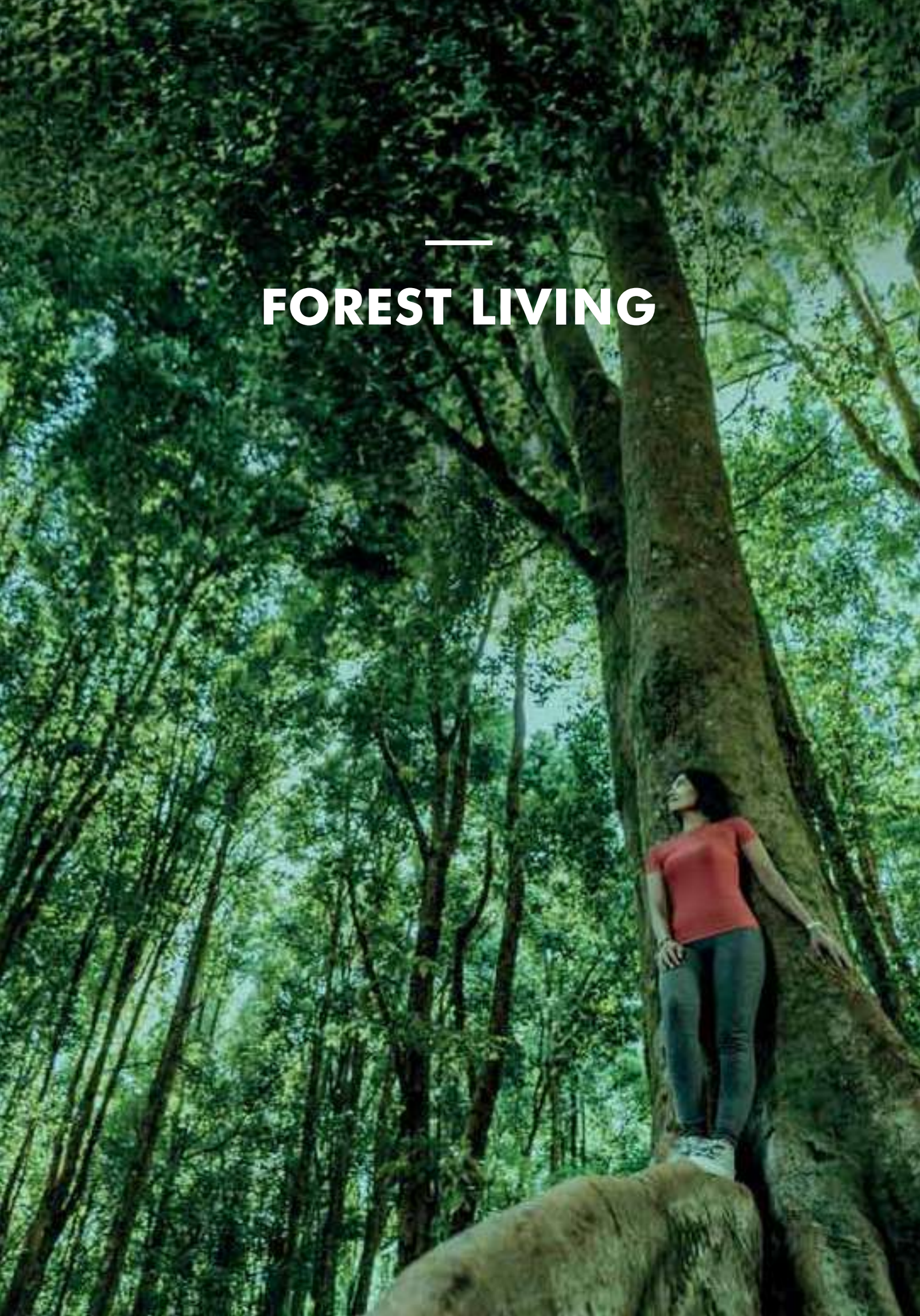


FOREST LIVING

LODHA
WOODS
Forest Living

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 ₹55,000+ crore in the last 7 years. We have delivered an area of 9.4 crore sq. ft.** and have 33 operating projects**. Our team of 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.

