LIVE ELITE

LODHA

PANACHE

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. 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 ₹ 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 liveability quotient ranking by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report. | ^^As on March 2022.



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

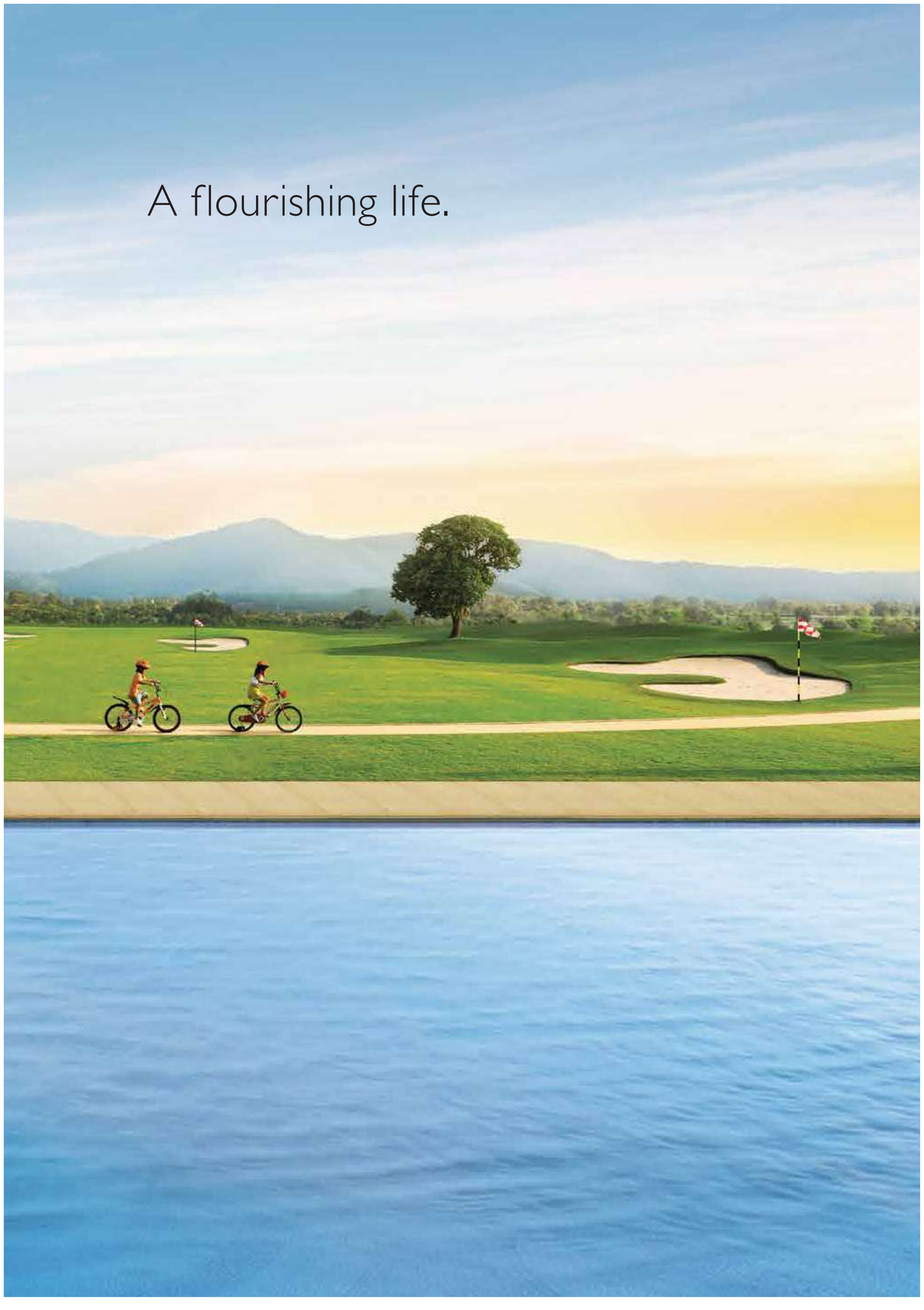


The World Towers
One of India's most iconic addresses



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





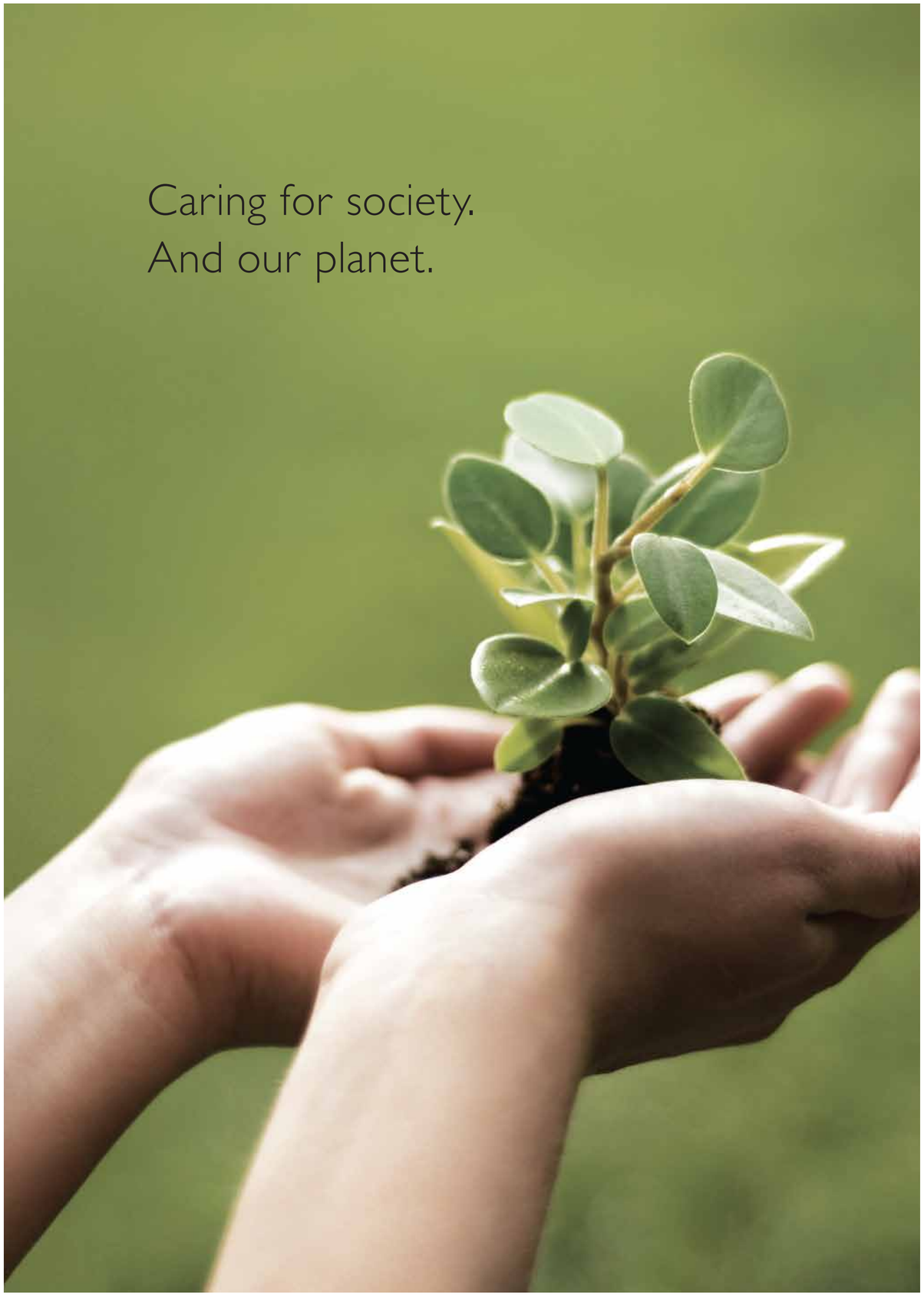
Lodha's enabling environments inspire us to give of our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead.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

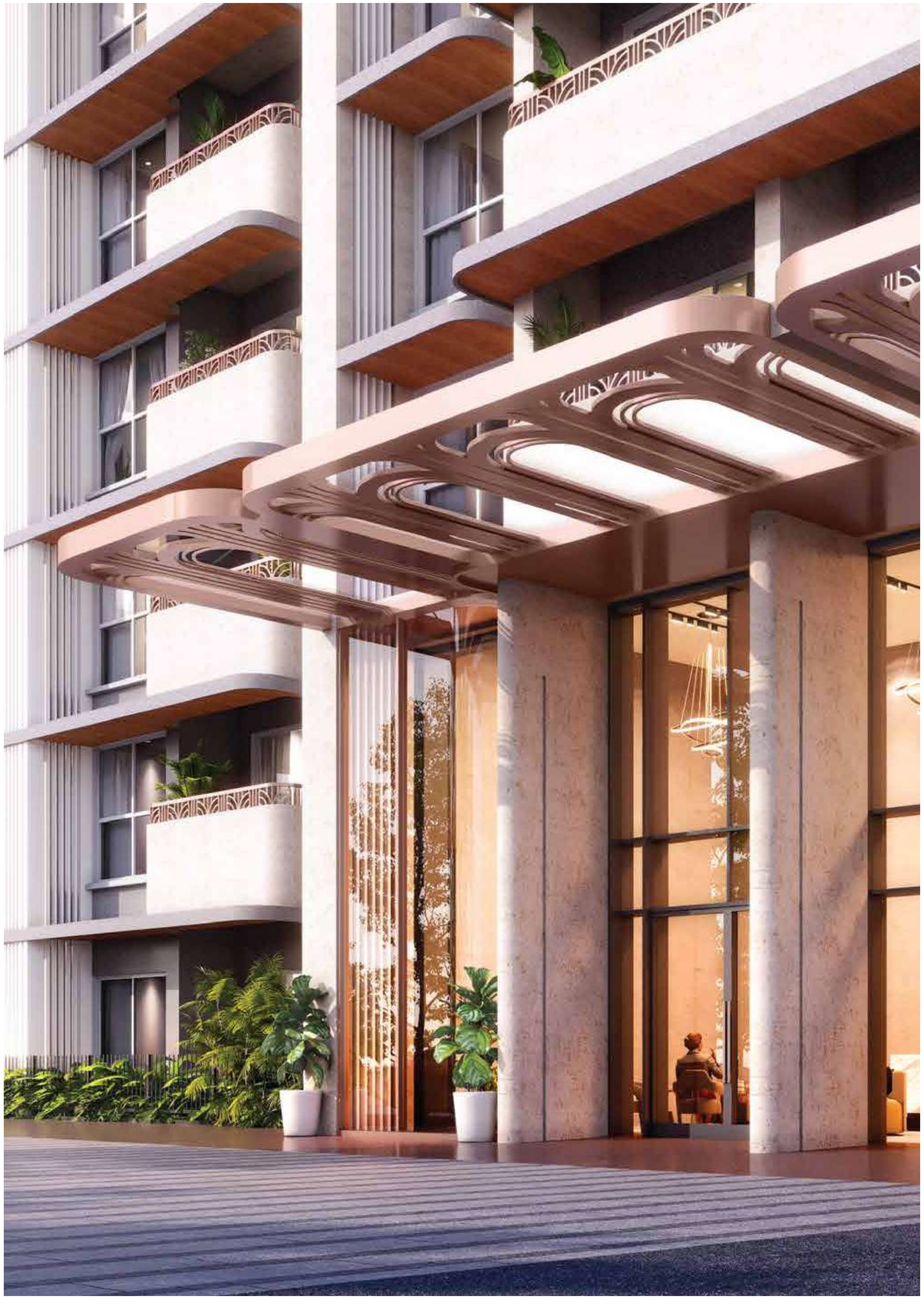
Lodha is committed to becoming a net zero carbon emissions company by 2035.
We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire.
We work closely with global experts to achieve these goals and set global benchmarks 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.

