

— LODHA CODENAME —
CENTRAL

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

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. 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

Today, Lodha is India's No. 1 real estate developer.* The company has recorded sales of over Rs. 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 23 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 in delivering our customers' needs, 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, offering every facility and convenience at your 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 society at large. We are committed to becoming 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 we can imagine.

*By sales FY16-22.

**85 million or ~8.5 crore square feet completed till Mar 2022.

^Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report

^^As of March 2022



Lodha Altamount

The finest residences on Mumbai's Billionaire Row



The World Towers

One of India's most iconic addresses



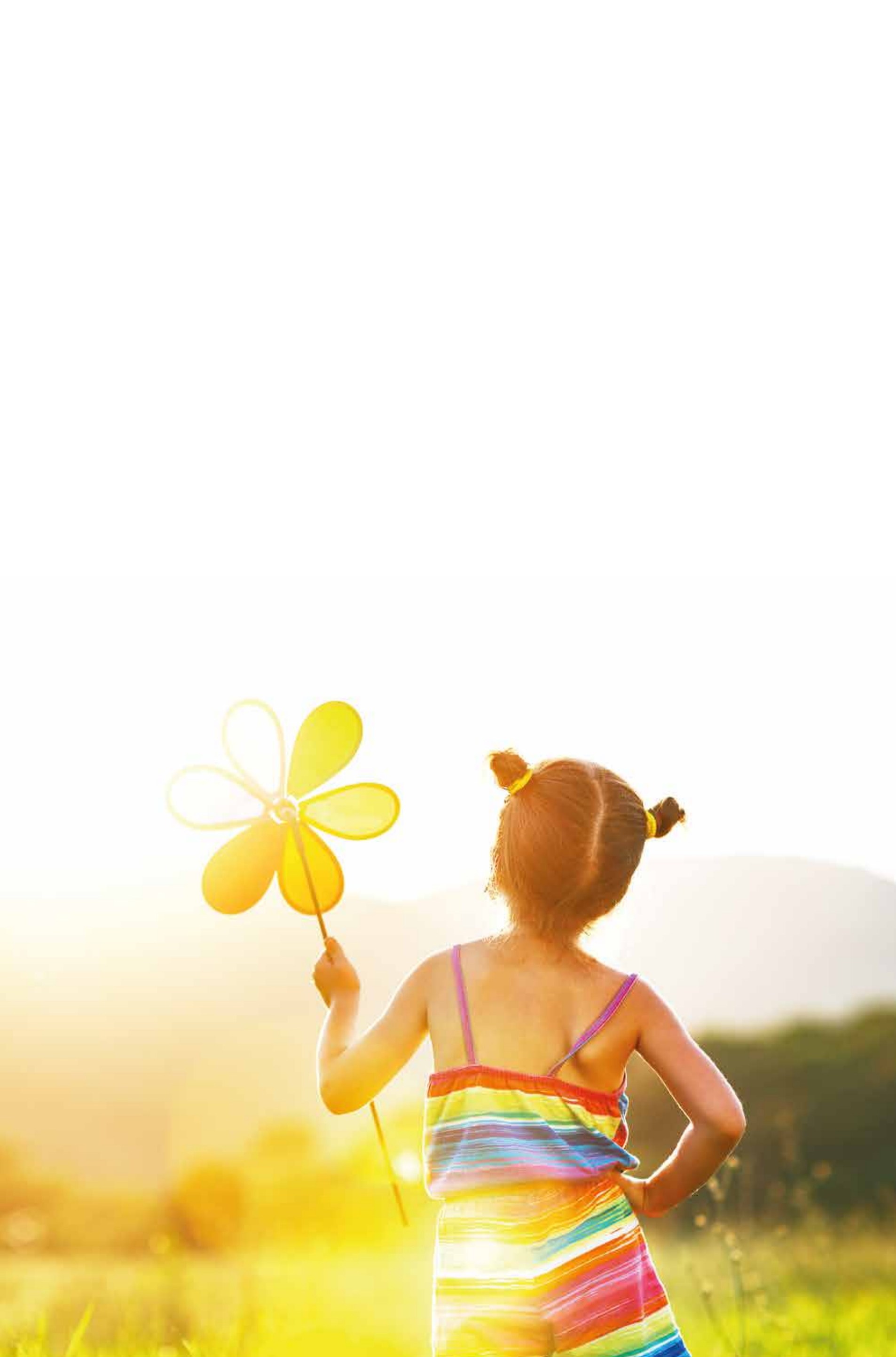
No. 1 Grosvenor Square

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 ways we cannot even 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 and Olympic-standard sports complexes 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.



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 a global benchmark for sustainable development.

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 joyous
LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Every aspect – from excellently connected locations to carefully designed residences – is thought of so you can spend your time meaningfully, and create joyful memories in the company of your loved ones.



SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Right from easing your transition into your new residence and fixing every issue to curating events and experiences to delight your family. Everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



A BADGE OF PRESTIGE

When you live in a home delivered by India's No.1 real estate developer, you can be certain of world-class design, the highest standards of quality and service, and a space that is thoughtfully designed to ensure your holistic well-being.

In a Lodha residence, you can live joyfully and with a sense of pride, knowing you live in a home that meets international standards.

Lodha Codename Central

LIFESTYLE
THAT'S A CUT ABOVE



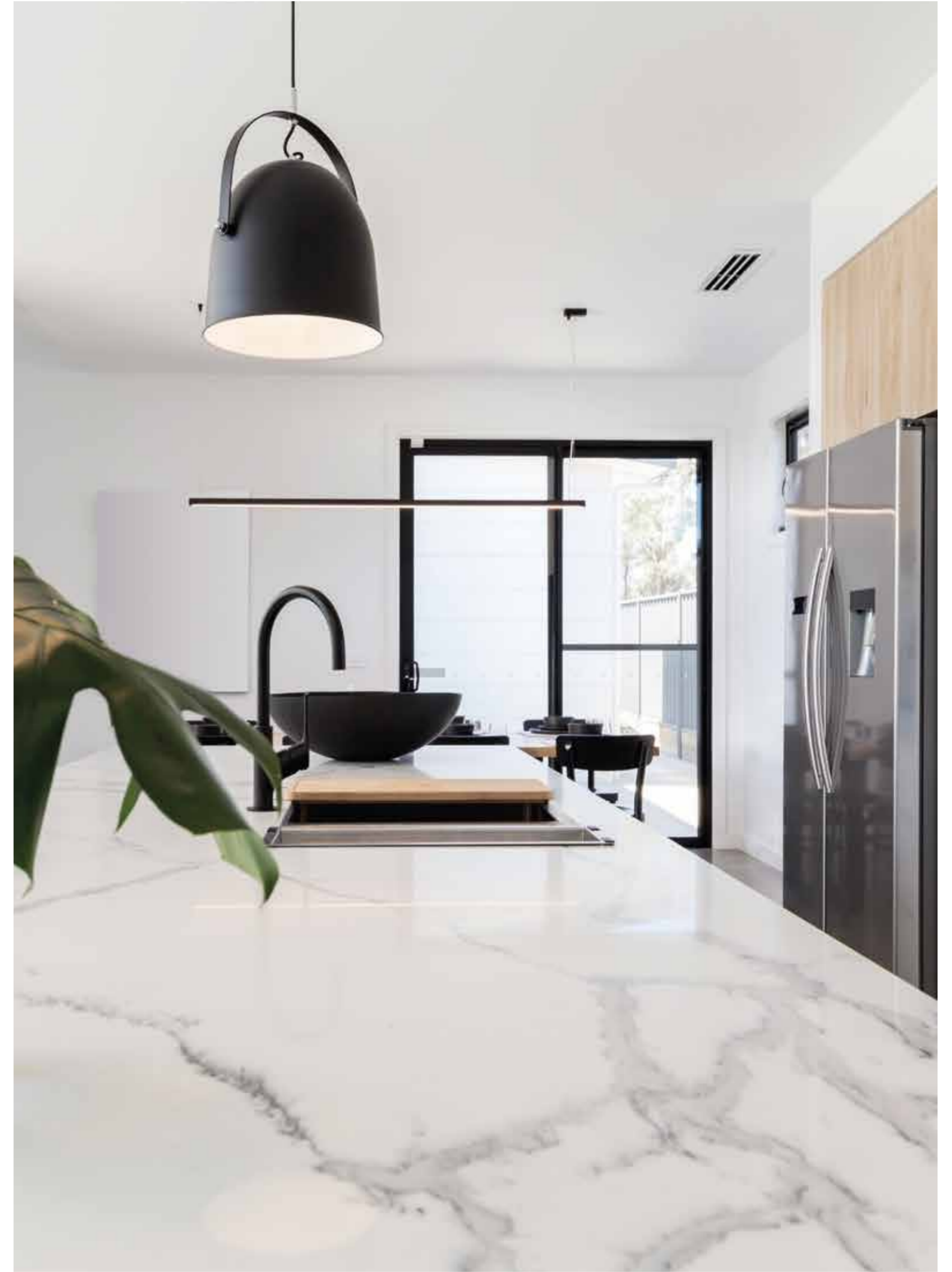
**RESIDENCES *with* LARGE BALCONIES.
GREEN, OPEN,
& BREATH-TAKING VIEWS.**

At Lodha Codename Central, you will live in a home conceptualised for the post-Covid world, by master architect Hafeez Contractor. Each residence is thoughtfully designed to offer work-from-home spaces, excellent ventilation, and large windows% and balconies* that will keep you connected with nature. As an added measure to add beauty to every day, you will also enjoy enchantingly idyllic views of tree-lined avenues or gardens bursting with flowers.





