

ONE OF
A KIND



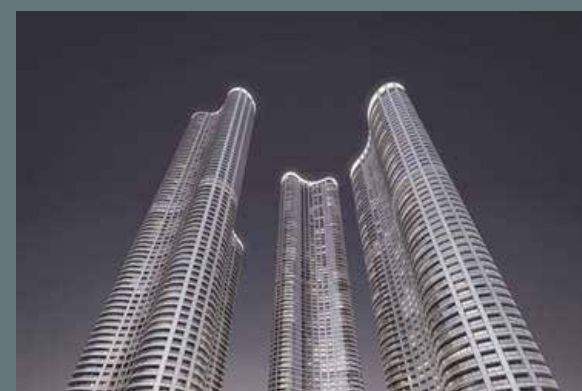
 **LODHA**
CULLINAN



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

THE WORLD'S
FINEST DEVELOPMENTS.
BROUGHT TO YOU BY
INDIA'S LARGEST
REAL ESTATE DEVELOPER*.

Lodha World Towers
One of India's most iconic addresses



Whether it's giving India its most iconic address or crafting the world's most coveted residences; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices or conceiving India's No.1 smart city with the highest liveability quotient – Lodha has been transforming the way we live, with environments at par with the world's best.

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. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By deploying the best people and process, delivering to the customer's needs and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and unmatched service at your doorstep.

In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to 'build a better India', we resolve to create

a lasting and positive impact on the planet and society at large. We are committed to becoming a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively contribute to ensure that the women workforce improves, changing the lives of every family and contributing to building the nation. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than we can imagine.

Today, Lodha is India's No.1 real estate developer*. The company has recorded over ₹77,000 crore of pre-sales since FY 14. We have developed an area of 9.4 crore sq.ft.** and have 33 operating projects**. Our team of almost 4,400 associates** work relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

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.