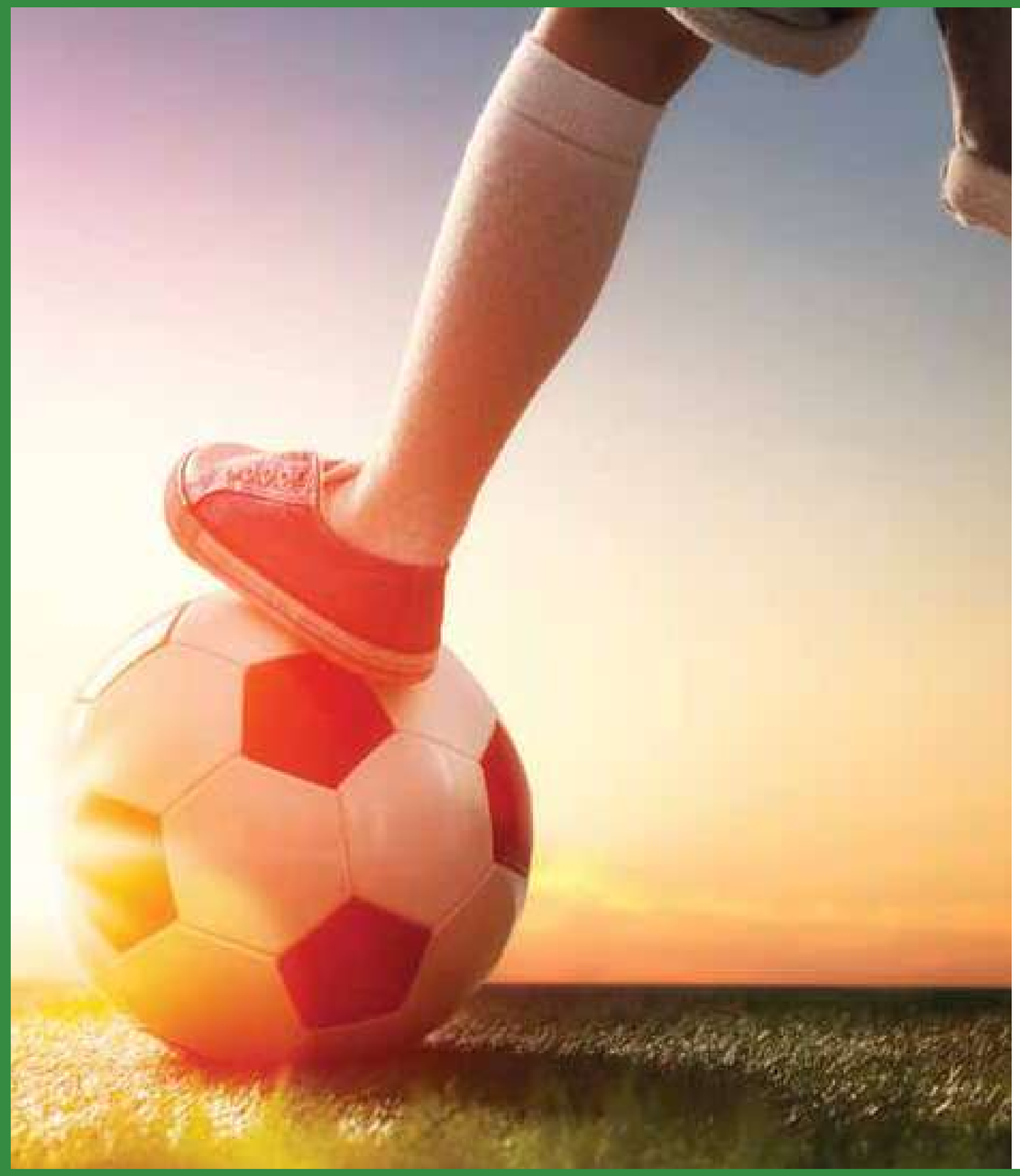
Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together to create the best value for our customers across residential, retail, and office spaces – winning their trust and appreciation time after time.

Lodha Altamount
The finest residences on Mumbai's Billionaire Row

The World Towers
One of India's most iconic addresses

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

*By residential sales since FY 14. | **As of 31st March, 2023 | ^Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report.Paradigm Shift in India's Emerging Cities' Report | ^^As of 31st March, 2022.