Grand balconies® and windows to keep you connected to the outdoors.



Modern, high-quality finishes in every room.

JOYFUL, FLORAL GARDENS.
FILL EVERY DAY *with* COLOUR.

Lodha Codename Central offers something few people have – a chance to live with the beauty of nature without forgoing modern comforts. Here you will find sports grounds, workstation and senior citizen's zone that invite you to spend more time outdoors, and a palette of floral gardens – each with a different shade of blooms. Every walk will be transformed into a pleasant stroll amidst flowers. And as the seasons pass, you will be greeted by an ever-changing, ever enchanting landscape of fresh blossoms.



**60% OPEN SPACES AND THOUSANDS OF TREES,
RESULTING IN ONE OF MMR'S MOST
PRISTINE ENVIRONMENTS WITH THE BEST
AIR QUALITY.**



TOWERS DESIGNED *for*
A GRANDER LIFE.
AND A GREENER PLANET.

Lodha Codename Central isn't just a place where you can enjoy the beauty of nature; it is a place where even the environment can thrive. Apart from surrounding you with an abundance of floral landscapes, there are a series of processes in place to help you lead a greener life. Your home will be equipped with eco-friendly features, including 5-star ACs designed to reduce energy consumption and greenhouse gases. All waste will be processed responsibly. And the infrastructure supports conserving and generating resources. Every aspect of this neighbourhood is designed to protect the environment. Their future-ready design goes beyond the striking façades to incorporate technology and processes that surpass IGBC's standards for green design and are on track for a LEED certification.

- Highest standards of sustainable design: including rooftop solar panels.
- Best-in-class multi-tier security system with access-controlled entrance at the lobby,
 - Firefighting system with a sprinkler network in each residence.



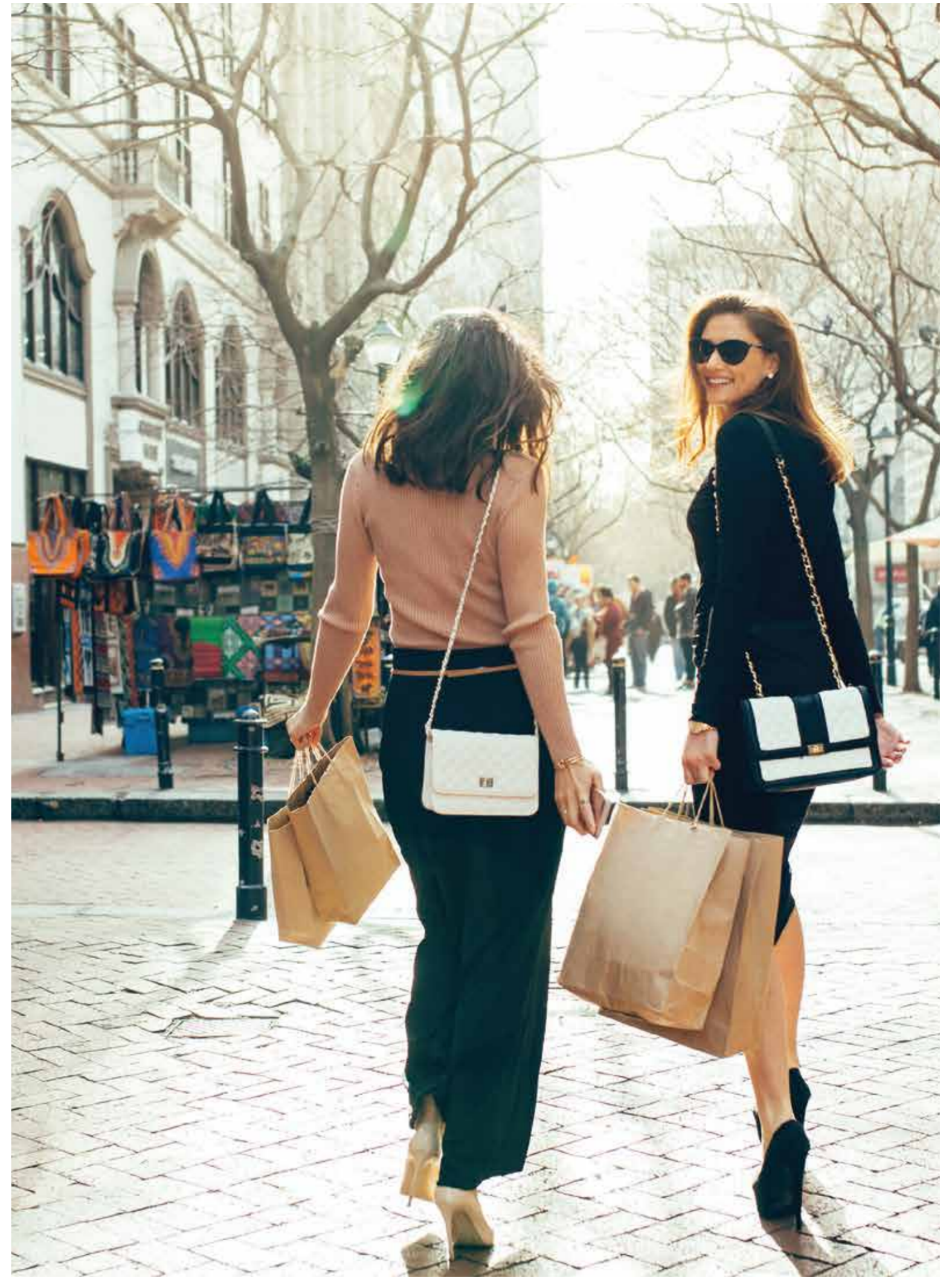
**EVERYTHING YOU NEED, JUST A SHORT WALK AWAY.
MORE TIME *to* SPEND ON THINGS YOU LOVE.**

