

Live Exceptional

THE WORLD'S FINEST
DEVELOPMENTS BY
INDIA'S NO.1 REAL ESTATE
DEVELOPER* – LODHA.



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 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 sales of over ₹50,000+ crore in the last 7 years. We have delivered an area of 8.5 crore sq.ft.** and have 40 ongoing projects and 30 planned projects.^ Our team of 3,000 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



The World Towers
One of India's most iconic addresses



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



A flourishing
life

Lodha's enabling environments inspire us to give of 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 your 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.



Presenting Lodha Divino: a lavish luxury estate that will transform the way Matunga lives, forever. Where demands are exceeded, and high standards are the norm. Where a stroll in the garden or laps in the pool, are an elevator button away. Where soothing garden views are enjoyed from the privacy of your own sundeck. Where the big match is a giant screen in your own lawn. And picking the trendiest brands is a cakewalk - to your in-house retail boulevard.

Don't just live.
Live exceptional.





Artist's impression of the grand entrance lobby



Artist's impression of the clubhouse and swimming pool



Actual view from residences at Lodha Divino



Connected
to every part
of the city.



The serene neighbourhood of Matunga comes with the fresh air of Five Gardens, quaint cafés, renowned educational institutions, and calming temples to connect with your inner self. But also keeps you connected to the vibrant business and entertainment hubs of the city, with Lodha Divino having easy access to Old Matunga and the Eastern Express Highway.

Five Gardens | Cafés | Temples | Educational institutions | Great connectivity



Why go
to Five Gardens
when you have
your own?




Artist's impression of the landscaped greens, clubhouse and swimming pool



The landscape is carefully knitted with the architecture to create a fluid space flowing inside-out, along with a wide, green pedestrian promenade.

The central lawn forms a massive expanse of green, sporting a sinuous pedestrian spine with a canopy of trees that divide it into open lawns and a series of outdoor rooms that serve as social spaces for meet, work, and play.

Trellises adorned with flowering vines paint the urban landscape with every shade, colour, and texture, giving the high-street retail promenade strip an unmistakable identity and ambience.



Athlete, swimmer,
binge-watcher, party-goer.
What would you like
to be today?



Artist's impression of the greens and clubhouse verandah

Every corner of this large open green expanse is designed to interest, arouse, and fuel your passions - be it sport or leisure. Futsal under the stars, basketball with friends, movie night with your loved ones in the outdoor theatre, anniversary celebration at the grand party hall - you'll never run out of things to do.

Jain temple^^^ | Large multipurpose lawn | Experiential promenade for walking/ jogging/ leisure walk | Lifestyle cabanas with work-from-home seating
Adventure play village for kids | Outdoor cinema under the stars | Luxury pool side (adult | kids) | World-class sports facilities such as a cricket pitch, futsal court, basketball and badminton courts

Luxury clubhouse with:
Café | Gymnasium | Indoor games: table tennis, snooker, chess, carrom | Guest rooms for use by resident guests | Party hall & party lawn



Artist's impression of the clubhouse café



Artist's impression of the retail boulevard



Artist's impression of the work-from-home outdoor spaces



Artist's impression of the retail high-street





Representational image





38[#] storeys.
Set to take Matunga
to new heights.



Artist's impression of the grand façade

Gleaming façades that rise majestically into the sky. Imposing lobbies give you a grand welcome. Whisper-soft elevators whisk you up to your abode. And a building dedicated to parking. Everything thought-through, so you live seamlessly.

Grand entrance lobby | Well-designed floor lobbies | 3 passenger elevators for each tower by Otis®/ Schindler®/ Kone®
Separate service elevator for each tower | State-of-the-art firefighting system | Domestic help toilet on mid-landing



Homes that
spoil you
for space.




