING/ JOGGING TRACKS, CYCLE TRACK

GANESHA TEMPLE

ELDER'S CORNER

PETS' AREA

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## GRAND CLUBHOUSE. FOR A GRAND LIFESTYLE.

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Codename Only The Best comes with a grand clubhouse spread over 15,000 sq. ft. that offers an array of activities that tend to everyone's interests, complimented by world-class outdoor activities. Be it a cricket pitch or basketball court to challenge your neighbours to a fun game, a party hall to celebrate your most special occasions, or an outdoor café for your spouse to casually catch up with her friends, we've ushered in leisure activities that help everyone recharge during the week.





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**CLUB ~15,000 SQ. FT.**

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**INDOOR AMENITIES:**

ACTIVITY AND LEARNING ROOMS

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GYMNASIUM WITH WORLD CLASS  
FITNESS EQUIPMENT

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HEALTH CLUB WITH STEAM,  
AND CHANGING FACILITIES

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KID'S INDOOR PLAY AREA

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INDOOR GAMES AREA WITH TABLE TENNIS,  
CARROM AND CHESS

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LIBRARY WITH LOUNGE AND BUSINESS CENTRE

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CRÈCHE

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ADEQUATE TOILETS & CHANGING ROOMS

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## OPEN SPACES FOR YOUR YOUNG ONES TO RUN AMOK.

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Acres of open space for your children to run loose and set their imagination free. To create their own little world. We've got a toddler's play area, a kid's play serpentine plaza, a maze garden, and a tree house with a slide – a range of outdoor places for them to lose themselves in play, and for their budding creativity to thrive.



Artist's impression  
of the kids' playground and treehouse.



**OUTDOOR AMENITIES:**

ROOFTOP SPORTS FIELD (FOOTBALL,  
VOLLEYBALL AND BASKETBALL)

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OUTDOOR CHILDREN'S PLAY AREA

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PARTY LAWN

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ROOFTOP ATHLETIC TRACK

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AMPHITHEATRE

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SWIMMING POOLS

- 25 M LAP POOL

- SEPARATE KIDS' POOL

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CAFÉ WITH OUTDOOR SEATING

Artist's impression of  
the lap pool with a separate kids' pool as well.





Artistic representation. Elegant facade

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Not just a tower,  
a modern *marvel*.

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WAKE UP  
TO THE GLORY OF  
MOTHER NATURE  
OUTSIDE YOUR  
WINDOW.

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Standing tall, Codename Only The Best is home to few of the tallest towers in South Pune, offering unobstructed views of the greens that surround you. Enjoy soothing 360 views of the Anand Van reserve forest, the lush orchard below, the farms around, and gorgeous landscapes that define the green city. It also means ample fresh air and a delightful cool breeze - perfect company when you're out on the sundeck, enjoying your favourite book.



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From an elegant façade that marks your arrival, to the designer lobby that greets you as you exit your car, to whisper-soft elevators that whisk you up to your residence, everything has been conceived with the highest sensibilities, crafting a life of absolute comfort for you and your family.

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GRAND ENTRANCE LOBBY

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WELL FINISHED FLOOR LOBBIES

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ELEGANT FAÇADE

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ADEQUATE FIREFIGHTING SYSTEM  
WITH SPRINKLER NETWORK IN ALL  
RESIDENCES

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2 PASSENGER LIFTS WITH ADDITIONAL  
SERVICE/ FIRE LIFT FROM OTIS/ SCHINDLER/  
THYSSENKRUPP/ HYUNDAI\*\*

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AMPLE COVERED PARKING

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D.G POWER BACKUP FOR LIFTS  
& COMMON AREA LIGHTING

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DOMESTIC STAFF TOILET (AT STILT LEVEL)

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## YOUR RESIDENCE. A PERFECT HAVEN UNTO ITSELF.

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At Codename Only The Best, each residence is designed to offer you maximum space. Your living room opens up to a sundeck so you can catch the sun rise with a hot cuppa. Full-height windows present gorgeous views, and invite in plenty of natural light and breeze. Each room is perfectly complemented by ample wardrobes to tuck away all your belongings, so your home stays well-organised and uncluttered. The layout has been designed to minimize wastage of space in passages so that you have more in your rooms. From the flooring to the tiles, everything is carefully chosen, and consciously designed, giving you a home at par with international standards.