Lodha Altamount
The finest residences on Mumbai's Billionaire Row



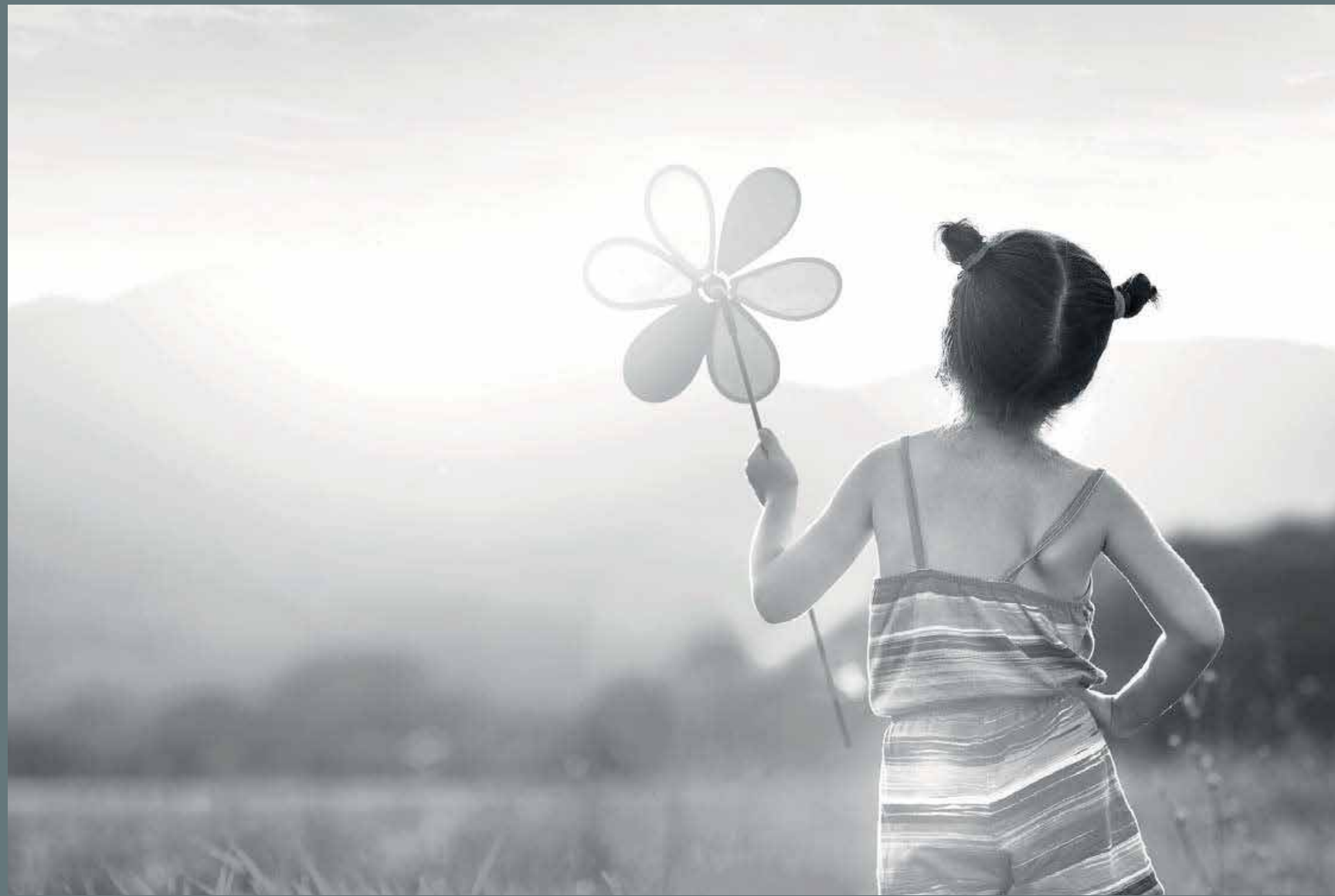


A FLOURISHING LIFE.

Lodha's enabling environments inspire us to give our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other extra-curricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure give enthusiasts the encouragement to be the best version of themselves.

Our developments come with wide open decks and ample open spaces with picnic and BBQ spots, pavilions, tree houses, nature trails and forests – creating a rich eco-system to help you refresh, rejuvenate, and disconnect from the city. While places of worship within our developments enrich your spiritual well-being. A wide

range of workshops and information sessions encourage homemakers to hone their skills and pursue their passions, from the comfort of home, while enabling working professionals to network with like-minded individuals to help them achieve greater growth. Seniors can find companionship, convenience, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth. From easing your transition into a new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.



CARING FOR SOCIETY. AND OUR PLANET.

Building smartly and sustainably is the key to ensuring a better world for us, and a better future for our children. As India's No.1 developer, we've taken the lead to ensure that the impact we leave 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.

CARBON NEUTRAL BY 2035

Lodha is committed to becoming 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 work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

EMPOWERING WOMEN

With the objective that upskilling leads to upliftment, and employment leads to empowerment, the Lodha Foundation will run skill development programs designed to make women ready for the job market. Building not just a skilled workforce that meets industry-specific requirements, but also a thriving and supportive ecosystem that allows women to flourish at their workplace.

SOCIAL HOUSING

We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

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 in Occupational Health & Safety Management.



The grand tower overlooking the Versova Bay. Artist's impression.

Set like a rare jewel in the upscale neighbourhood of Versova, a gilded tower rises high above the city, taking its rightful place on the Versova skyline, and bringing its denizens a grand new way of living never seen or experienced before.

Presenting Lodha Cullinan, an architectural marvel that harks back to the stylish Art Deco period of the 1930s; envisioned to meet the demanding lifestyle of today's jet-setting, global trotting hotshots. With amenities at par with the global best, this stand-alone tower is reserved for just 41 families. Its bespoke residences match the larger-than-life vision of its owners – allowing them to design their home in their own style and taste. And with Saint Amand's 5-star services at their beck and call, every moment is orchestrated with clockwork precision.



VERSOVA:

HOME TO MUMBAI'S
GLITTERATI.





Recognised as one of Mumbai's most elite neighbourhoods and playing host to the entertainment industry, Versova features at the top of Mumbai's social circuit and is the party playground of the who's who.

With high-street shopping, fashionable retail, chic cafés, and social hotspots just around the corner, entertaining your guests is a breeze.

Connected to Mumbai's thriving business hubs, and with esteemed educational institutions and renowned hospitals in close proximity, Versova presents itself as one of city's best-connected locations with great infrastructure and a constantly evolving skyline. The upcoming coastal road only promises to enhance the value of this location.