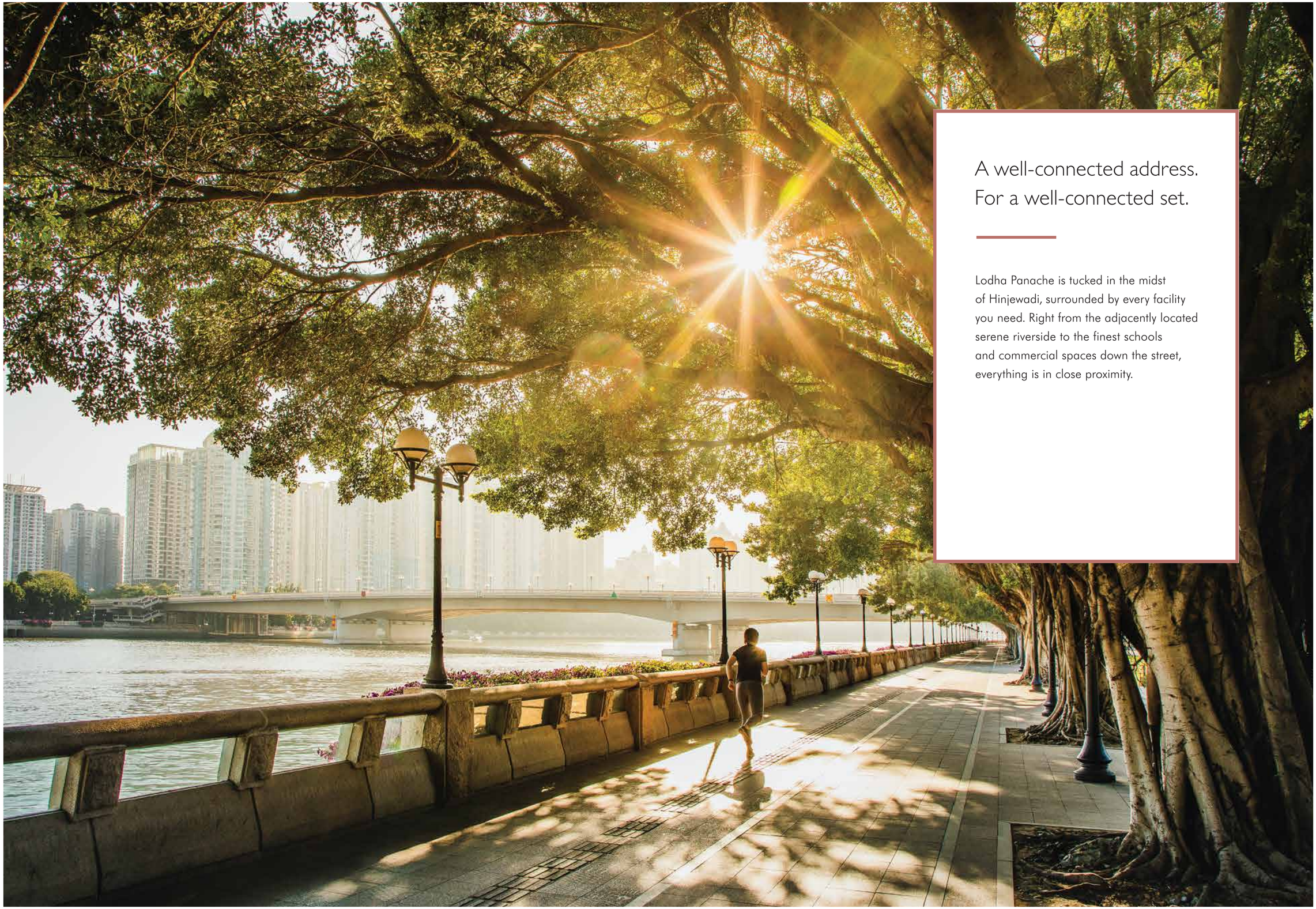
HIGHEST STANDARDS OF HEALTH AND SAFETY

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.



Live elite.

Created for a select few, Lodha Panache brings you an elite way of life. Your residence is of grand proportions, and surrounded by open spaces on an even grander scale – 70% open, offering beautifully landscaped gardens, gorgeous coconut groves, and vibrant fruit orchards. An Art Deco marvel set in the heart of Hinjewadi, it holds everything in close proximity. Leaving you and your family spoilt with the treasure of time.



A well-connected address. For a well-connected set.

Lodha Panache is tucked in the midst of Hinjewadi, surrounded by every facility you need. Right from the adjacently located serene riverside to the finest schools and commercial spaces down the street, everything is in close proximity.



Prep your kids for global universities with top educational institutions in your vicinity.

Blue Ridge School

Bliss Int'l School

Mahindra Int'l School
(formerly Mercedes Benz Int'l)

Symbiosis Institute of
Int'l Business (SIIB)

Symbiosis Centre of
Management and
HR Development (SCMHRD)


Amplify your network –
renowned commercial
offices a brisk walk away.
Accenture
LTIMindtree
CRISIL
Harman
Dassault Systems
Infosys
Wipro
Cognizant
Persistent Systems

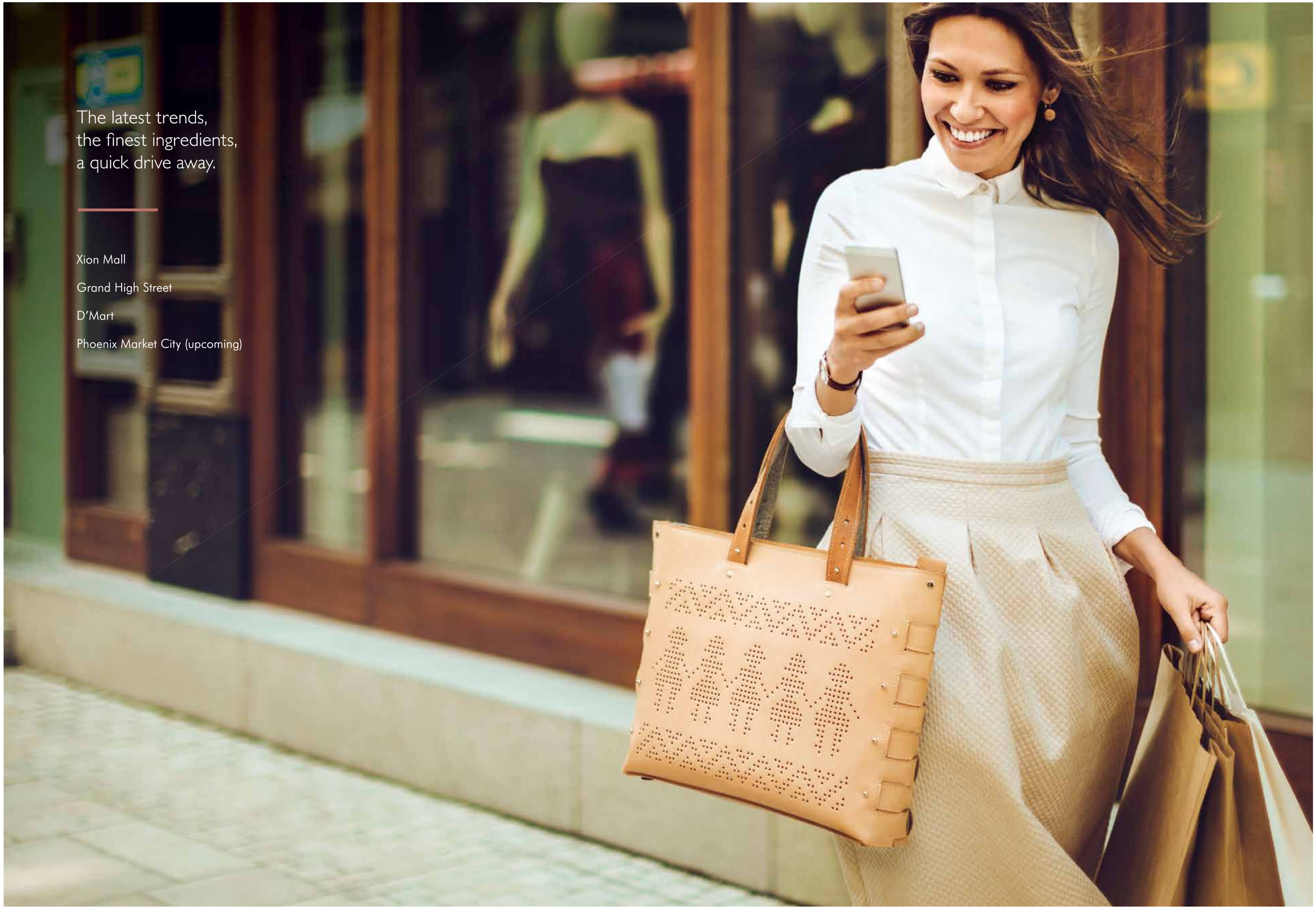


Safety's always
around the corner.

Ruby Hall

Sanjeevani Hospital

Jupiter Hospital


The latest trends,
the finest ingredients,
a quick drive away.
Xion Mall
Grand High Street
D'Mart
Phoenix Market City (upcoming)



Never run out of plans on a Friday night.

Bird Valley

Frozen Bottle

Domino's Pizza

McDonalds

Lemon Tree

Radisson Blu

Hilton Garden Inn

Courtyard by Marriot



Room for all to bloom. 70% open spaces.

Lush and plush, every corner of the landscape is carefully crafted for your family's peace of mind and well-being. Fruit orchards bursting with delight, coconut groves offering a moment of solace, and lush gardens acting as the perfect work-from-home set-up. Moreover, the playgrounds, sports courts, and pet park ensure there's space to explore your every personality. Could one ask for more?



With luxuries like these, who wouldn't be a snob?

Lodha Panache offers its residents a lifestyle designed to cater to their every imaginable whim and fancy. Choose a light session of golf by yourself or a competitive 5-on-5 game of football with friends on the sky sports turf. Challenge your kids to a classic match of table tennis indoors or unwind with the missus in the pool. With a party hall to host a ball, a meditation corner to find your center, a fruit orchard to indulge in nature's delicacies, and much more, every day at Lodha Panache gives you a taste of paradise.



Sky Sports Club^^^
(Grand sports venue located
100 ft. above the ground).

Cricket Fields

5-a-side Football Field
(with separate Practice Turf)

Indoor Badminton Courts

Basketball Court

Lawns



Club Infinity with:

20,000 sq. ft. of Space

Hi-tech Gym

Indoor Games Area
(TT, Carrom, Chess, etc.)

Party Hall

Café Lounge with
Outdoor Seating



Outdoor Amenities.

Swimming Pool: 25m Lap Pool

Separate Kids' Pool

Ganesh Temple

Pet Park[$]

Outdoor Work Spaces

Children's Outdoor Play Village

Lawn



External Township Amenities[#].