WELL-DESIGNED RESIDENCES  
WITH MINIMAL WASTAGE

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FULLY AIR CONDITIONED HOMES\*

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SPACIOUS SUNDECK IN LIVING ROOM

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FULL HEIGHT WINDOWS\* TO MAXIMIZE LIGHT  
AND VENTILATION IN ALL BEDROOMS

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CROSS VENTILATION IN MASTER BEDROOM\*\*\*

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SEPARATE CUPBOARD AREA  
IN EACH MASTER BEDROOM

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IMPORTED MARBLE FLOORING  
IN LIVING/DINING AND PASSAGE

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MARBITAL FLOORING IN BEDROOMS





KITCHEN FINISHED WITH VITRIFIED FLOORING,  
HIGH QUALITY GRANITE COUNTERTOP, SINK WITH  
DRAIN BOARD AND DESIGNER TILES IN DADO

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DESIGNER TILES IN ALL THE TOILETS.

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GRANITE/ MARBLE VANITY COUNTERS IN TOILETS\*\*\*

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TOILETS PROVIDED WITH SANITARY WARE  
& CP FITMENTS FROM KOLHER/ ROCA\*\*

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UTILITY AREA WITH ANTI-SKID CERAMIC  
TILE FLOORING IN EACH APARTMENT

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PROVISION FOR TELEPHONE AND TV CONNECTIVITY ^

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PROVISION FOR FIBRE - OPTIC CONNECTIVITY  
WITH HI - SPEED INTERNET ACCESS ^

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SELECT RESIDENCES PROVIDED WITH  
PRIVATE GARDENS FOR EXCLUSIVE USAGE

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PIPED GAS PROVISIONS ^

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INVERTER PROVIDED FOR EACH RESIDENCE  
(FOR SELECT EMERGENCY USE)

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VASTU COMPLIANT LAYOUTS



\*(Except kitchen, toilets and service areas)

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## ROOM TO WORK, PLAY, AND DO EVERYTHING IN BETWEEN.

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With more time being spent indoors, the need of the hour now, is space for everyone to thrive. Our homes are luxuriously designed to amplify space that covers your every need. Be it your beautiful bedrooms, L-shaped living and dining, the study - a quiet workspace for you to engage in deep work or use as a serene prayer room, your home is consciously designed to provide you with enough space to accommodate your whole world. Letting you work, play, and unwind, all from the comfort of your home.





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## THE BEST OF CONVENIENCE & COMFORT.

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At Codename Only The Best, you have every convenience in place to ensure your household runs on well-oiled wheels. A dedicated property management team awaits you to meet your every need, mundane or whimsical, with absolute efficiency and meticulousness.

MAINTENANCE STAFF ROUND THE CLOCK

SEPARATE SERVICE ELEVATORS



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## 5-TIER SECURITY. BECAUSE FAMILY'S SAFETY COMES FIRST.

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When it comes to your loved ones, safety and security is of the utmost importance. Which is why, we have equipped your home with the most advanced security system, deploying the finest technology and personnel.

### ADVANCED 5-TIER SECURITY WITH

- CCTV MONITORING  
OF KEY COMMON AREAS
- RFID CONTROLLED ACCESS  
TO PARKING AREAS
- ACCESS CONTROLLED  
MAIN LOBBY
- VISITOR REGISTRATION
- VIDEO DOOR PHONE  
IN EACH APARTMENT



Representative image

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# Plans

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**MASTER PLAN**

**LEGEND**

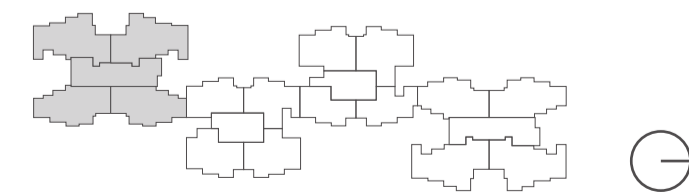
1. ENTRANCE
2. LARGE TREE PLANTERS
3. SPORT ZONE - MULTI PURPOSE SPORTS  
GROUND & RUNNING TRACK
4. CLUB HOUSE
5. GROVE WITH OUTDOOR SEATING
6. SWIMMING POOL
7. KIDS POOL
8. POOL DECK
9. OUTDOOR WORK FROM HOME SPACE
10. LARGE SPORTS-CUM-EVENT LAWN
11. TODDLERS PLAY AREA
12. KIDS PLAY SERPENTINE PLAZA
13. MAZE GARDEN FOR KIDS PLAY SPACE
14. TREE HOUSE WITH SLIDE
15. ELDERS CORNER
16. DROP OFF
17. WALKING TRACK
18. PETS PARK
19. GANESH TEMPLE WITH SEATING COURT
20. SWALE PARK
21. ENTRY TO PARKING
22. EXIT FROM PARKING
23. EXIT