CONNECTIVITY

- Upcoming Sea Link - 3 km
- Yari Road - 1 km
- Juhu Circle - 3.8 km
- New Link Road - 2.3 km

CONVENIENCE & LIFESTYLE

- Prithvi Theatre - 5.7 km
- Infiniti Mall - 4.4 km

HEALTHCARE

- Kokilaben Dhirubhai Ambani Hospital - 2.8 km

REJUVENATION

- Soho House - 7.3 km
- JW Marriott Juhu - 5.8 km
- Versova Beach - 2.1 km



AN
ARCHITECTURAL
MARVEL:

STANDING ALONE.
STANDING APART.





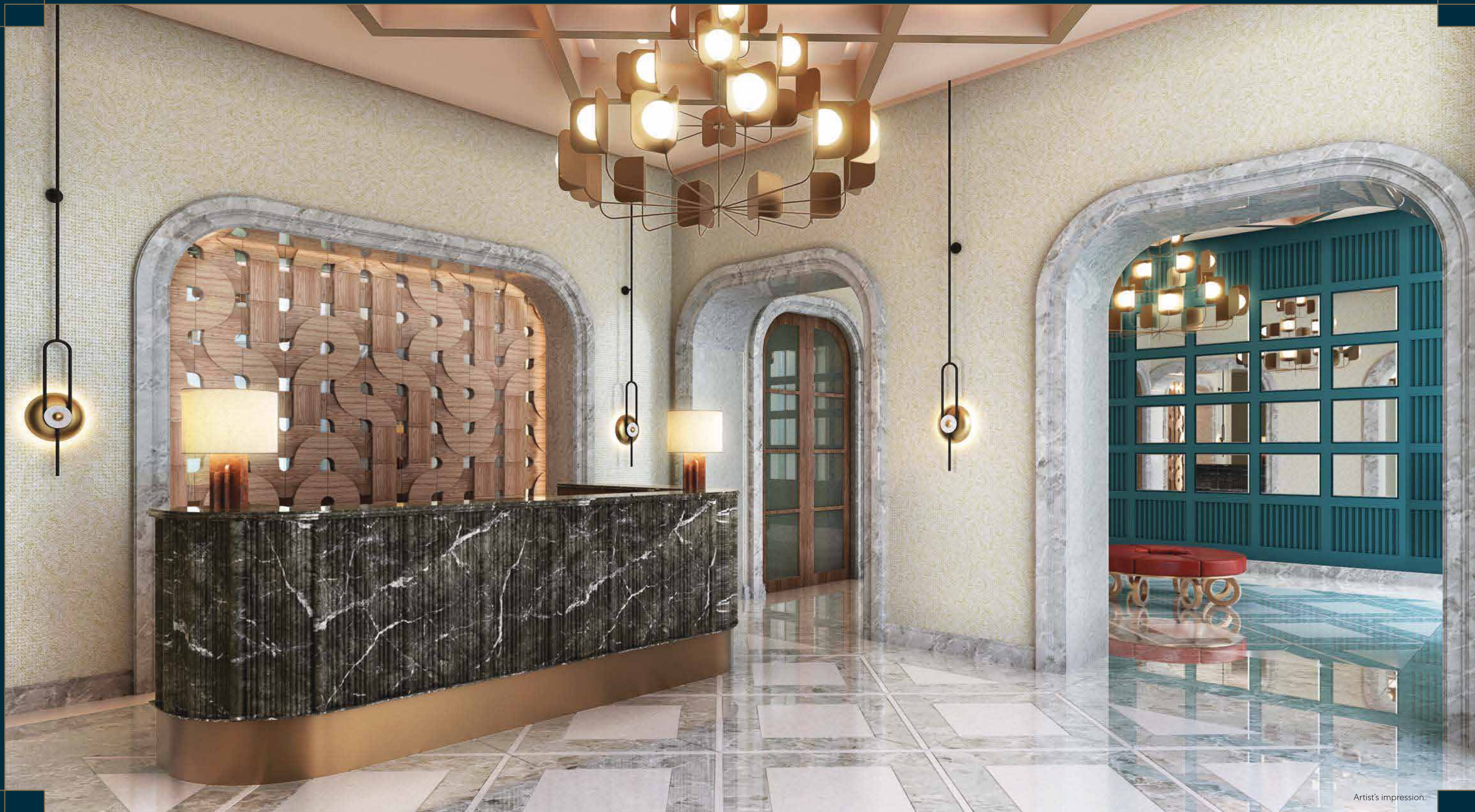
Conceived as a tribute to Bombay's grandiose Art Deco period, Lodha Cullinan embodies the bold, classic architecture style of the 1930s. Gilded columns, geometric grills, ornate designs, and curved façades, reminiscent of New York skyscrapers, set it apart in regal splendour.