We've taken a page out of the world's most sustainable cities to create a place that is better for your health, and the environment. This neighbourhood is designed to be walkable: everything will be just a pleasant 5 - 15 min. stroll away. Which means, the only modes of transport you will need to get anywhere - from the clubhouse to your child's school - are your feet.





Put your child on the fast track to the Ivy League: ICSE, CBSE, and SSC schools, operated by some of the country's finest academic institutes, just a short walk away.



A lively shopping street at your doorstep: Perfect for everything from daily needs to day out with friends.

**POOLS, CAFÉ, GYM AND MORE
at YOUR PRIVATE LEISURE POD.**

A rousing get-together with your college mates at the party hall or a lazy afternoon by the pool. A thrilling movie night at the private theatre or breakfast with books at the library. Social or solitary, active or relaxed – whatever you're in the mood for, the neighbourhood clubhouse is the place to be.

A lavish clubhouse with:

- A library and café with work-from-home spaces.
- A world-class gymnasium.
- An indoor games area with table tennis, a pool table, carrom and chess.
- KidzFun: the indoor children's play area and crèche.
 - Mini theatre.
 - Sports court.
- Two pools: one for active swimmers and another for children.



GANESHA TEMPLE.
DIVINITY OUTSIDE, SERENITY INSIDE.