TYPICAL FLOOR PLAN  
TOWER 1 - EXCLUSIVE 3 BHK TOWER



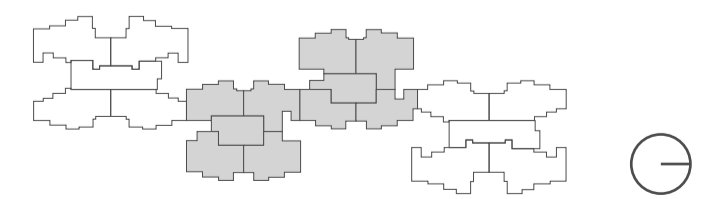
|        |                  |
|--------|------------------|
| UNIT 1 | 3 BHK WITH STUDY |
| UNIT 2 | 3 BHK WITH STUDY |
| UNIT 3 | 3 BHK            |
| UNIT 4 | 3 BHK            |



TYPICAL FLOOR PLAN  
TOWER 2 & TOWER 3 - EXCLUSIVE 2 BHK TOWERS



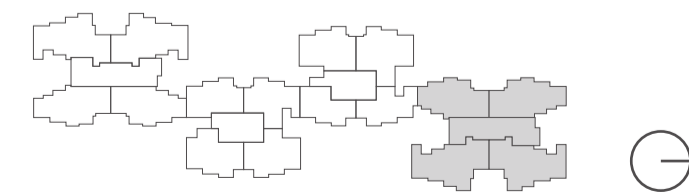
|        |       |
|--------|-------|
| UNIT 1 | 2 BHK |
| UNIT 2 | 2 BHK |
| UNIT 3 | 2 BHK |
| UNIT 4 | 2 BHK |



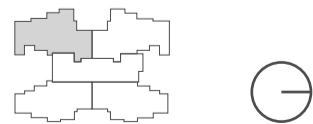
TYPICAL FLOOR PLAN  
TOWER 4 - EXCLUSIVE 3 BHK TOWER



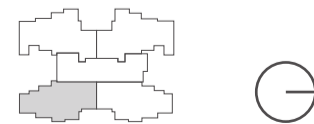
|        |                  |
|--------|------------------|
| UNIT 1 | 3 BHK            |
| UNIT 2 | 3 BHK            |
| UNIT 3 | 3 BHK WITH STUDY |
| UNIT 4 | 3 BHK WITH STUDY |



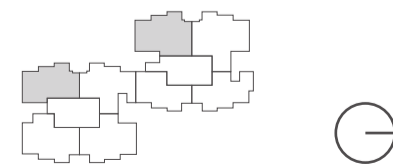
UNIT PLAN - 3 BHK WITH STUDY  
 TOWER 1 - UNIT 1 & UNIT 2 | TOWER 4 - UNIT 3 & UNIT 4