Masterfully designed by renowned architect Hafeez Contractor, this iconic tower transports you to a world of timeless elegance. The grand lobby welcomes you with geometric motifs, wooden parquet flooring, and stone-clad walls that speak the language of Art Deco.





Artist's impression.



Artist's impression.



28 storeyed-tower with 2 wings



2 private elevators from Schindler/ Mitsubishi®
opening directly into your private foyer



Air-conditioned ground floor entrance lobby
with designer finishes



Designer finishes for lobby and common areas



State-of-the-art firefighting system



Separate service-cum-fire elevator from
Schindler/ Mitsubishi®

41

BESPOKE
RESIDENCES.

MAJESTIC
AND PALATIAL.





When you've made it in life, why share the floor?
At Lodha Cullinan, each residence commands a floor of its own, luxuriating in the expansive embrace of unbridled space. Spanning an impressive 4,000+ sq. ft., your bespoke home stands like a blank canvas, inviting you to design every nook and corner in your own style and taste. Crowning this tower are the twin penthouses, sprawling over 9,000 sq. ft., and gifting you the rare luxury of an exclusive terrace, each. Perfect to host your next lavish party.

One unit per floor - each residence comes with private elevators



4 and 5-bed - bare shell residences
(Large column grids for flexibility in layout)



2 unique penthouses spread over 2 levels
(Top-most floors with exclusive terrace)



Separate entrance foyer in each residence with exclusivity



Tall windows for maximum light and ventilation*



Large terrace-like deck attached to living room with spectacular views of the sea