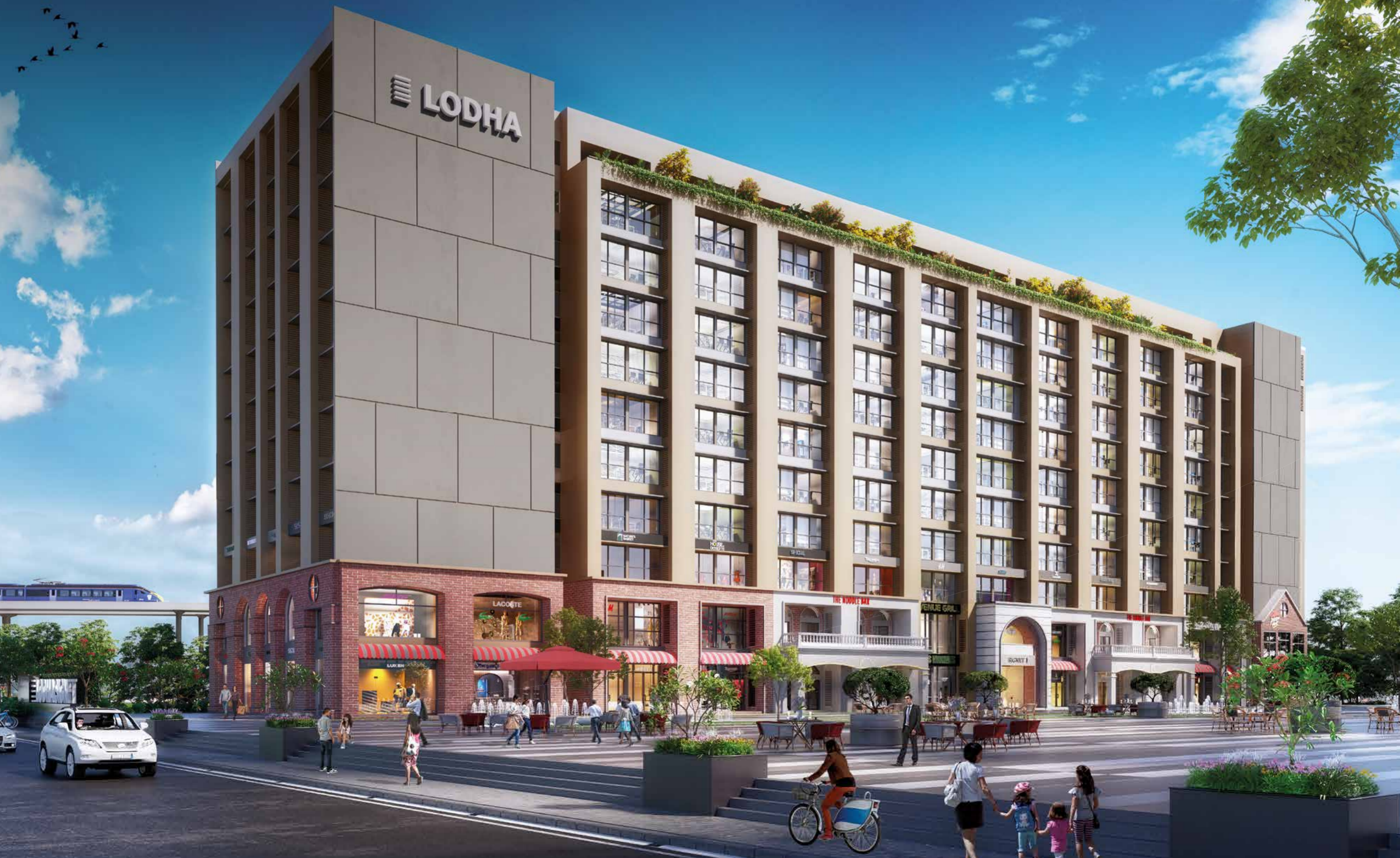




A 500 BED MULTI-SPECIALITY HOSPITAL
FOR YOUR HEALTH AND PEACE OF MIND.
SPECIAL WELLNESS PACKAGES
FOR RESIDENTS.



WORLD-CLASS OFFICES
& SHOPS IN KALYAN-DOMBIVLI'S
ONLY CENTRAL BUSINESS DISTRICT.



LOCATED ON KALYAN-SHIL ROAD.
CONNECTED to MMR, AND THE NEW AGE.

A number of swift, seamless routes connect your neighbourhood to prime locations in Mumbai via expressways, metros, and trains. So you can optimise your travel time, and spend more of your days doing the things you love.





LODHA CODENAME CENTRAL IS LOCATED IN PALAVA,
INDIA'S NO. 1 SMART CITY.† A PLACE DESIGNED
TO OFFER WORLD-CLASS INFRASTRUCTURE:
WITH WIDE ROADS AND FOOTPATHS, 24X7* POWER
AND WATER, UNINTERRUPTED WI-FI CONNECTIVITY,
SMART SECURITY FEATURES, AND MORE.

PALAVA.