Cycling Track

Pedestrian Pathway

Meditation Place

Landscape Garden

Fruit Orchard

Coconut Grove

Marina Front

Golf Course

Multipurpose Hall

Tennis Court

Football

Cricket Ground

School

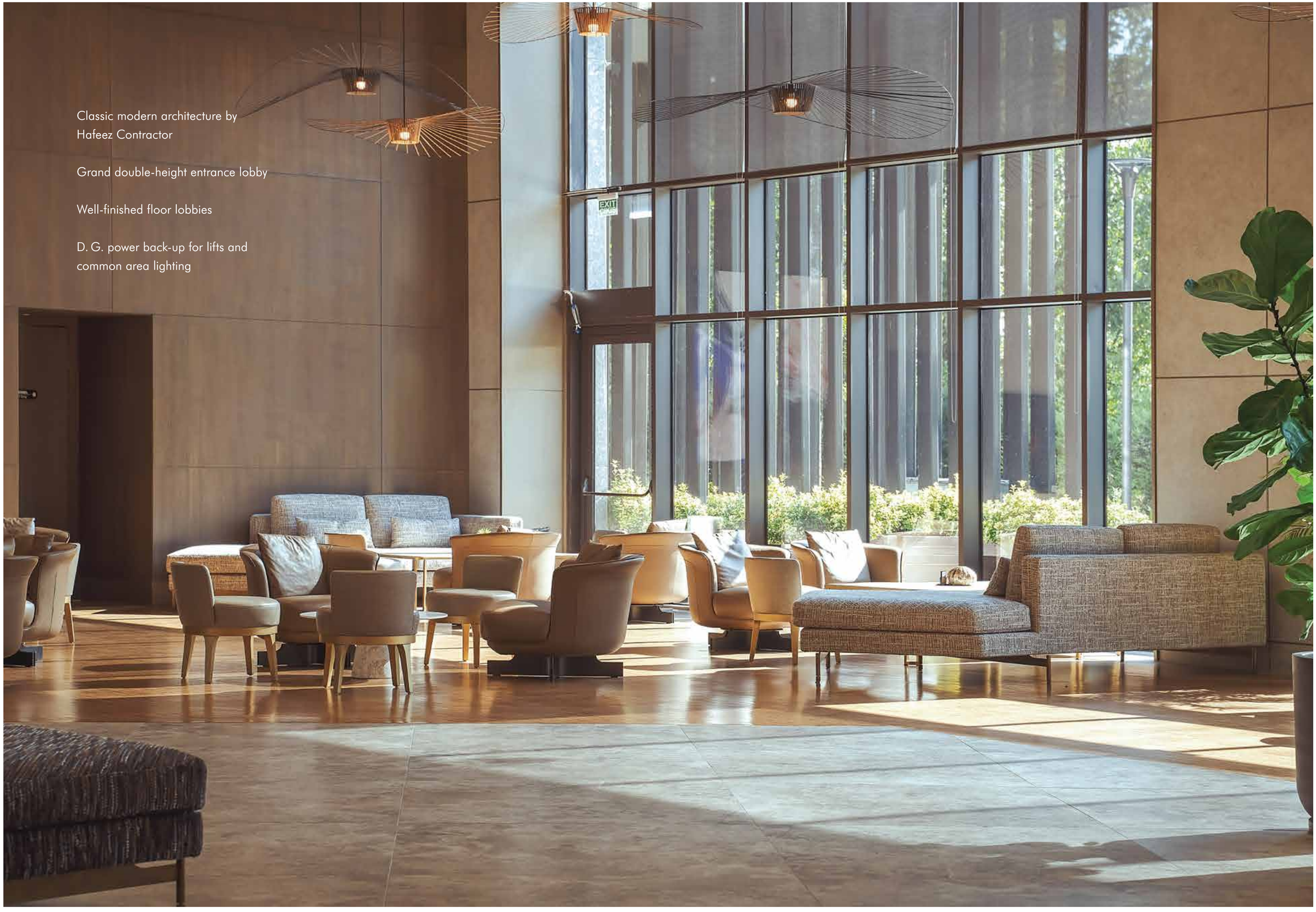
Polyclinic

Ambulance



Your tower.
Designed for those who lead an elevated life.

Boasting a classic-modern look, Lodha Panache is inspired by the European Art Deco era, and designed by renowned architect Hafeez Contractor. It's meticulous craftsmanship is evident in its curved edges and bronze metallic intricacies. Exuding elegance from the moment you step in, its grand double-height entrance lobby commands your attention to its finer details. After all, why shouldn't your tower be a work of art?



Classic modern architecture by
Hafeez Contractor

Grand double-height entrance lobby

Well-finished floor lobbies

D. G. power back-up for lifts and
common area lighting


More than a residence.
An indulgence.



Your residence is designed to maximise every area of your life. From the stunning marbital flooring to the finest fitments, every corner is thoughtfully designed and conceived. Each residence and penthouse come is air-conditioned, with sun-soaked decks and balconies to absorb idyllic views of the landscape greens. While select garden residences host private tranquil gardens of their own, bursting with colours and flowers.

Vaastu-compliant homes

Spacious residences with large decks

Finest fitments

Select garden residences with private gardens

Select penthouses with private terrace

Residence design features.

Well-designed residences with minimal passage for optimal space utilization

Air-conditioned bedrooms for all apartments*

Imported marble flooring in living, dining & passage area

Spacious balcony in living room

Full-height windows% to maximize light and ventilation

Fittings and finishes.

Toilets with high-quality fitments from Kohler/ Roca**

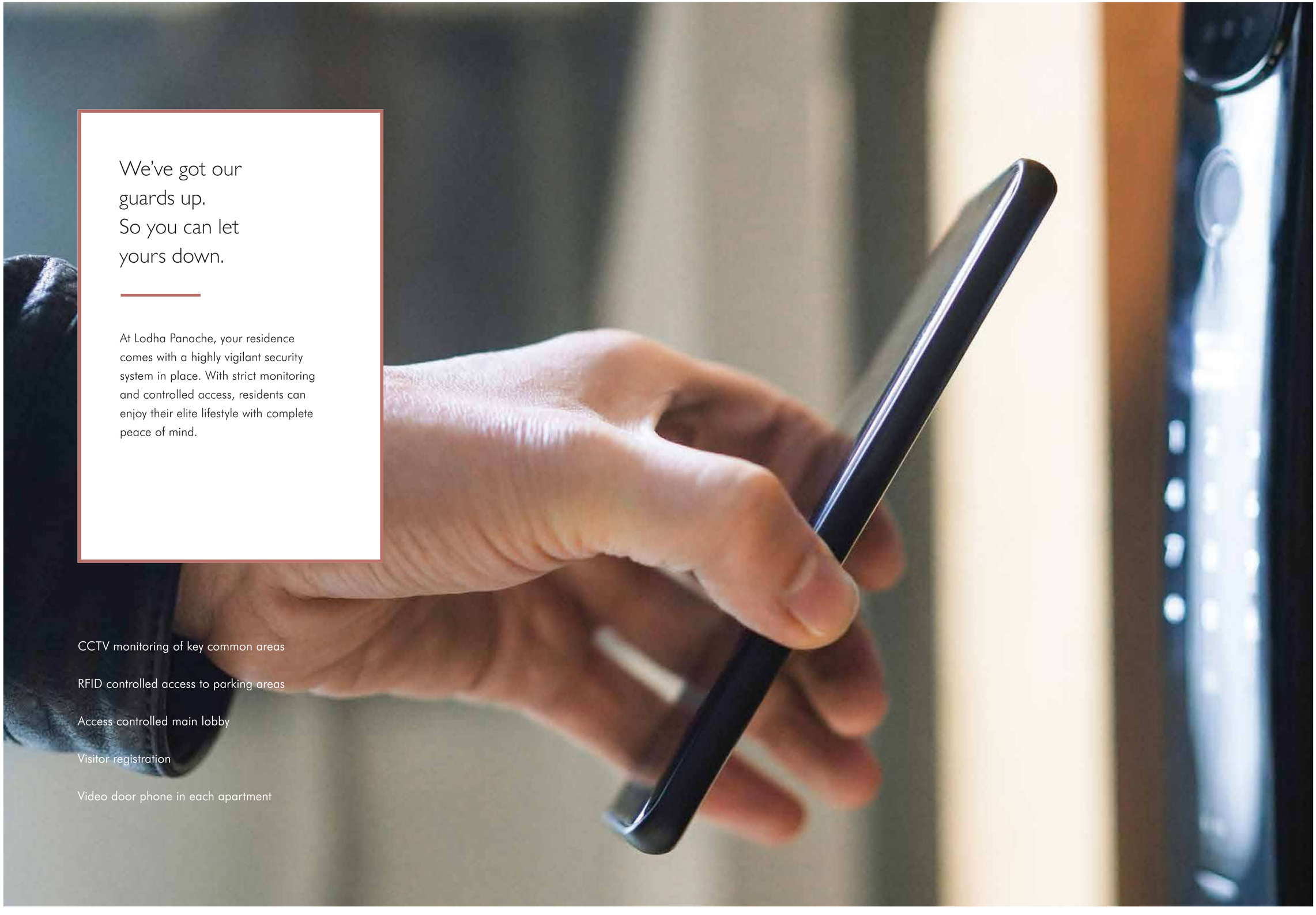
Marbital© flooring in bedroom and kitchen

Kitchen with high-quality granite countertop, sink with drain board and designer tiles in dado

Toilets with granite/ marble vanity counter*** and designer tiles

Utility area with anti-skid ceramic tile flooring





We've got our guards up. So you can let yours down.

At Lodha Panache, your residence comes with a highly vigilant security system in place. With strict monitoring and controlled access, residents can enjoy their elite lifestyle with complete peace of mind.

CCTV monitoring of key common areas

RFID controlled access to parking areas

Access controlled main lobby

Visitor registration

Video door phone in each apartment

Architectural Partner: Hafeez Contractor

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 Design: PBB, Ahmedabad

PBB leads the thinking on Landscape Design, Environmental Planning and Master Planning in the country and is highly regarded for the work it undertakes. From reimagining the landscape of Palava and The World Towers to creating enduring designs for private residences and renowned institutions across India, PBB is continually pushing the boundaries of landscape design in the creation of engaging outdoor spaces.

LODHA
PANACHE

Live elite

Corporate Office: Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.
Site Address: Lodha Panache, Near Blue Ridge Town, Hinjewadi Phase-1, Pune – 411057.

DISCLAIMER
#Lodha Panache unit purchasers will have access to the amenities in Blue Ridge Township. Applicable charges shall be required to be paid to the entity(ies) managing these amenities. Macrotech Developers Ltd. shall not be responsible for the access to and/or the operations of these amenities in Blue Ridge Township | *Excluding Living -Dining, kitchen, toilets and any service areas | **Or equivalent | ***For select units @Vitrified tiles with marble effect | ^Services by 3rd party provider on chargeable basis | ^^Also accessible for other developments; not exclusively part of this development | The community hall(s)/ temple(s) (if any) and appurtenant land(s) thereto shall be transferred to a charitable trust/ its non-profit nominee and managed by them at their sole discretion. Ultimate Organization/ Federation shall have no involvement in this regard | ^^^Also accessible for other developments; membership charges apply; shall be retained by Developer and/ or transferred to an entity and managed by them at their sole discretion | Ultimate Organization/ Federation shall have no involvement in this regard | $Also accessible for other developments; not exclusively part of this development | %Starting from ~150 mm above finished floor level
MAHARERA registration No. P52100050124 available on the website maharera.mahaonline.gov.in

Date of printing: April 2023.