Separate domestic help/ butler's room area



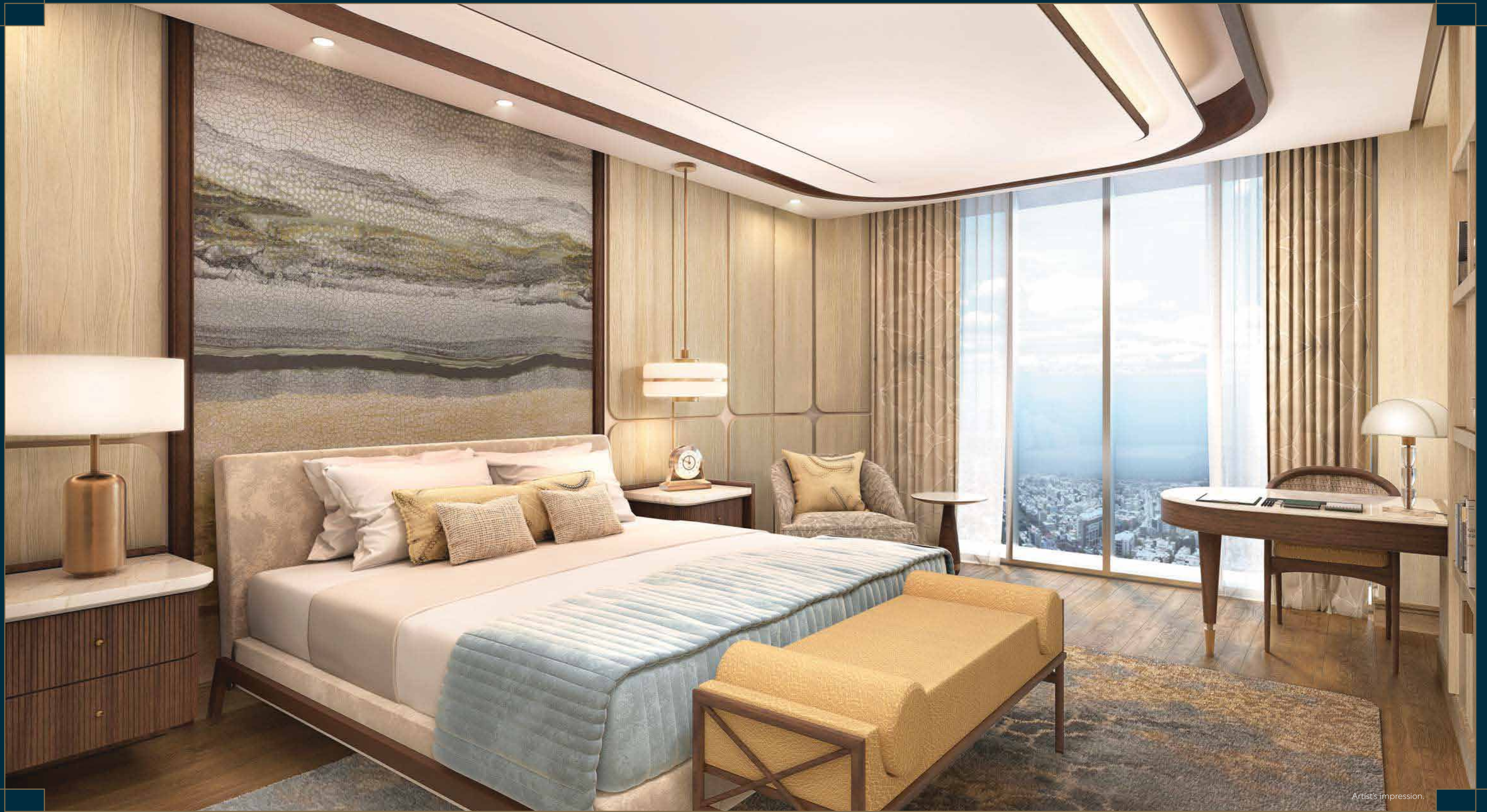
Separate utility area in each residence





Artist's impression.