**AN INTERNATIONAL CITY *with*
AN INDIAN HEART.**

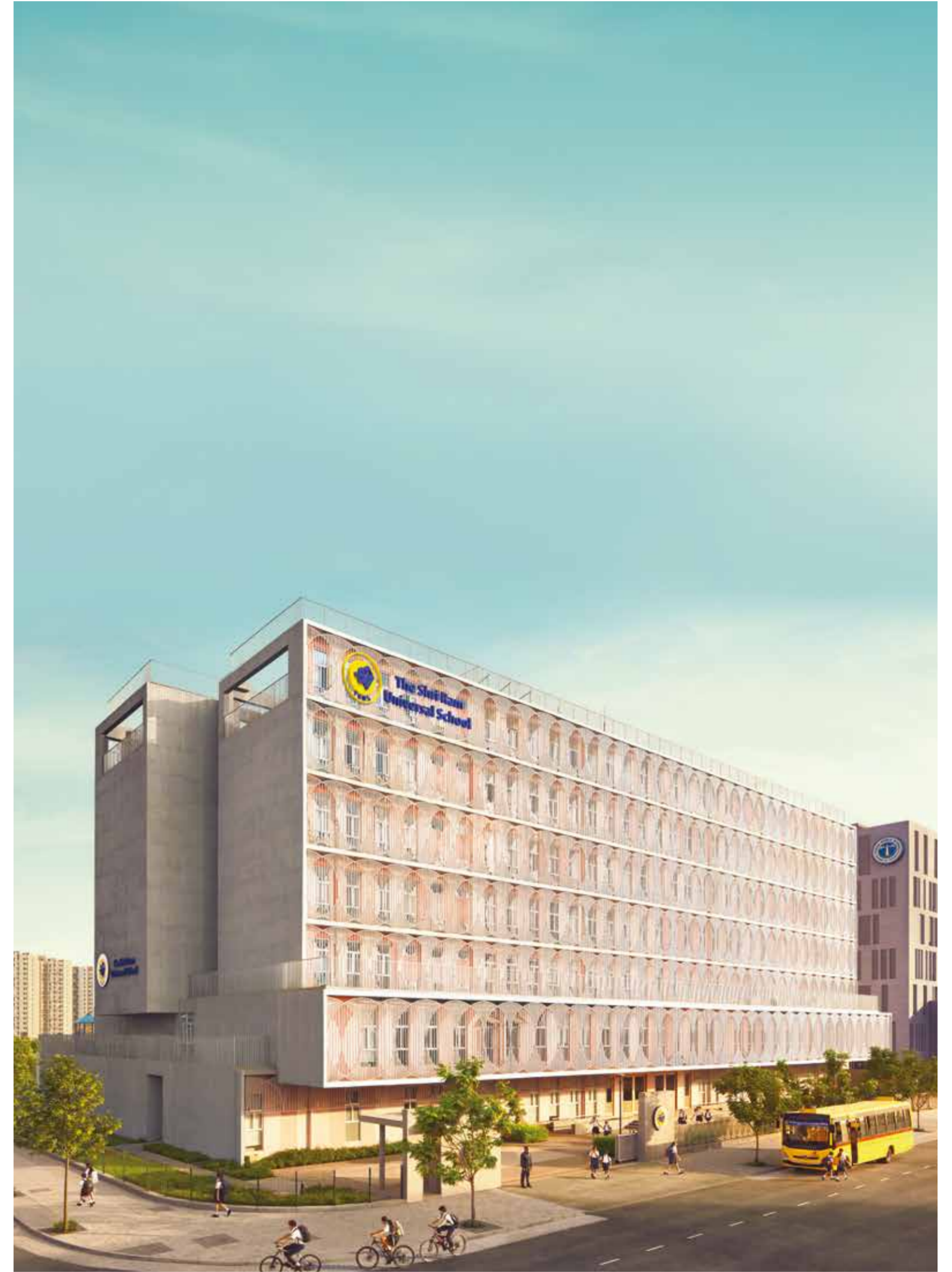
A Central Park and a gridiron road plan that will remind you of New York. World-class schools that will prepare your children for the Ivy League. Healthcare and security on par with Europe's finest. And a smart city infrastructure that mirrors Singapore's quiet efficiency. While every aspect of Palava is benchmarked against the world's most livable cities, what truly brings it alive is the sense of community it fosters.

Every year is punctuated with citywide celebrations of festivals, inspiring cultural events, and rousing displays of sportsmanship at its many grounds and arenas. This city is designed to put people first: to ease their day-to-day lives, inspire them to pursue enriching activities, and give them spaces and opportunities to come together.