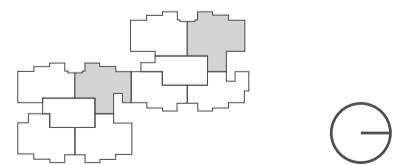
UNIT PLAN: 3 BHK  
 TOWER 1 - UNIT 3 & UNIT 4 | TOWER 4 - UNIT 1 & UNIT 2



UNIT PLAN - 2 BHK  
TOWER 2 & 3 - UNIT 1

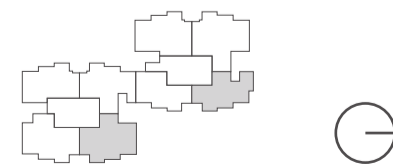


UNIT PLAN - 2 BHK  
TOWER 2 & 3 - UNIT 2

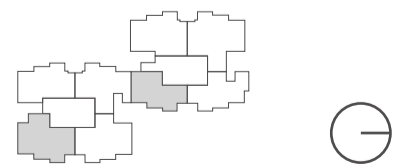




UNIT PLAN - 2 BHK  
TOWER 2 & 3 - UNIT 3



UNIT PLAN - 2 BHK  
TOWER 2 & 3 - UNIT 4



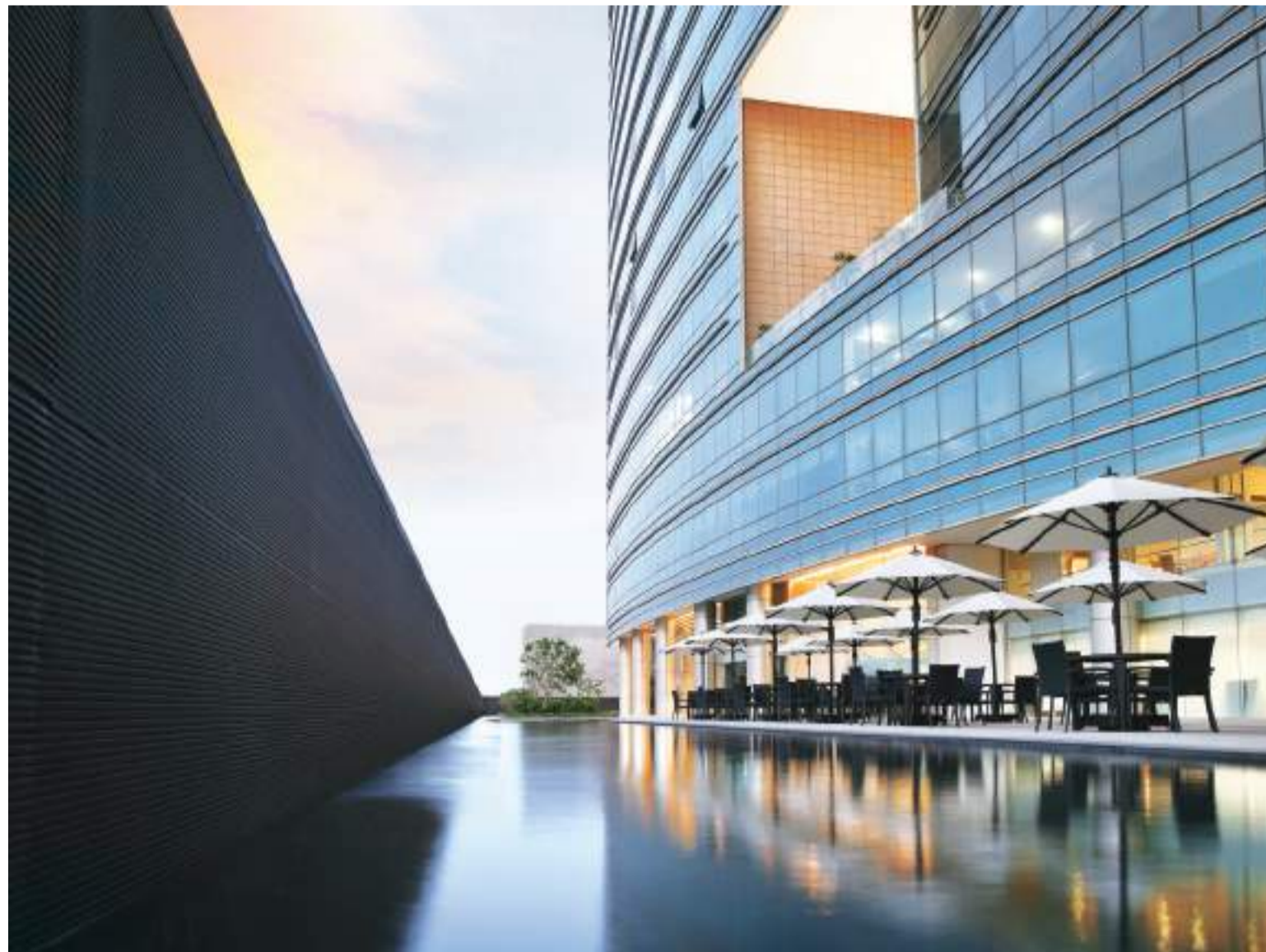
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# DESIGN PARTNERS

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## ARCHITECT: KAPADIA ASSOCIATES

Kapadia Associates is an architectural design firm with more than 30 years of experience in work ranging across all typologies including Townships, Office buildings, Hotels & Institutional Campuses. Their clients include Corporate Houses as well as most of the major developers in Mumbai City. Some of their projects for Lodha Group include – Palava City, I-Think Campus at Kanjurmarg, Bellissimo and Splendor. It is passion combined with perseverance and the constant quest to find innovative solutions that is the driving force at Kapadia Associates.



## LANDSCAPE DESIGN: PBB

Named after its founder, Prabhakar B. Bhagwat, PBB is arguably India's most influential landscape design firm, defining and establishing several design typologies, winning national and international awards and being hand-picked for the most prestigious projects. With a deep commitment to furthering the boundaries of landscape design in India, PBB's expertise spans every aspect, from design to engineering to lighting to water management.



**Corporate Office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.**  
**Sales Office: Lodha Sales Gallery, Off NIBM Road, Pune, Maharashtra – 411 060.**

The project has been registered under MahaRERA registration number: P52100024215 and is available on the website <https://maharera.mahaonline.gov.in/under-registered-projects>.

Disclaimer: 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. Date of Printing: September, 2021.

\* Excluding kitchen, toilets and any service areas

\*\* Or equivalent

\*\*\* For select units

^Services by 3rd party provider on chargeable basis

~starting from –150 mm above finished floor level

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