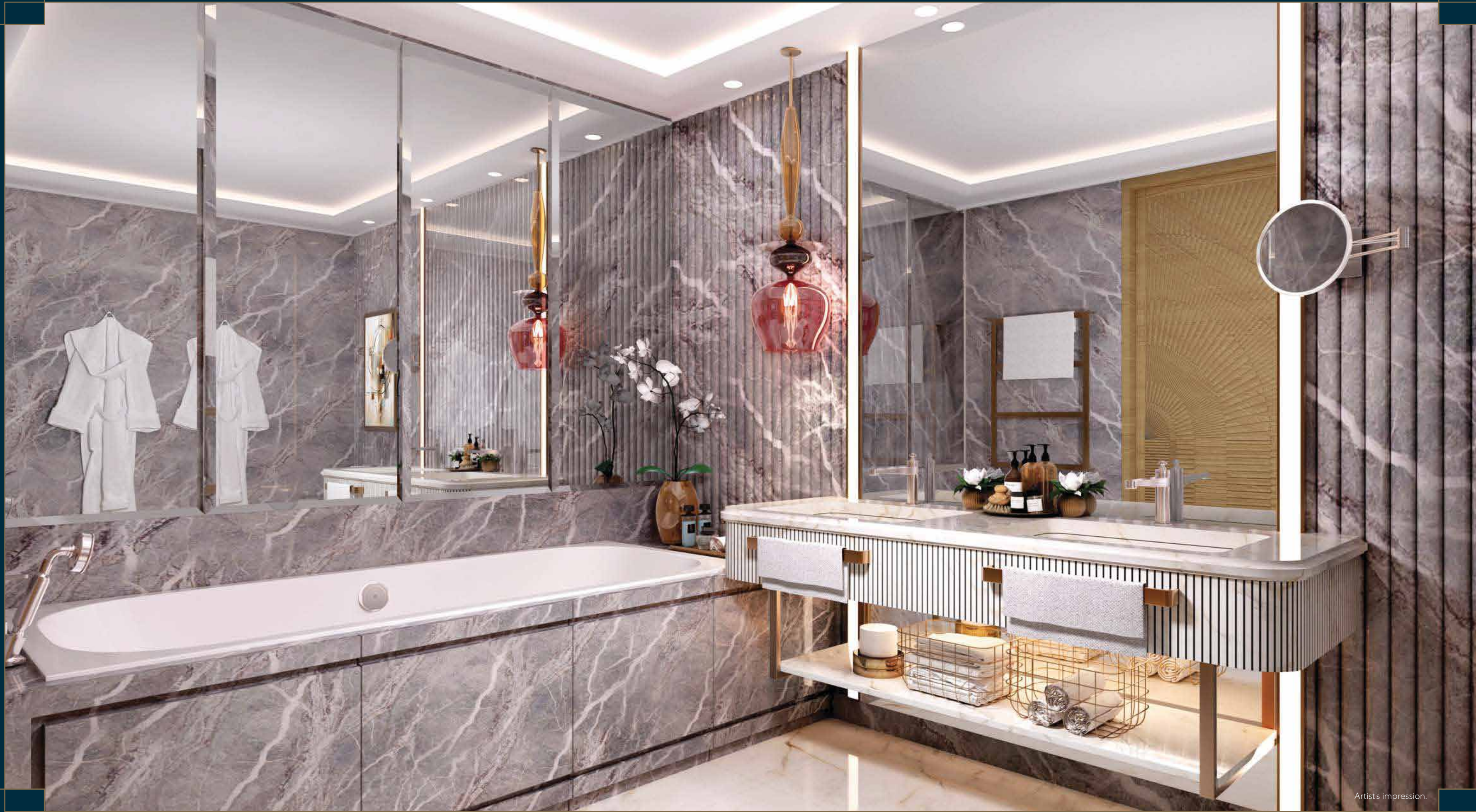


Artist's impression.

The master bedroom. Designed to accommodate your larger-than-life taste.



Artist's impression.



Artist's impression.



Artist's impression.

There's a corner for everything - the bar included.

THE OLD MANGROVE AND THE SEA.



Shot on location.



At Lodha Cullinan, luxury transcends the indoors. The lavish deck invites residents to behold the majesty of the sea, and the verdant expanse of the mangrove reserve, home to exotic species of birds.

Pristine sea and coastline views from most decks



First residence begins from the sixth floor

The lavish terrace-like deck. Artist's impression.

A LAVISH
CLUBHOUSE
FOR
A GILDED
LIFESTYLE.





Your Hollywood-themed clubhouse, Club Cullinan is meticulously designed to complement your champagne lifestyle, presenting multiple avenues for active sport, recreation, and leisure – ready for your immediate indulgence. The landscape, envisioned by Singapore-based firm STX Landscape Architects, provides a luxurious retreat for residents to pursue their interests.

GROUND LEVEL

Reception and Concierge

Private Dining Room/ Meeting Room

Party Hall

Library Café

Outdoor Seating Lounge

Outdoor Play Area for Kids



CLUBHOUSE LEVEL

Cutting-Edge Fitness: State-Of-The-Art Techno Gym

Indoor Games Den: Table Tennis, Carrom, Cards, etc.

Indoor Heated Swimming Pool with Pool Deck

Treatment/ Massage Room

Activity/ Yoga Room





Artist's impression.

Temperature-controlled pool and deck.



Your private spa to soothe your senses. Artist's impression.



Artist's impression.



The hi-tech gym: perfect to get your adrenaline pumping. Artist's impression.

PRIVATE
AND SECURE.

SO YOUR
WORLD REMAINS
EXCLUSIVE.





With every contingency plan in place, Lodha Cullinan ensures safety at every touch point. From screening entrants at the gate to regulating incoming vehicles, its vigilance knows no bounds. The electronically-controlled elevators, designated separately for residents and staff, function only upon granted access. Each residence is equipped with a panic alarm, giving residents complete peace of mind. Everything meticulously designed to preserve your discreet world within.

Electronic vehicle access control



Electronically-controlled access to building elevators



Guest registration and validation prior to entry



Panic alarm in each residence



24x7 CCTV monitoring of key common areas



Separate service elevator







Anticipating and pre-empting your every wish and need,
Saint Amand promptly fulfils your every request.
From impeccable housekeeping to personalised concierge
services, they choreograph a life of effortless luxury.





Café and Catering Services^



Sports Coaching^



Wellness and Nutrition^



Virtual Concierge



Housekeeping Services



Personal Training^



Clubhouse Management



Landscaping Management



Security Management



Reception Management



General Upkeep and Maintenance



Solid Waste Management



Emergency Engineering Services



PLANS



AMARANT ROAD

DR. ASHOK CHOPRA ROAD

MASTER PLAN

- 1. Main Entry / Exit
- 2. Service Entry / Exit
- 3. Drop Off
- 4. Car Lift Entry
- 5. Landscape Court Yard
- 6. Play Area
- 7. Lobby
- 8. Multipurpose Area / Cafe
- 9. Party Hall
- 10. Private Dining / Meeting Room
- 11. Kitchen