Artist's impression of the view from the grand sun decks

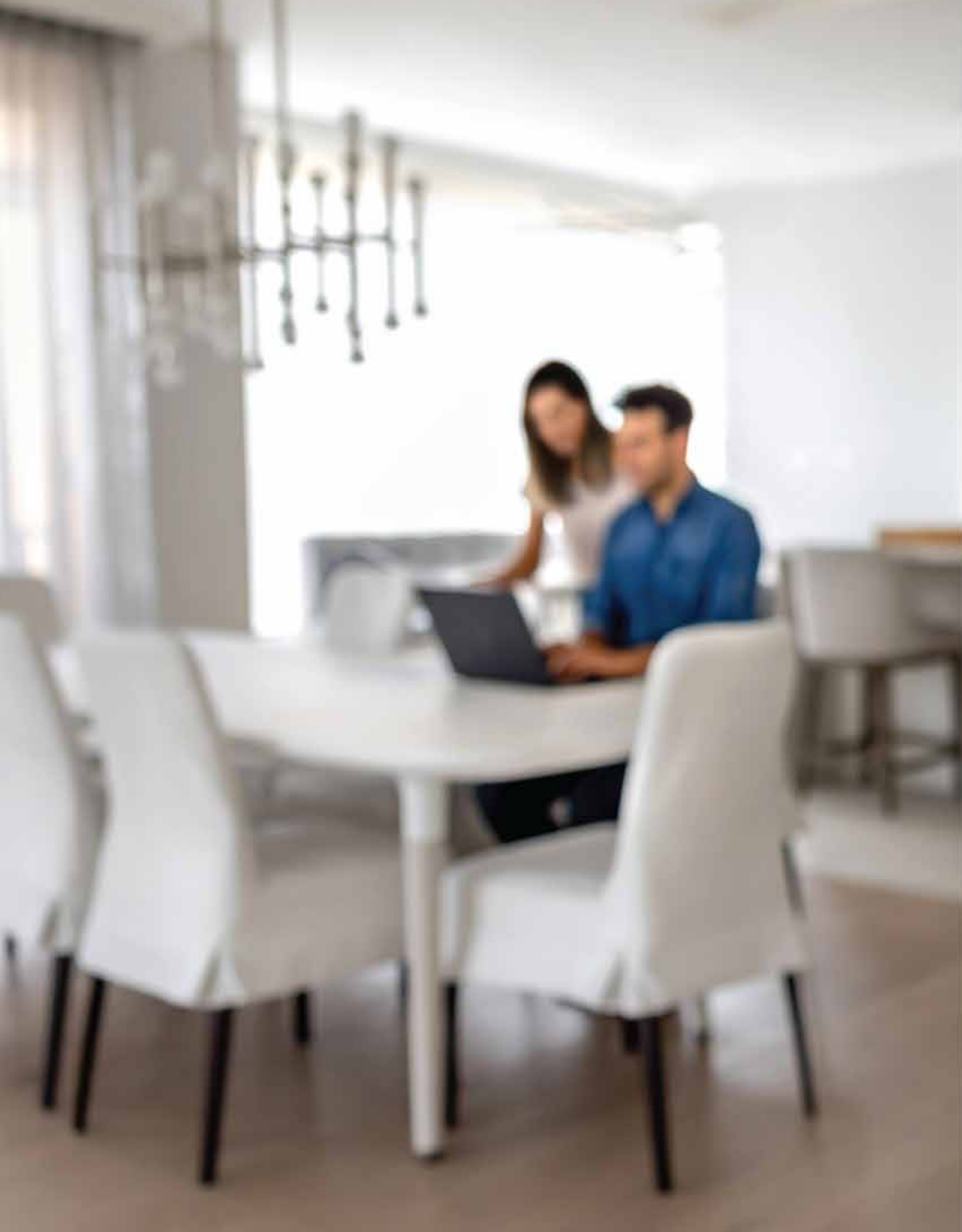
The homes at Lodha Divino are thoughtfully and spaciouly designed, with virtually zero wastage in passages, and abundant room for an elevated life. Lavish sun decks and full-height windows allow inhabitants to soak in the shimmering sea and verdant garden views. From the caressing touch of luxury marble on your feet to engaging with designer fitments and finishes in washrooms, you will discover finesse at every turn and corner.

Fully air-conditioned homes⁶⁶ | Imported marble flooring in living, dining and passage | Full height⁶ sliding windows to maximize light and ventilation
Marbital^{^^^} flooring in bedrooms | Kitchen finished with vitrified tile flooring with granite platform, stainless steel sink and piped gas provision⁶⁶
Separate utility area finished in antiskid ceramic flooring | Designer CP/ sanitary fittings from Grohe[®] / Kohler[®] in bathrooms^{***} | Provision⁶⁶ for cable, intercom and Internet connectivity | Walk-in wardrobe | Separate staff room with toilets for each 3.5-bed home and larger residences





When you
move up in life,
shouldn't your
security?



Round-the-clock surveillance, strict entry checks, and video door phones ensure your family is cocooned in safety, while small measures including kitchen gas detectors and smoke alarms are thoughtfully placed within your home, to make you feel at your safest.

5-tier security with:

24 x 7 CCTV monitoring of key common areas | Video door phone | Passenger lift access control
Gas detector in kitchen | Electronic vehicle access control



Every detail
orchestrated for
a seamless life.



With a host of services at their command, our fastidious residents will live a life perfectly orchestrated for them. Every aspect from housekeeping to banqueting services, fitness to business and entertainment will be taken care of. Leaving you with very little to do but recline by the pool and contemplate the good life.

Design Partners

Architecture design: 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: Sitetectonix, Singapore

A consulting firm that specialises in landscape architecture, master planning and urban design, STX harnesses the creativity, experience and expertise of its staff to serve as a trusted partner for clients and to give form and definition to projects. Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesising its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces.

Corporate office: Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai – 400 011 | Sales gallery: Lodha Divino, Bhaudaji Road, Matunga East, Mumbai, Maharashtra.

*By residential sales FY16-22 | **85 million or ~8.5 crore square feet completed till March 2022 | ^Based on liveability quotient ranking by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report
^^As on March 2022 | #Variance of +/-3 floors | ^{ss}Excluding kitchen, store, toilets, staff room and service areas | ^{^^}Close to but outside the development with access for non-residents | ^sabove skirting of 150-300 mm and upto bottom of beam | ***excluding staff toilet | ##For residences which do not have separate staff room | ^{^^^}Vitrified tiles with marble effect | ^eall brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers | [@]provided by 3rd party providers and subject to payment of charges directly by resident to them | Total land area of masterplan which includes other projects

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 & 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. Developing in partnership with Sahana Group of Companies. RERA registration no. P51900049433 available at website maharera.mahaonline.gov.in.

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