LODHA

Plans

MASTER PLAN

LEGEND

1. ENTRANCE
2. DRIVEWAY
3. TEMPLE
4. SEATING POCKETS
5. WORK SPACES (OUTDOOR)
6. SWIMMING POOL
7. KIDS' POOL
8. WALKWAY
9. POOL DECK
10. CHILDREN'S PLAY VILLAGE
11. MULTI-PURPOSE LAWN
12. ELEVATED DECK WITH SWINGS BELOW
13. PET PARK
14. SKY SPORTS CLUB (E) - BADMINTON COURTS (INDOOR)
    CRICKET NETS, FOOTBALL COURT &
    BASKETBALL COURT
15. CLUB INFINITY (BELOW)
16. PARKING (BELOW)

E -- ELEVATED



TYPICAL FLOOR PLAN
TOWER 1

Garden Side



Unit 1
3 bed

Unit 2
3 bed

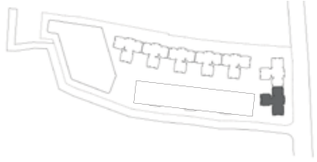
Unit 7
3 bed

Unit 3
2 bed

Unit 6
3 bed

Unit 4
2 bed

Unit 5
2 bed



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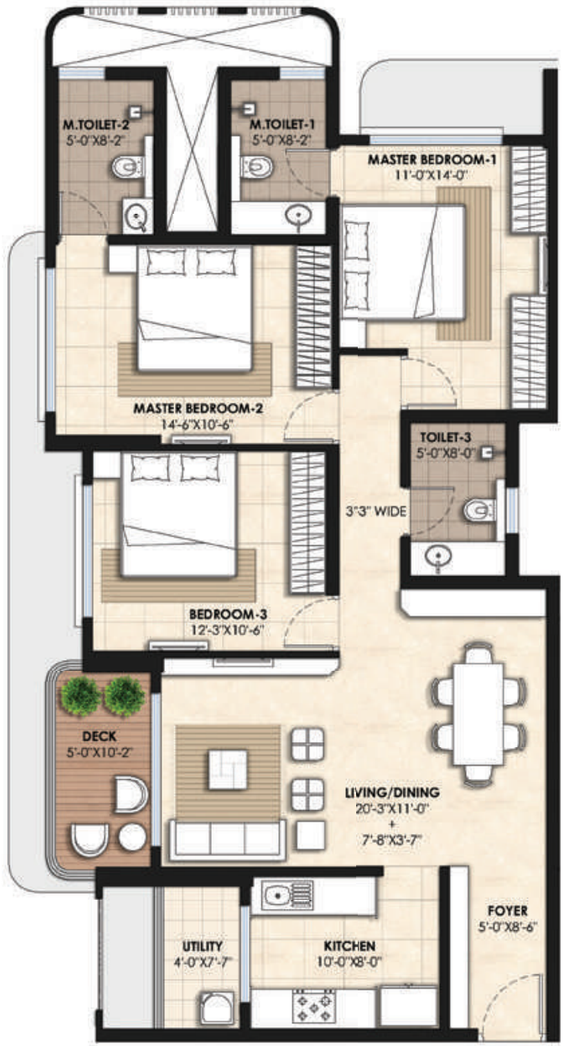
TOWER 1
UNIT 1 - 3 BED

Area: 1122 sq. ft.





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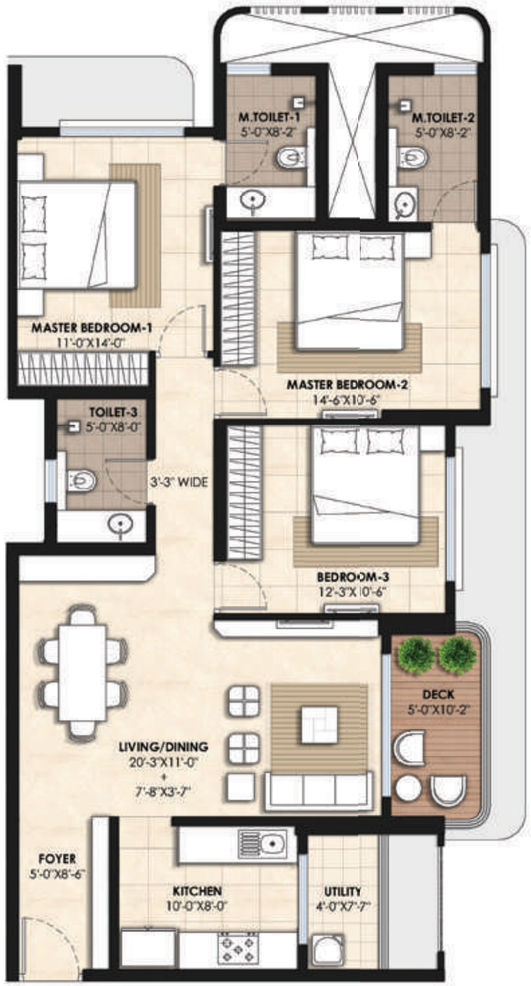
TOWER 1
UNIT 2 - 3 BED

Area: 1122 sq. ft.





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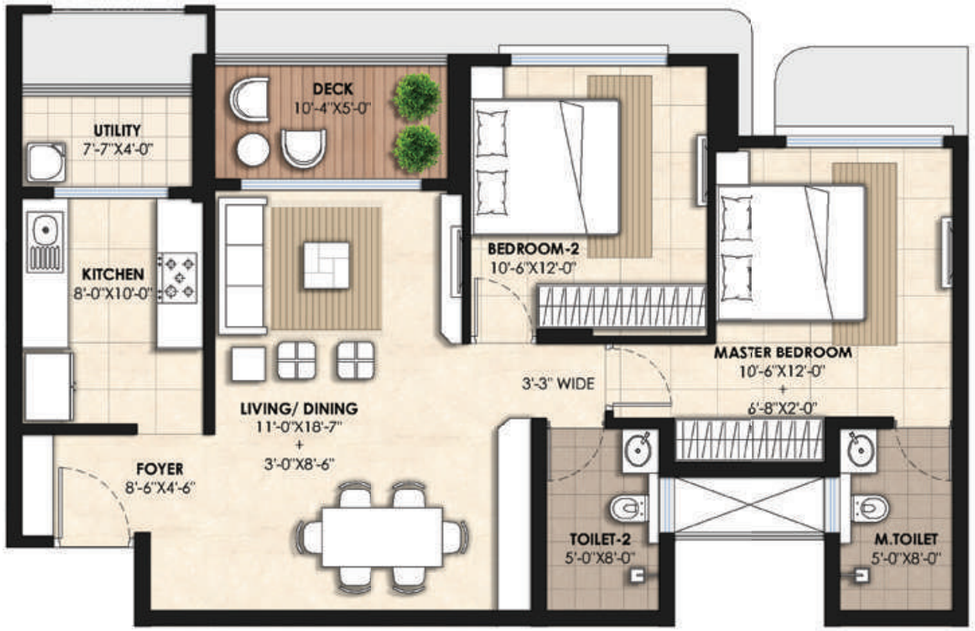
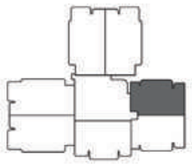
TOWER 1
UNIT 3 - 2 BED

Area: 875 sq. ft.





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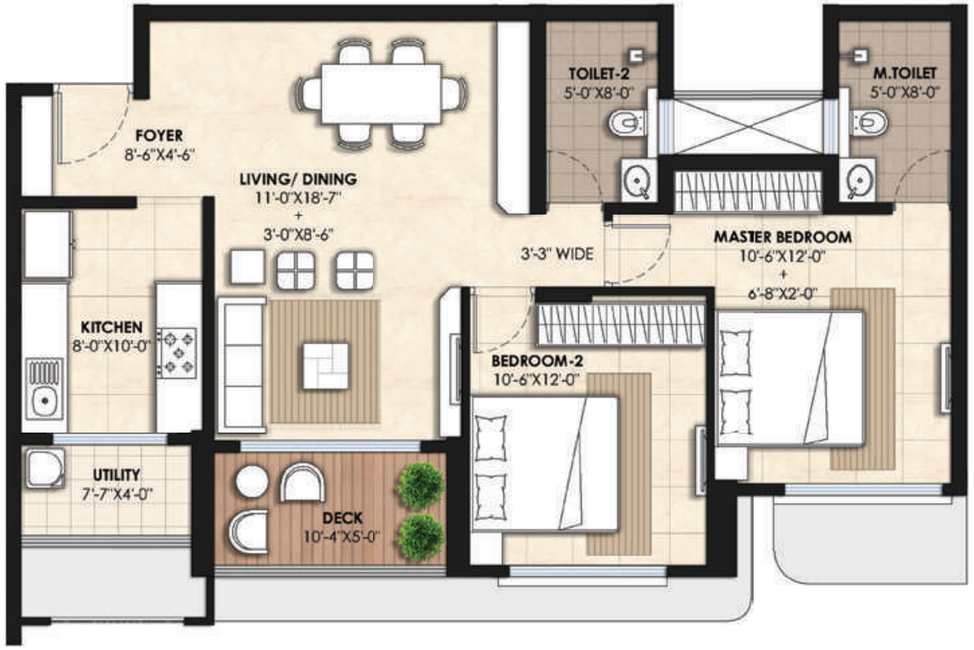
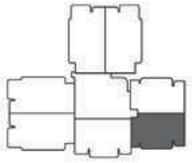
TOWER 1
UNIT 4 - 2 BED

Area: 875 sq. ft.





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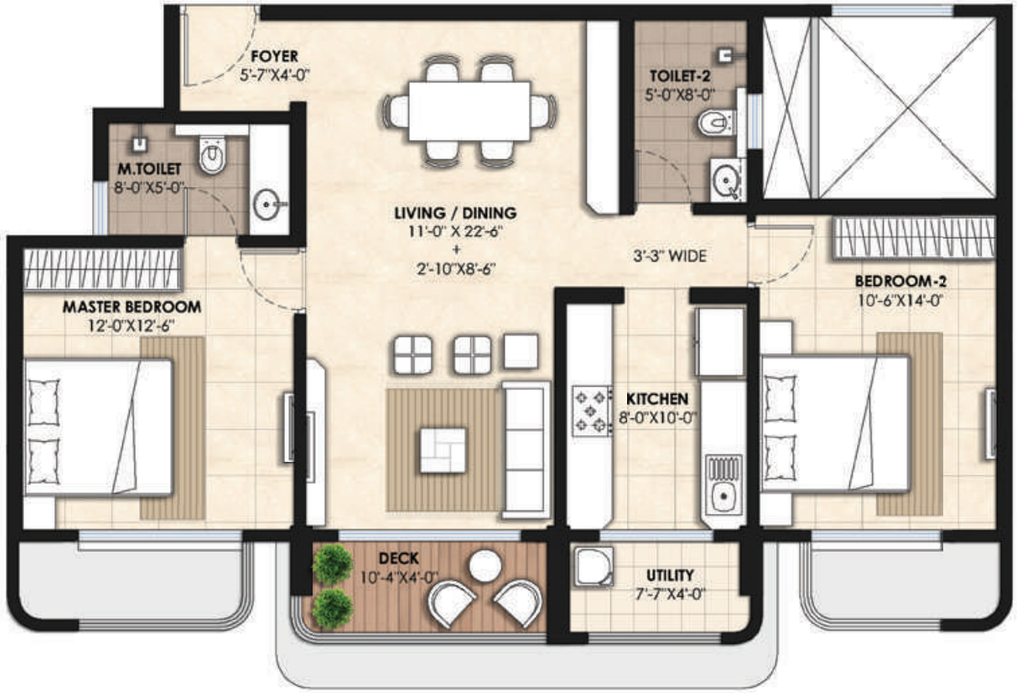
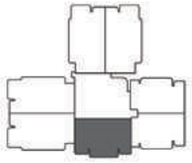
TOWER 1
UNIT 5 - 2 BED

Area: 908 sq. ft.





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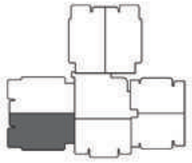
TOWER 1
UNIT 6 - 3 BED

Area: 1122 sq. ft.