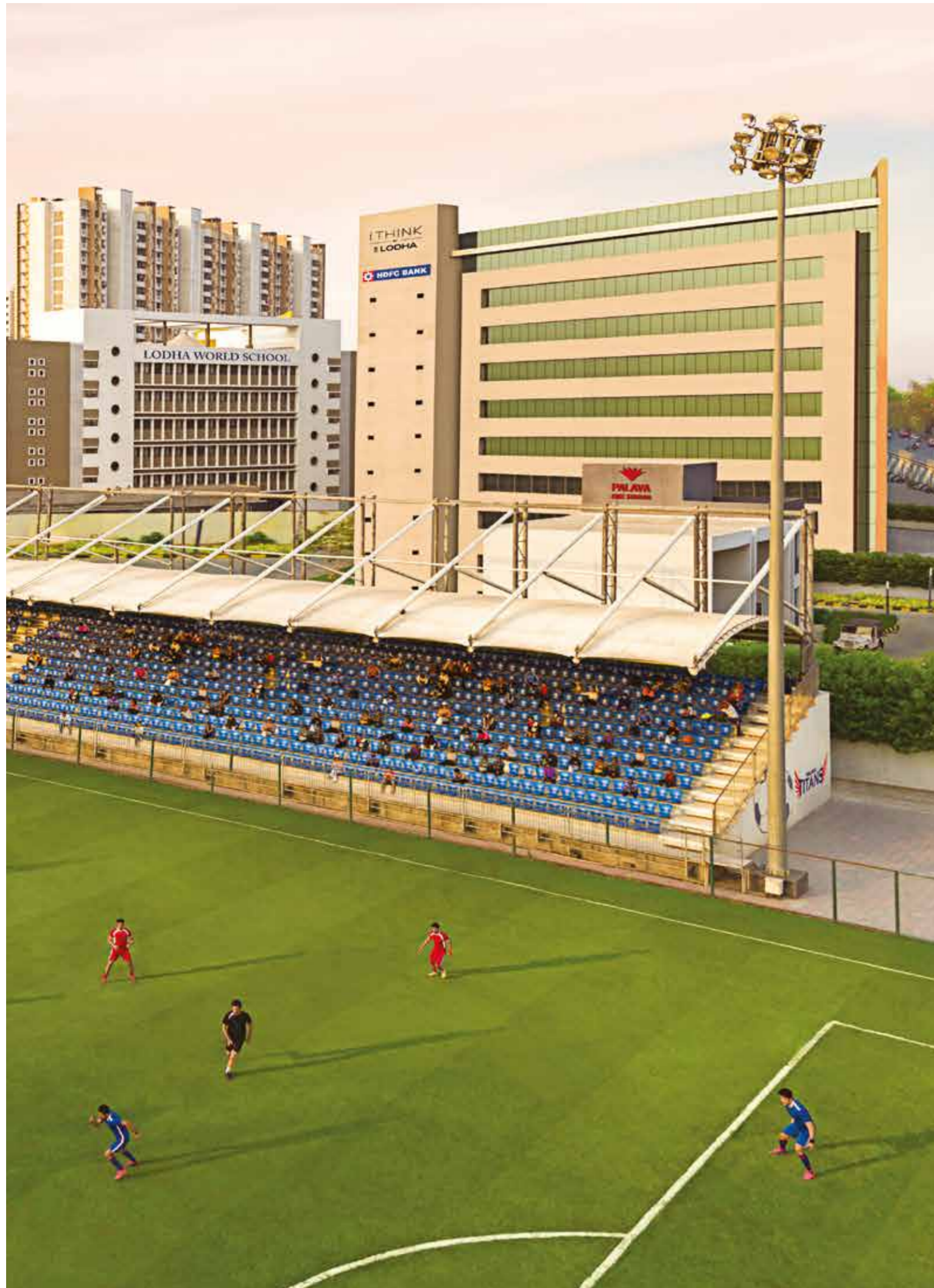




Swathes of green and open spaces: such as a the Lakeside Park and the Waterfront Promenade, that will inspire you to spend more time outdoors.



Five schools for promising young minds to choose from. Including the highly ranked Shri Ram Universal School and Lodha World School.



World-class sports facilities. Including a golf course, a cricket field, a FIFA-standard football stadium, and an Olympic Sports Complex with one of India's few Olympic-sized swimming pools.



Infrastructure benchmarked against the world's most livable cities: with smart technology, top-tier facilities, and a high street reminiscent of LA's Rodeo Drive.



Home to over 1.25 lac citizens who bring the city alive with festivals, cultural events and more.



The Palava City Management Association (PCMA): A team of over 900 people supported by cutting-edge AI to oversee the running of the city. This body ensures everything from the safety of the citizens and uninterrupted water and power, to formulating policies and delivering high-quality services.

PARTNERS

Sasaki

Founded 60 years ago, Sasaki pioneered interdisciplinary planning and design. Today, their services include architecture, interior design, planning, urban design, landscape architecture, strategic planning, civil engineering, and graphic design.

Schneider Electric

Schneider Electric SA (Euronext: SU) is a France-based multinational corporation that specialises in electricity distribution, automation management and producing installation components for energy management.

Prabhakar Bhagwat

Arguably the most influential landscape design firm in India, Prabhakar Bhagwat has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications; it has also been the recipient of several international awards.

Mott MacDonald

This employee-owned multidisciplinary consultancy is engaged in public and private sector developments across a wide range of markets; including: buildings, communications, and education. Some of its historical projects include Kuala Lepar Bridge, Malaysia, Hong Kong, and the UK.

Buro Happold

This professional services firm is respected for its expertise in the fields of engineering consultancy, design, planning, project management, and infrastructure amongst others. While most of its early projects were based in the Middle East, the firm now operates across the globe, with offices in 7 different countries.

Hafeez Contractor

Hafeez Contractor needs no introduction. Awarded one of India's highest civilian honours – the Padma Bhushan – for his contribution to architecture in India, he has become a household name throughout the country. As one of India's leading architects, he has changed the face of the nation's urban landscape forever. His long list of prestigious architectural projects includes luxury hotels like ITC Grand Central and ITC Grand Maratha Sheraton; the Infosys Global Education Centre, Mysore; D. Y. Patil Stadium in Nerul, Navi Mumbai and the redesigning of Mumbai Airport.