TYPICAL FLOOR PLAN WING A

1. Foyer	14'0" x 12'6" + 6'7" x 4'3"	11. Bedroom 3	18'9" x 13'4"
2. Living	26'11" x 38'0" + 5'0" x 6'0"	12. Toilet 3	7'9" x 8'0"
3. Dining	23'3" x 14'0"	13. Bedroom 4	17'10" x 14'0"
4. Deck	24'5" x 12'4"	14. Toilet 4	7'9" x 8'0"
5. Master Bedroom 1	19'0" x 14'6" + 4'0" x 17'9"	15. Puja Room	5'4" x 8'8"
6. Walk-in Closet	8'8" x 9'9"	16. Kitchen	14'0" x 12'0"
7. Master Toilet 1	8'4" x 11'9" + 4'0" x 7'0"	17. Utility	4'4" x 10'5"
8. Master Bedroom 2	14'3" x 21'4" + 4'6" x 3'9"	18. Powder Room	4'4" x 6'6"
9. Walk-in Closet	7'7" x 7'8"	19. Staff Room	12'2" x 7'0"
10. Master Toilet 2	7'7" x 10'0"	20. Staff Toilet	5'0" x 5'0"



TYPICAL FLOOR PLAN WING B

1. Foyer	14'0" x 12'6" + 6'7" x 4'3"	11. Bedroom 3	18'9" x 13'4"
2. Living	26'11" x 38'0" + 5'0" x 6'0"	12. Toilet 3	7'9" x 8'0"
3. Dining	23'3" x 14'0"	13. Bedroom 4	17'10" x 14'0"
4. Deck	24'5" x 12'4"	14. Toilet 4	7'9" x 8'0"
5. Master Bedroom 1	19'0" x 14'6" + 4'0" x 17'9"	15. Puja Room	5'4" x 8'8"
6. Walk-in Closet	8'8" x 9'9"	16. Kitchen	14'0" x 12'0"
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10. Master Toilet 2	7'7" x 10'0"	20. Staff Toilet	5'0" x 5'0"

A MASTERPIECE
DEMANDS
MAESTROS OF
ARCHITECTURE
AND DESIGN.



DESIGN PARTNERS

ARCHITECTURE DESIGN AHC, Mumbai

With his grand vision and majestic façade, master architect Hafeez Contractor, along with his team at AHC, has created an exquisite landmark - conceived to take modern-day living to a new paradigm of luxury never seen or experienced before.

LANDSCAPE CONSULTANTS Sitetectonix

Based in Singapore, Sitetectonix is globally acclaimed for its contribution to landscape architecture, urban design and planning. The firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence. Sitetectonix is known for innovative designs that take into account the environmental, social, cultural, historic and economic circumstances of each project. With this understanding, the firm is able to create design solutions that are consistently executed with uncompromising quality. Sitetectonix's high-profile projects include Far East Square, Singapore; Kanuhura Beach Resort, Maldives; and the much awarded Hotel Sofitel Central, Hua Hin.

DESIGNWILKES Jeffrey A Wilkes, Founder & Principal Designer.

Specialising in luxury hospitality, residences and restaurants, DESIGNWILKES' mission lies in creating interiors that enhance the comfort levels of the consumer, while providing a sense of excitement and glamour to their experience. They have been trusted with the sensitive renovations of The Taj Mahal Palace in Mumbai, Mandarin Oriental in Hong Kong and Mandarin Oriental Hotel in Bangkok.



CORPORATE OFFICE

Lodha Excelus, Apollo Mills Compound,
N. M. Joshi Marg,
Mahalaxmi, Mumbai - 400 011.

SITE

Dr. Ashok Chopra Lane, off Yari Road,
Versova, Mumbai - 400 061.

SALES GALLERY
(BY INVITATION ONLY)

J W Marriott, Juhu Tara Road,
Juhu, Mumbai - 400 049.

Website : www.cullinanversoalaunch.com/lodha/ | Contact No. : 022 4148 3969

DISCLAIMER: @ All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers | % - above height of 150 mm above finished floor level
*Additional charges are applicable for: Personal Training, Sports Coaching, Café and Catering Services, Wellness and Nutrition | *By residential sales FY14 - 23 | **As of 31st March, 2023

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 maybe available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe 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 & terrace units are entitled to exclusively use the area earmarked for private garden/ terrace. The community hall(s)/ temple(s) (if any) and appurtenant land(s) shall be transferred to a charitable trust/ its non-profit nominee and managed by them at their sole discretion and Ultimate Organization/ Federation shall have no involvement in this regard. MahaRERA Registration Number P51800054551 is available on the website <https://maharera.mahaonline.gov.in> under registered projects. Date of Printing: Feb, 2024