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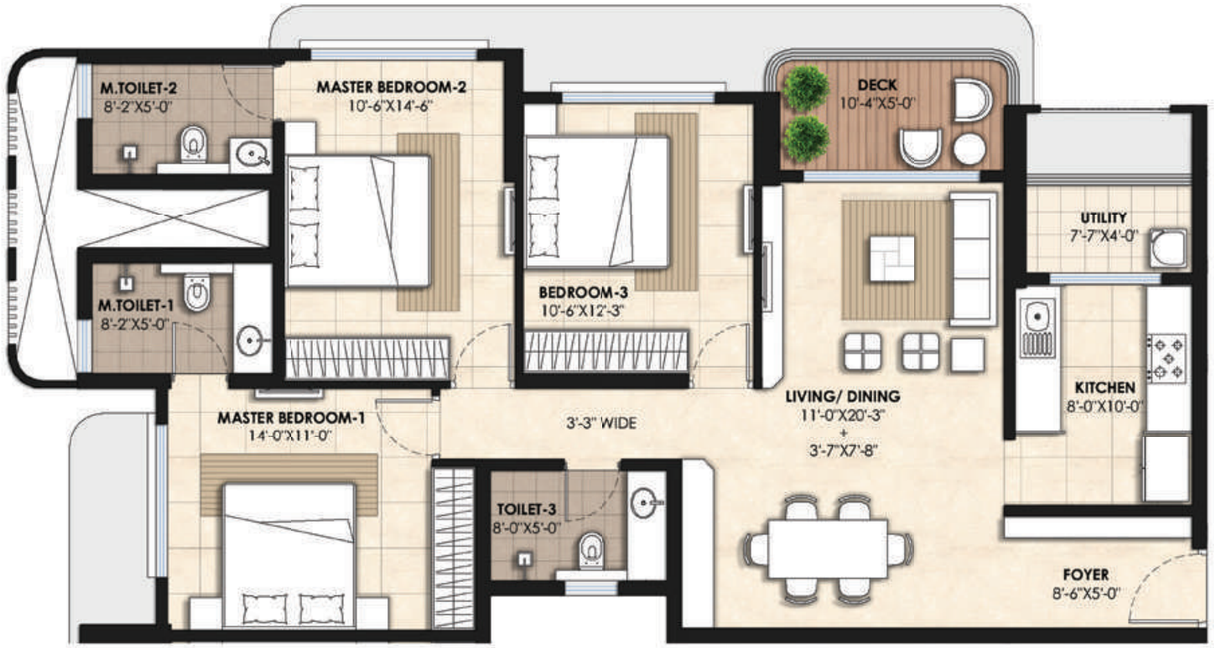
TOWER 1
UNIT 7 - 3 BED

Area: 1122 sq. ft.





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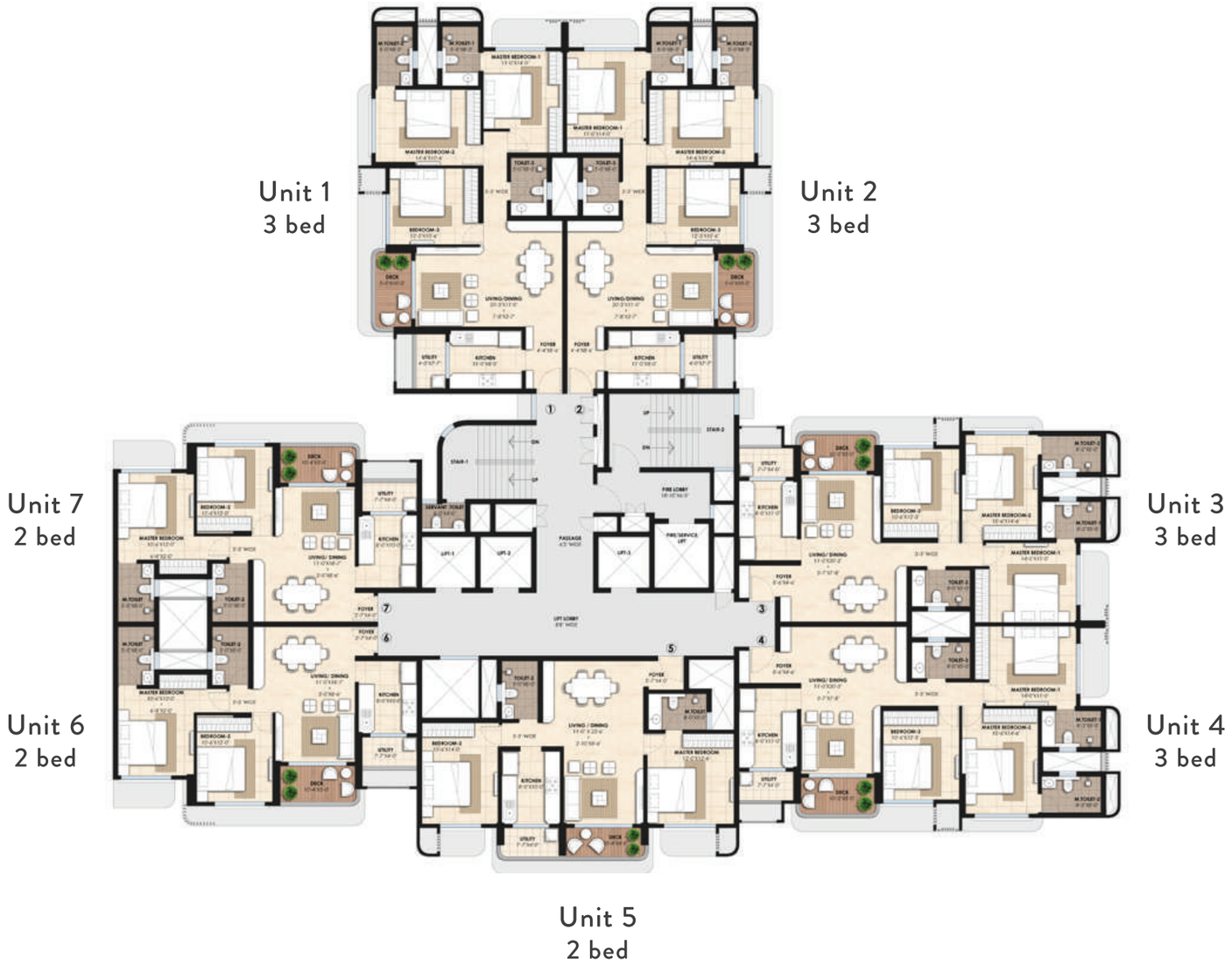
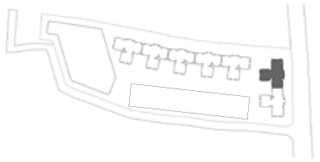
TYPICAL FLOOR PLAN
TOWER 2

Garden Side





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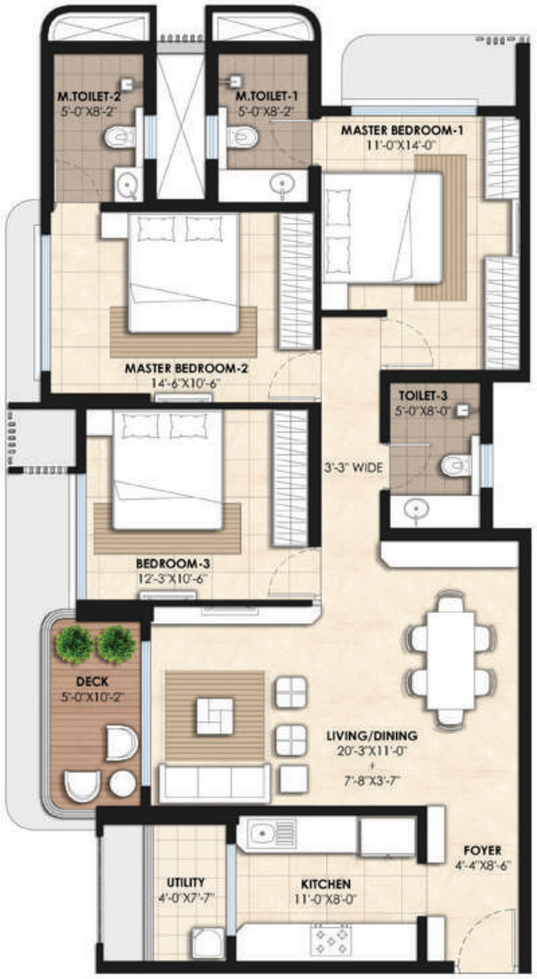
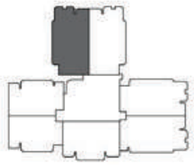
TOWER 2
UNIT 1 - 3 BED

Area: 1121 sq. ft.





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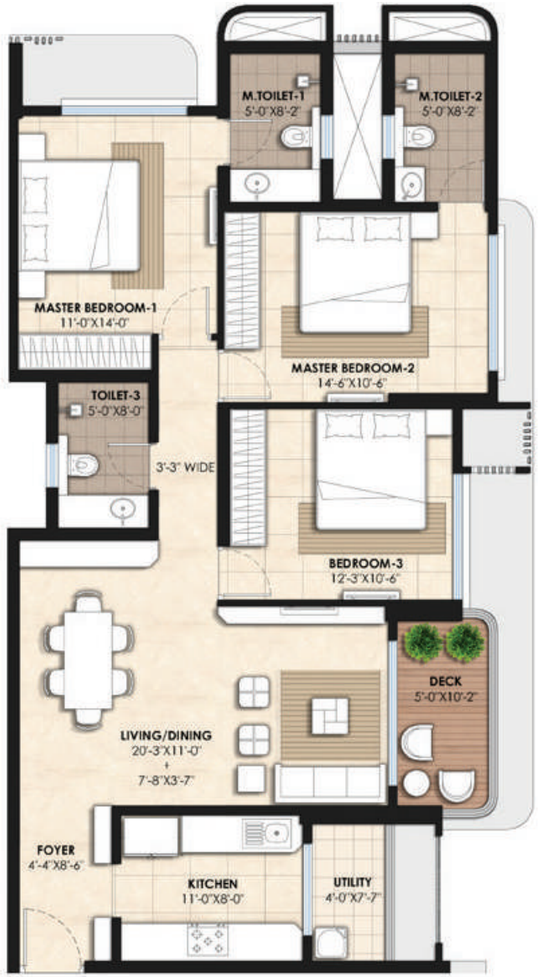
TOWER 2
UNIT 2 - 3 BED

Area: 1121 sq. ft.





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TOWER 2
UNIT 3 - 3 BED

Area: 1133 sq. ft.





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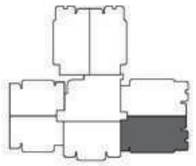
TOWER 2
UNIT 4 - 3 BED

Area: 1133 sq. ft.





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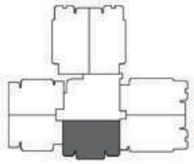
TOWER 2
UNIT 5 - 2 BED

Area: 908 sq. ft.





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TOWER 2
UNIT 6 - 2 BED

Area: 834 sq. ft.





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TOWER 2
UNIT 7 - 2 BED

Area: 834 sq. ft.