Tata Consultancy Engineers Limited

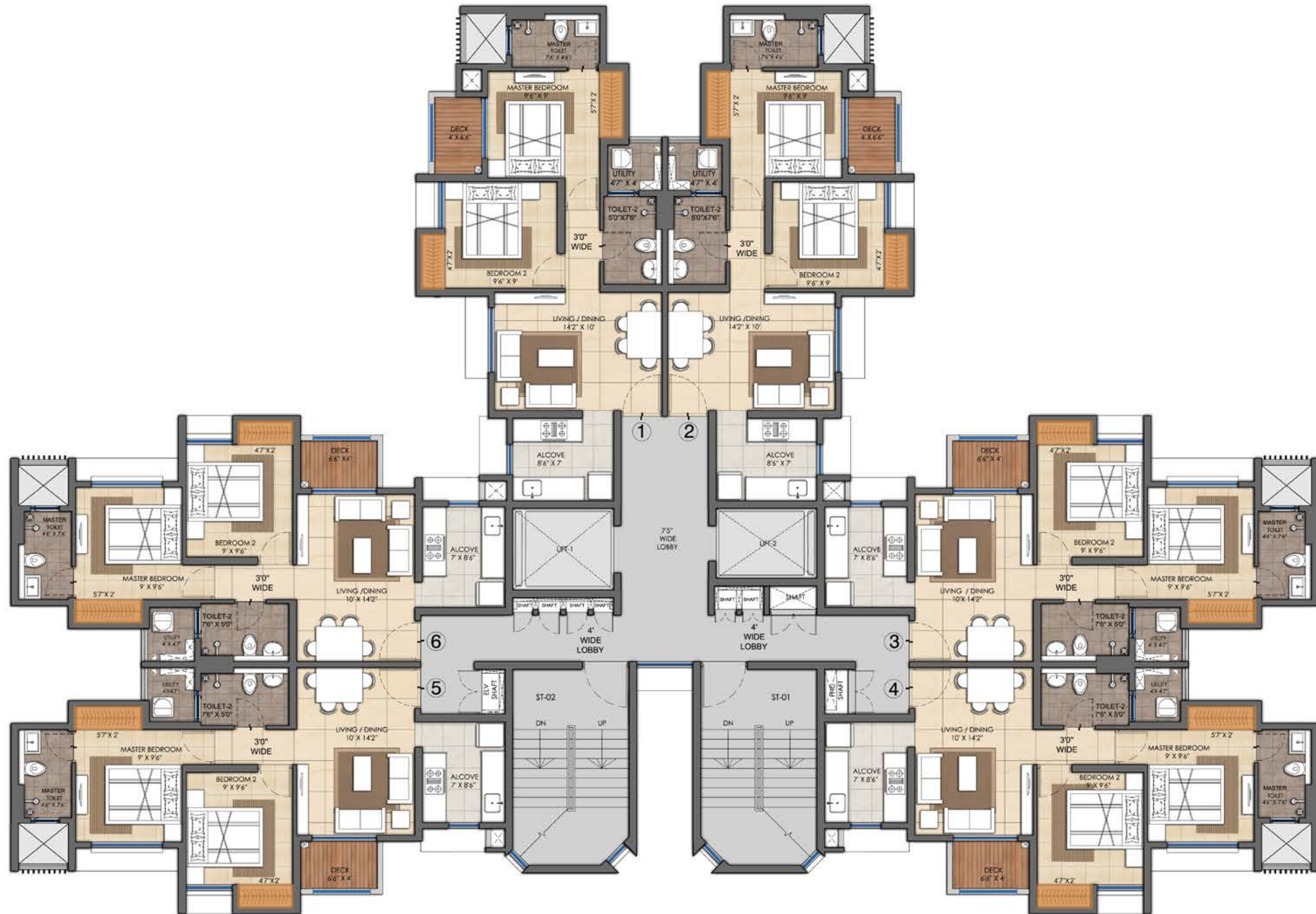
An Indian engineering consulting firm, TCE offers a wide range of multidisciplinary services in project engineering across several sectors. The firm has completed more than 5,000 assignments.

LAYOUTS AND PLANS

MASTER PLAN



2 BHK TYPICAL FLOOR PLAN



Floors - 3rd to 7th, 9th to 12th, 15th to 18th and 20th to 24th



2 BHK ULTIMA FLOOR PLAN



Floors - 3rd to 7th, 9th to 12th, 15th to 18th and 20th to 24th



3 BHK OPTIMA FLOOR PLAN



Floors - 3rd to 7th, 9th to 12th, 15th to 18th and 20th to 24th



INDIA'S NO. 1 REAL ESTATE DEVELOPER*

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

*By sales of FY16-FY22 | Conditions apply | All sales / leases shall be governed by the terms of the agreement for sale / lease | Ranked by JLL in its 'Liveability Quotient - A Paradigm Shift in India's Emerging Cities' Report 2017 |

*Select residences only

~With 98% reliability | % With 150 mm up-stand from finished floor level | All amenities here are subject to approval | Masterplan as on 9 Aug 2022

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 niches 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.

Maharashtra RERA Registration No.: P51700046311 available at website:
<https://maharera.mahaonline.gov.in> under registered projects.

Updated: August 2022