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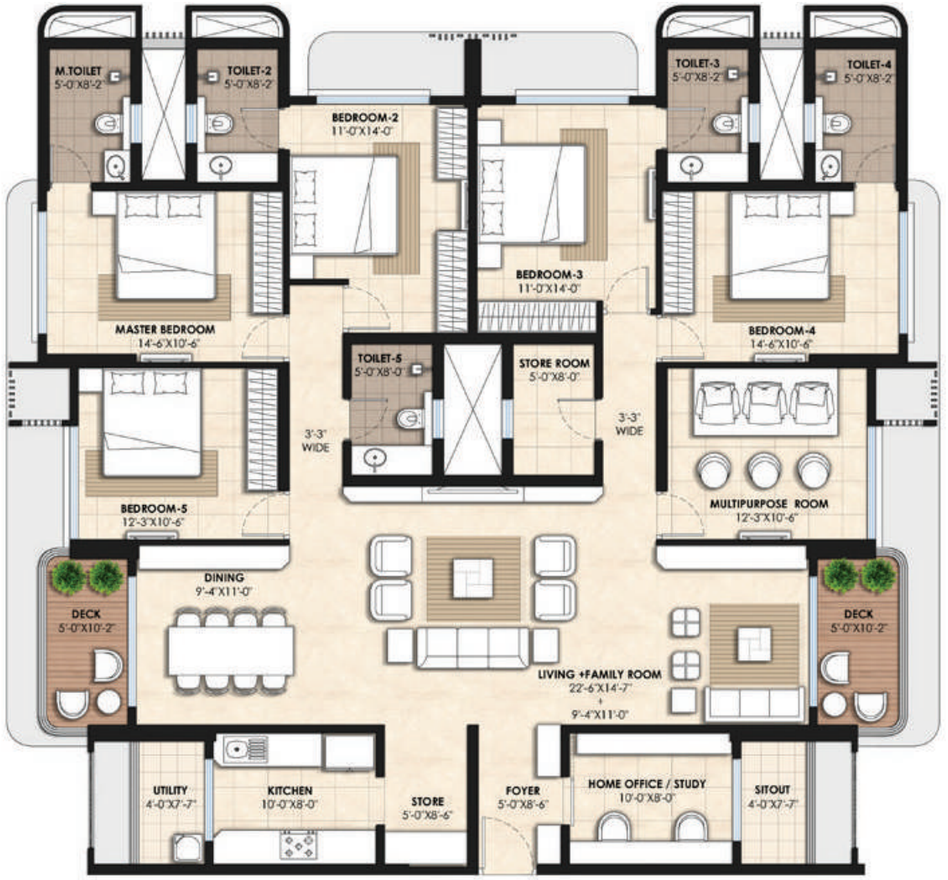
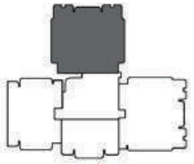
TOWER 2
UNIT 1 & 2 - 5 BED

Area: 2249 sq. ft.





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TOWER 2
UNIT 3 & 4 - 5 BED

Area: 2271 sq. ft.





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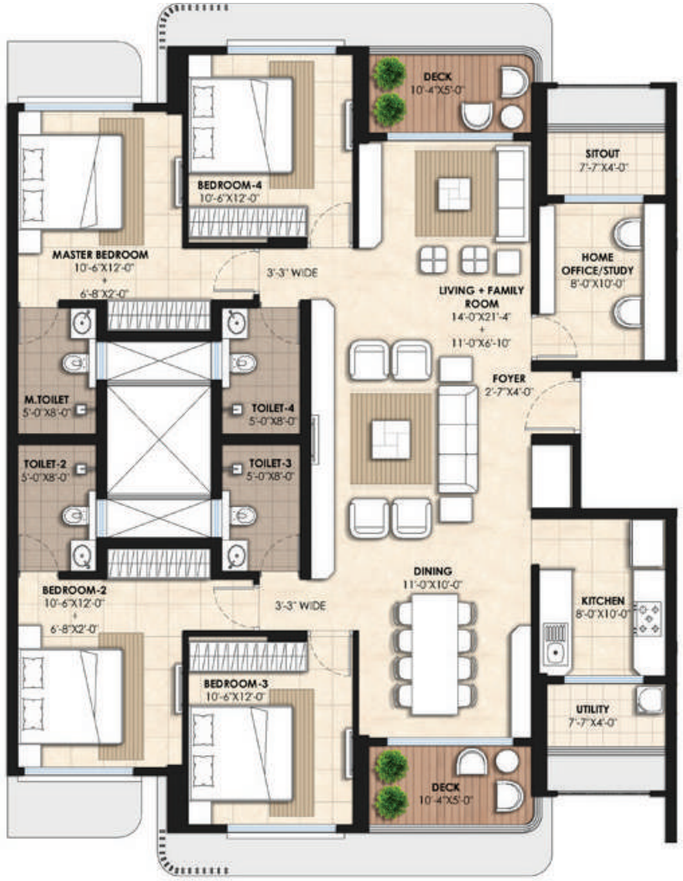
TOWER 2
UNIT 6 & 7 - 4 BED

Area: 1679 sq. ft.





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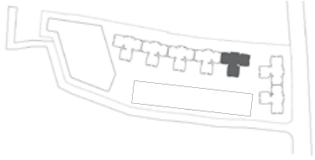
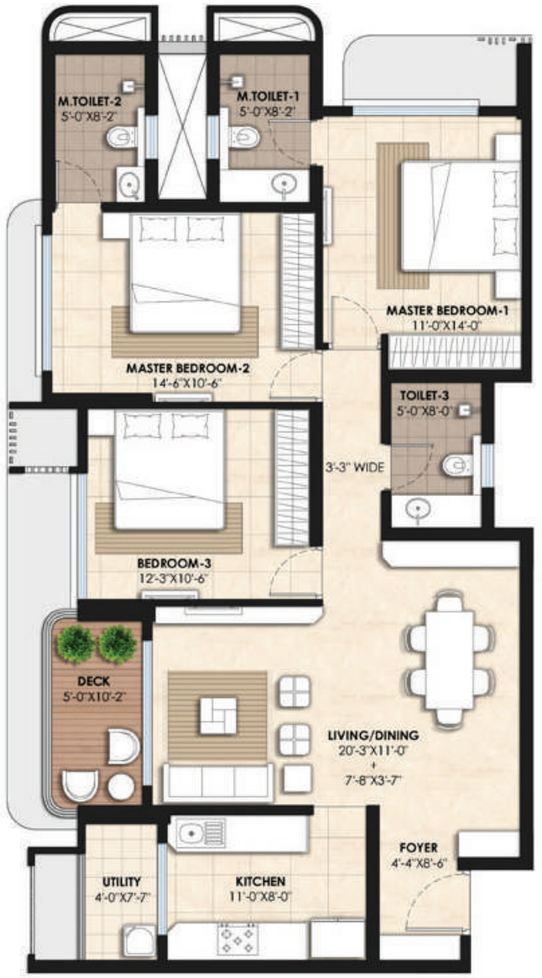
TYPICAL FLOOR PLAN
TOWER 3

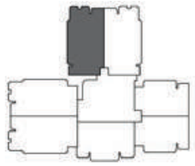




TOWER 3
UNIT 1 - 3 BED

Area: 1133 sq. ft.

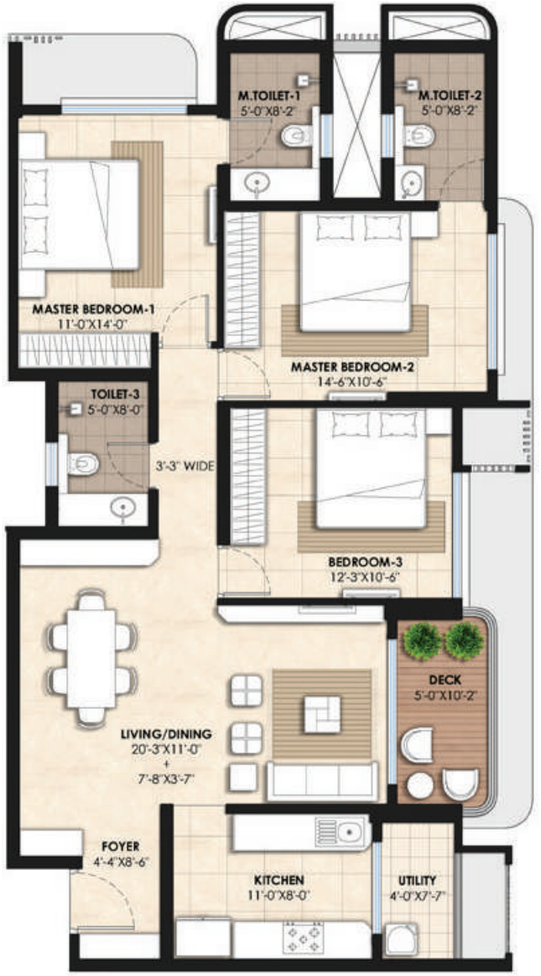


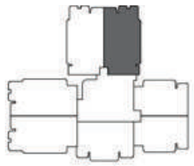




TOWER 3
UNIT 2 - 3 BED

Area: 1133 sq. ft.



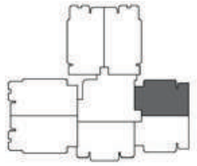


N

TOWER 3
UNIT 3 - 2 BED

Area: 832 sq. ft.

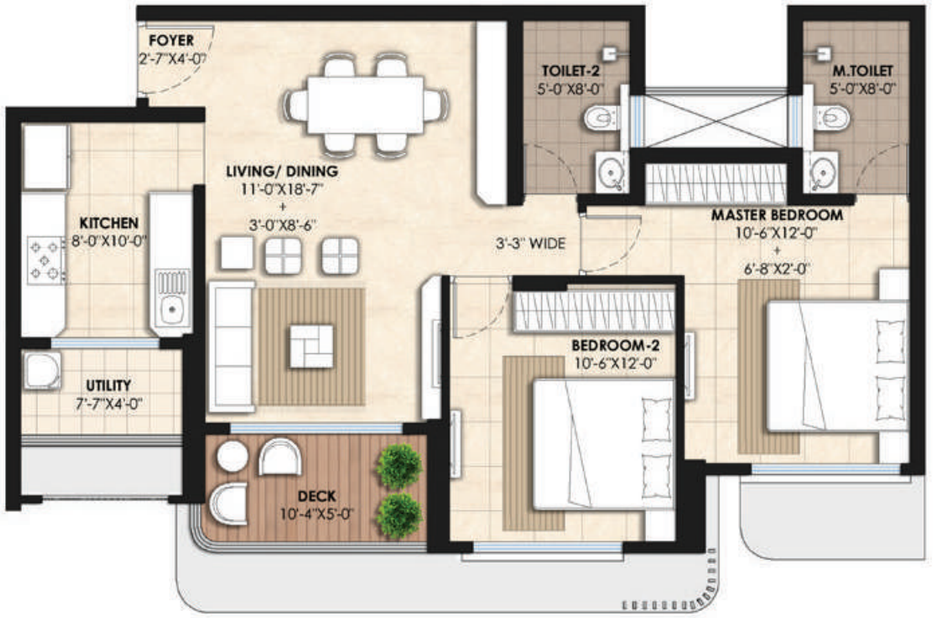


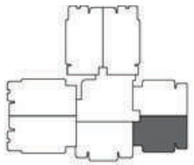


N

TOWER 3
UNIT 4 - 2 BED

Area: 832 sq. ft.



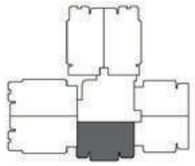


N

TOWER 3
UNIT 5 - 2 BED

Area: 883 sq. ft.



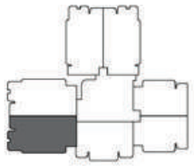


N

TOWER 3
UNIT 6 - 3 BED

Area: 1121 sq. ft.

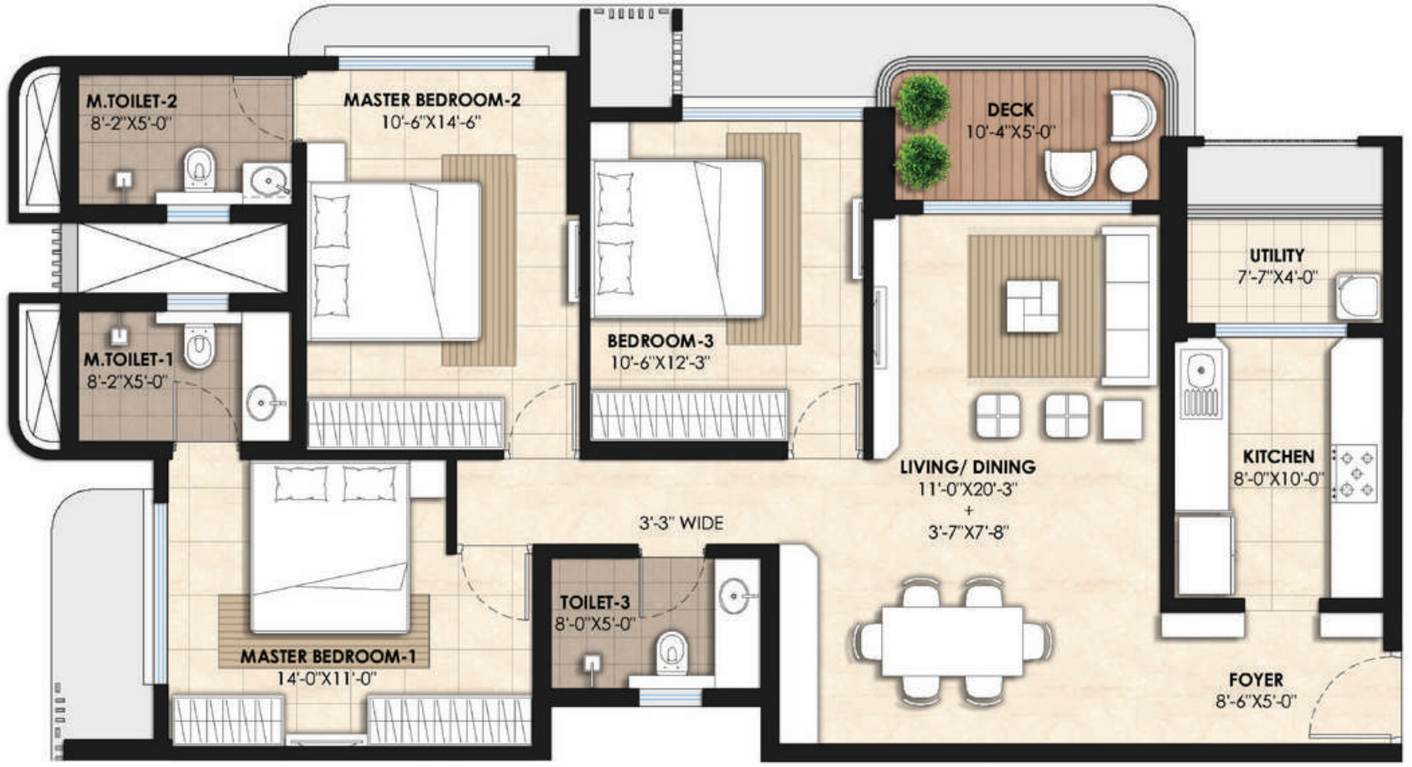


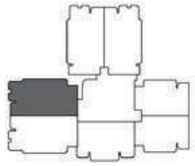


N

TOWER 3
UNIT 7 - 3 BED

Area: 1121 sq. ft.

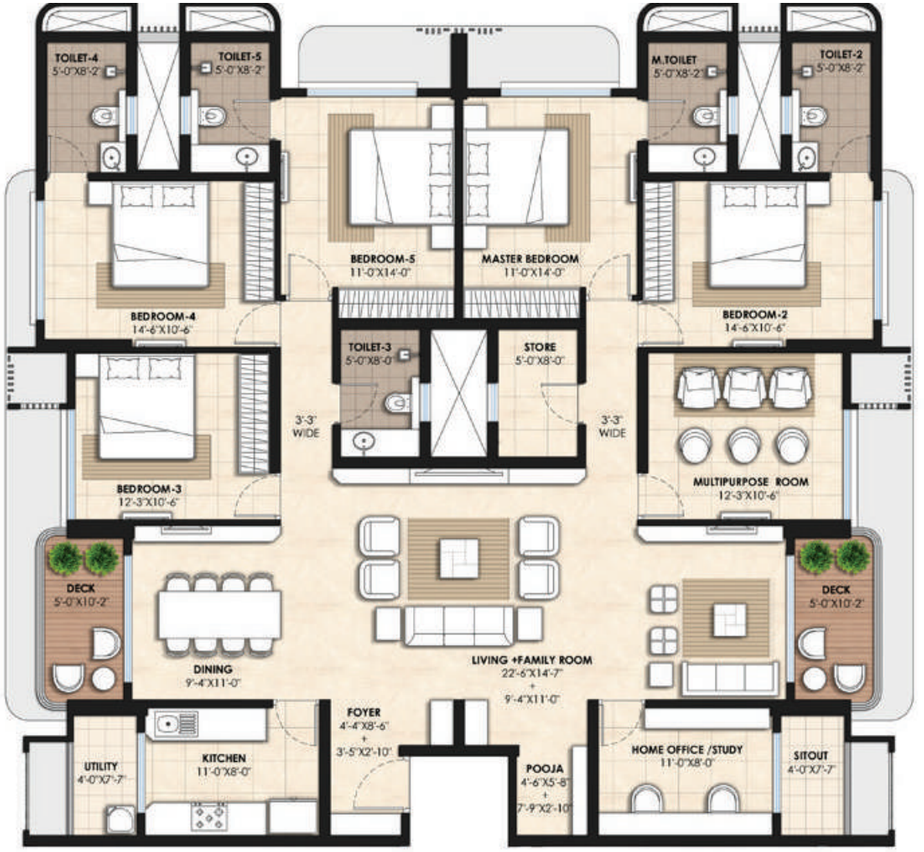


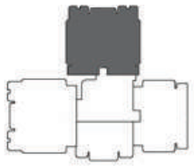


N

TOWER 3
UNIT 1 & 2 - 5 BED

Area: 2249 sq. ft.

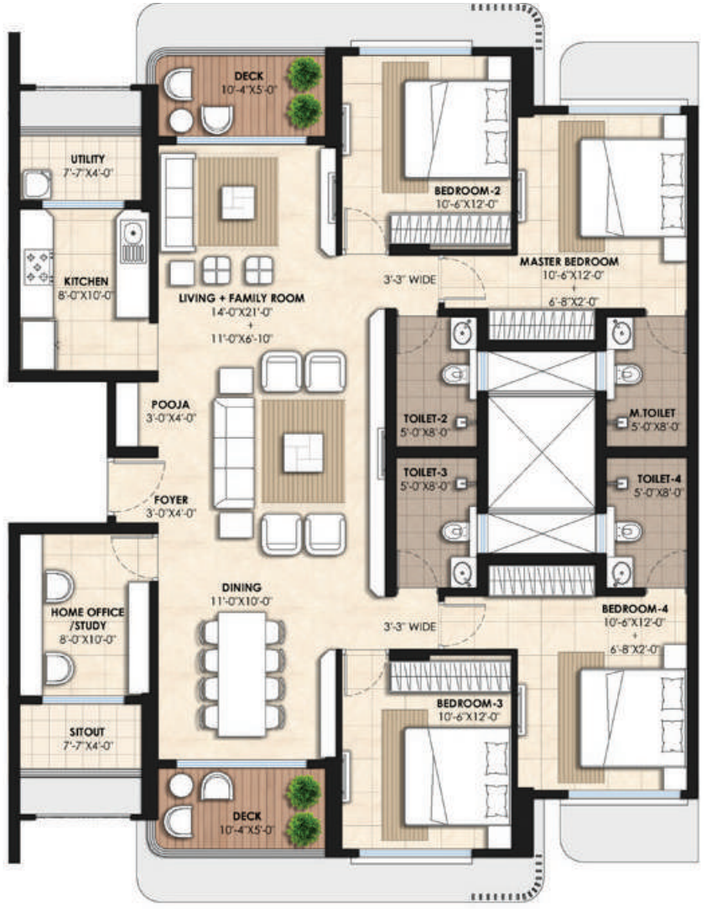




N

TOWER 3
UNIT 3 & 4 - 4 BED

Area: 1679 sq. ft.



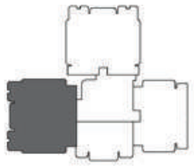


N

TOWER 3
UNIT 6 & 7 - 5 BED

Area: 2260 sq. ft.





N

TYPICAL FLOOR PLAN
TOWER 4

Garden Side

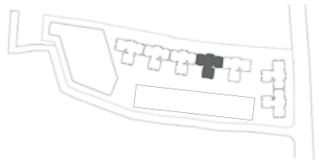
Unit 1
3 bed

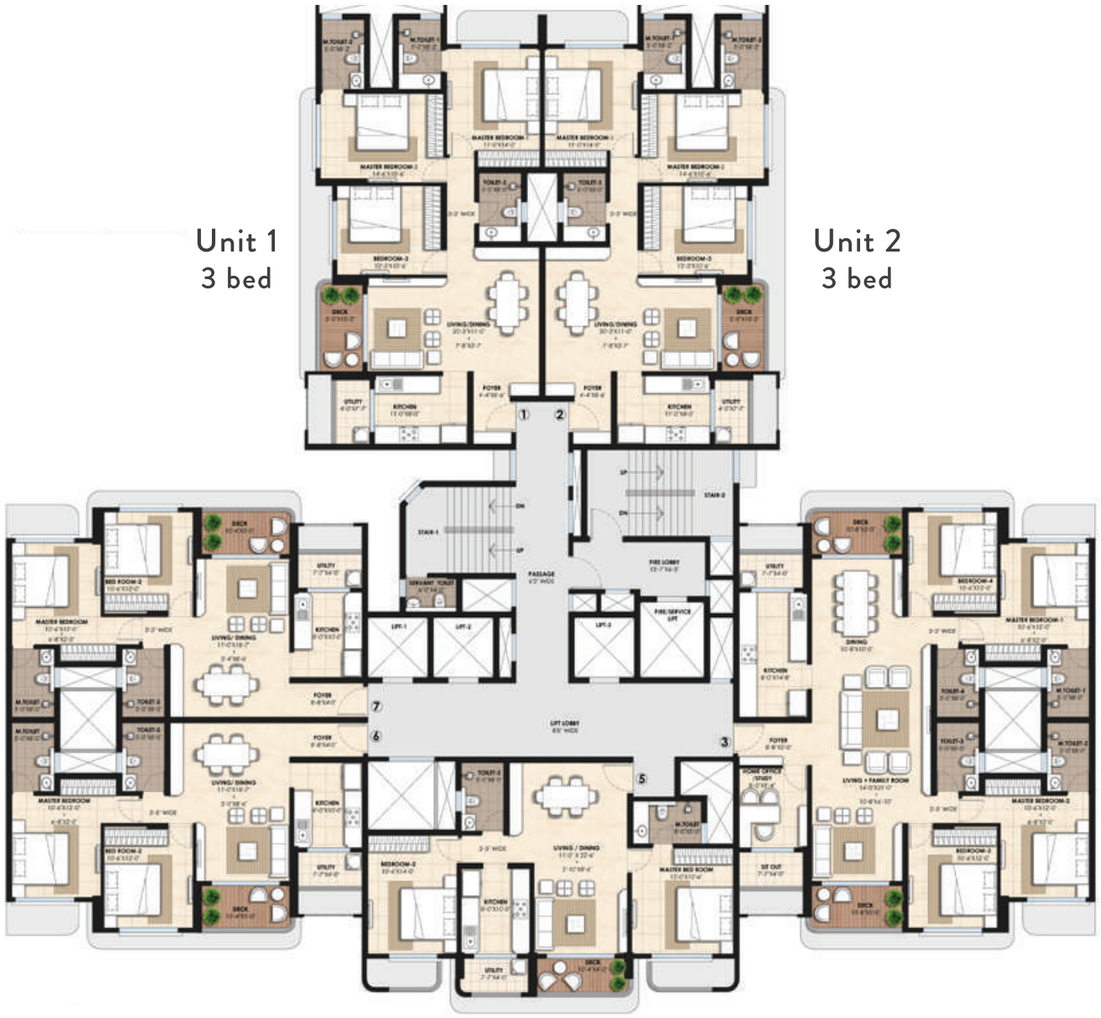
Unit 2
3 bed

Unit 7
2 bed

Unit 3
4 bed

Unit 6
2 bed



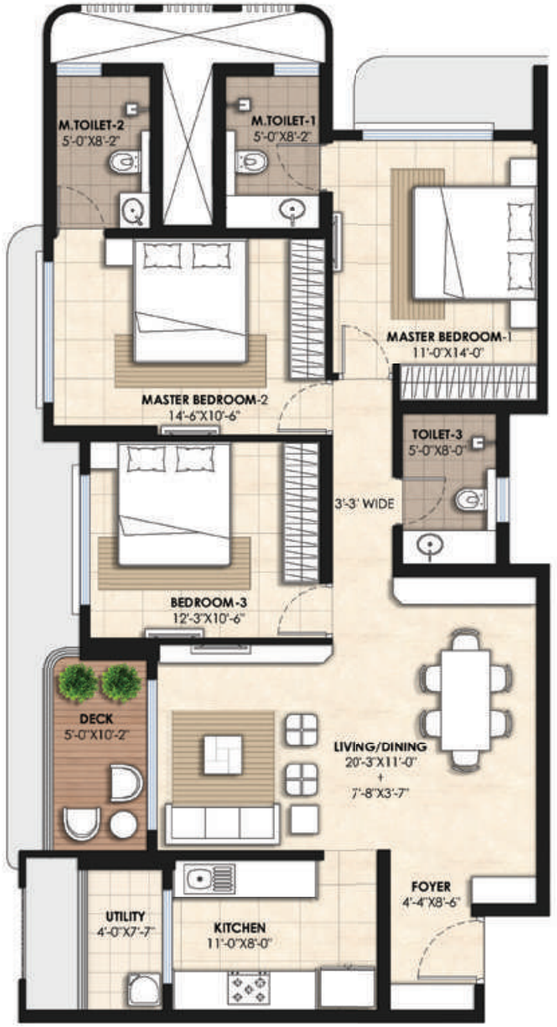


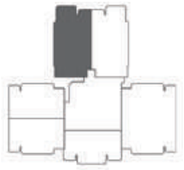
Unit 5
2 bed

N

TOWER 4
UNIT 1 - 3 BED

Area: 1133 sq. ft.

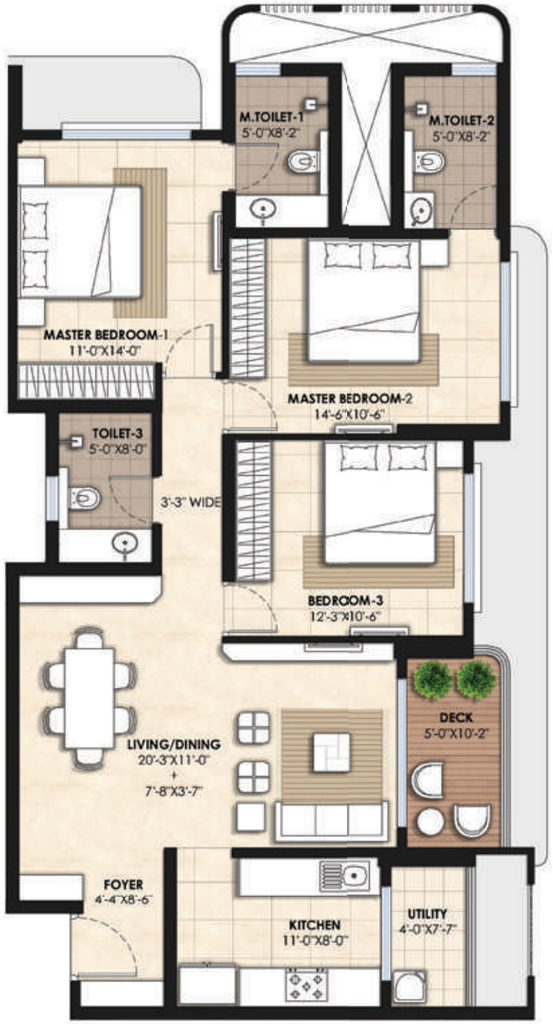


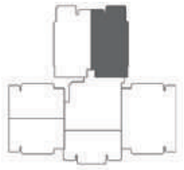


N

TOWER 4
UNIT 2 - 3 BED

Area: 1133 sq. ft.

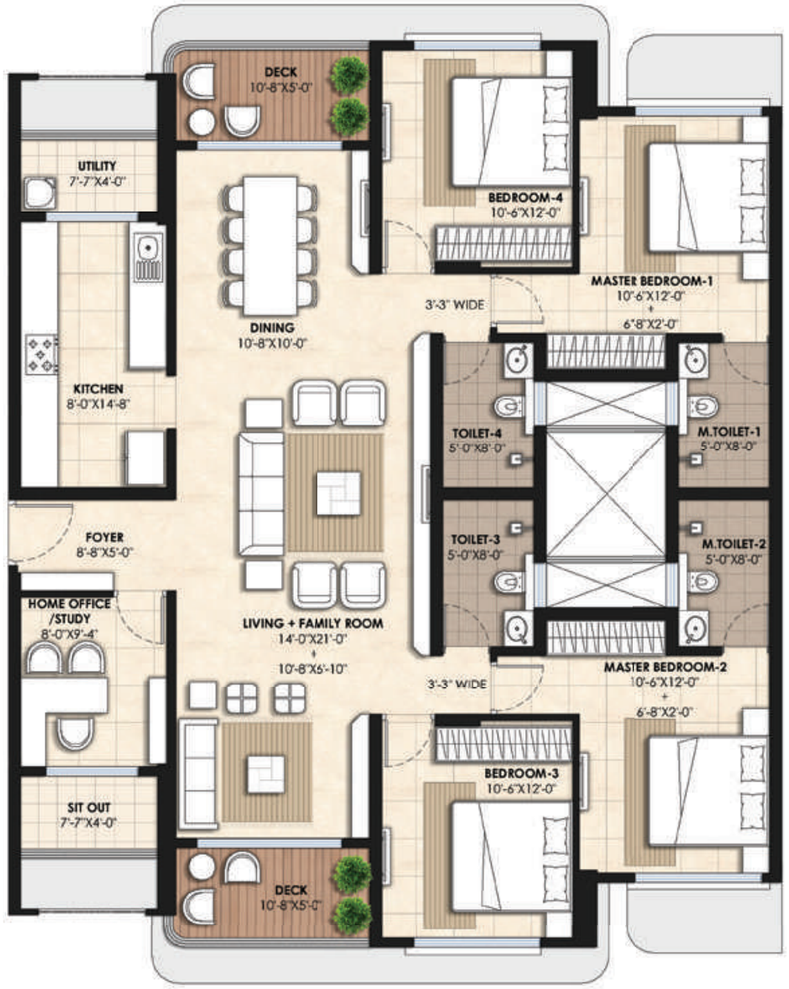


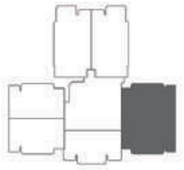


N

TOWER 4
UNIT 3 - 4 BED

Area: 1744 sq. ft.



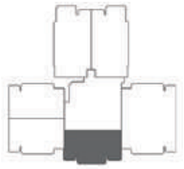


N

TOWER 4
UNIT 5 - 2 BED

Area: 883 sq. ft.

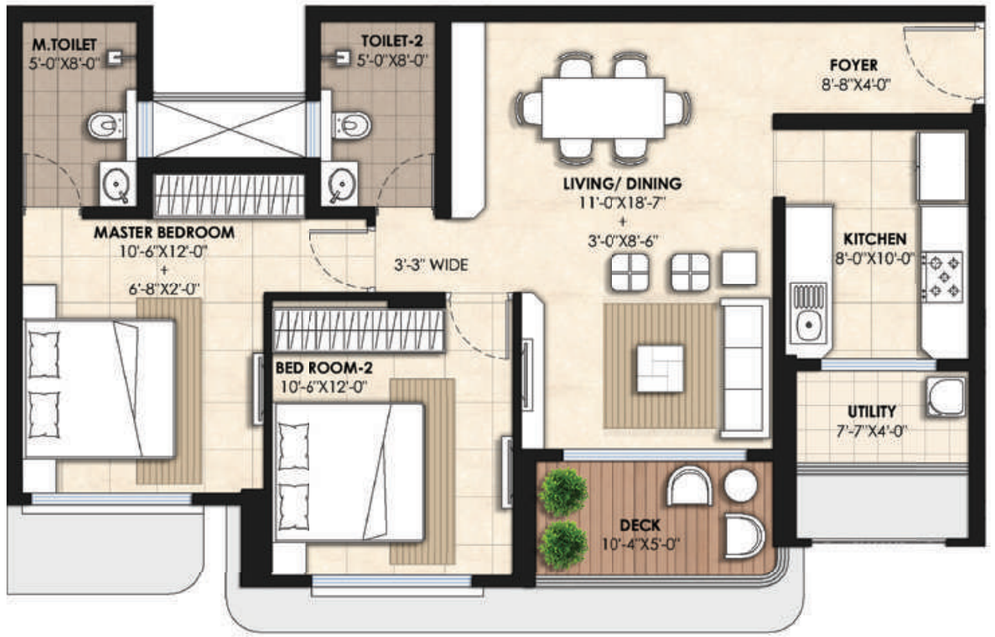


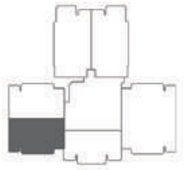


N

TOWER 4
UNIT 6 - 2 BED

Area: 862 sq. ft.

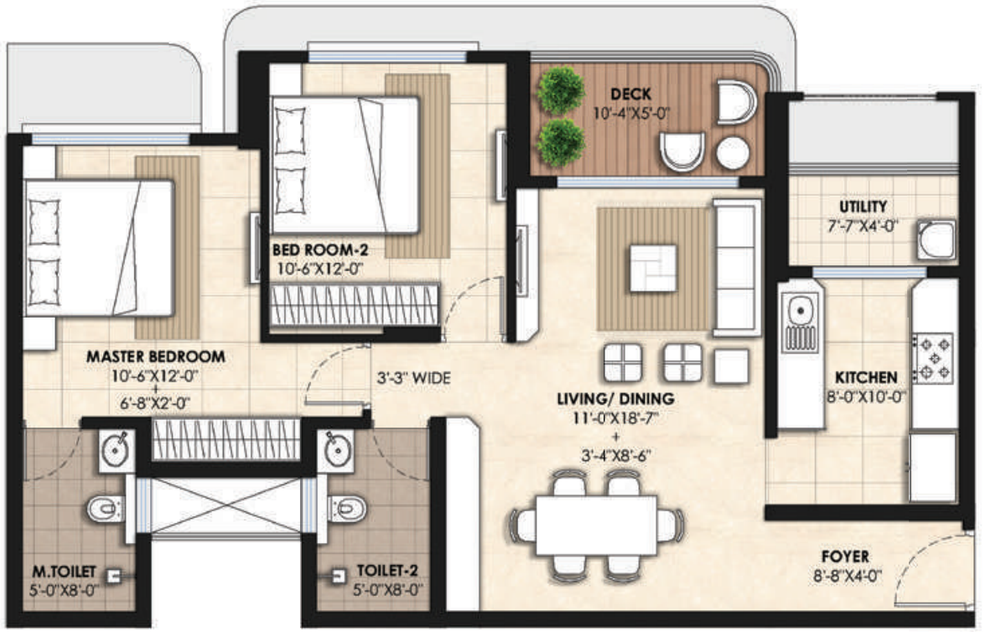


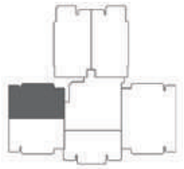


N

TOWER 4
UNIT 7 - 2 BED

Area: 862 sq. ft.





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LODHA

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