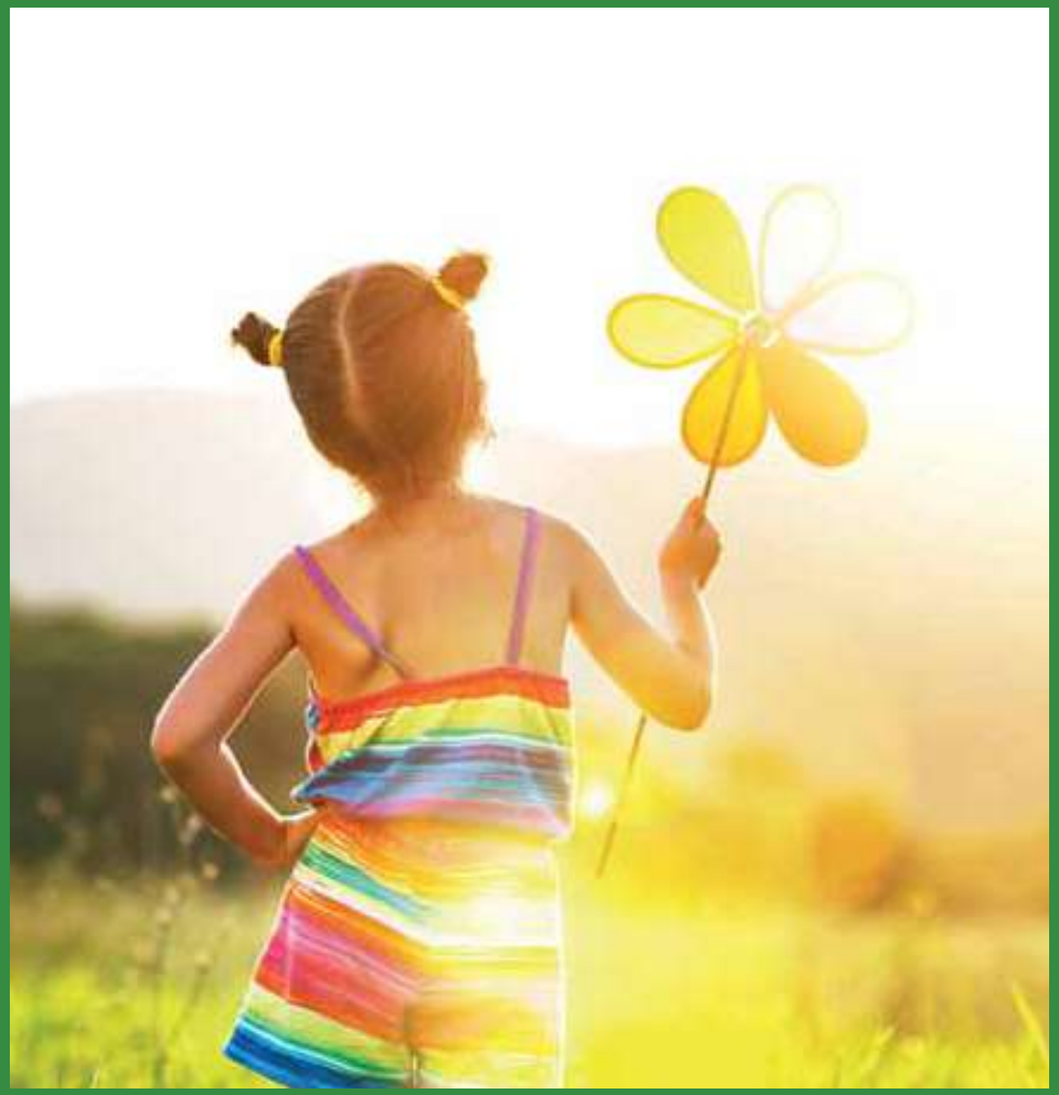


A FLOURISHING LIFE

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 extracurricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure gives 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 ecosystem 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 their homes, 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 allow 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 programmes 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 the 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 and Safety Management.

FOREST LIVING

Forests are so much more than a collection of trees. They are a complex web of interconnected ecosystems, celebrating living life in all its forms and beauty. Forests play a critical role in reducing the effects of climate change, soaking up carbon dioxide and greenhouse gases that would otherwise pollute the atmosphere. They are green lungs that supply us fresh oxygen. They are record-keepers of the changing seasons, as leaves come and go. They inspire wonder and provide a visual journey of discovery and exploration. In a world where the urban footprint has left us with limited avenues to co-exist in harmony with nature, here is a rare opportunity to live like a true citizen of nature. With 2 forests inside and outside – your very own Garden of Eden and Sanjay Gandhi National Park, Lodha Woods unravels the charm of nature in an awe-inspiring setting that will revitalise the mind, body, and senses.

FORESTS:
THE PERFECT ANTIDOTE TO CITY LIFE.

Want to be happier and better able to cope with stress? Research says living near a forest, even if you're in the city, makes a positive impact on your health and well-being.

A long-term study[$] confirms that we are happier when connected with nature. In fact, the study finds that forests are a proven remedy to counter stress and anxiety. There is significant evidence that city dwellers living near a forest are healthier in body, and happier in mind.

So should a city build a green space, or leave the area forested? These are important questions as cities and developments become more populated, and residents get further disconnected from nature.

Breath-taking views of the Sanjay Gandhi National Park. Shot on location.

[$]Conducted by Max Planck Institute for Human Development

LODHA WOODS: GIVING KANDIVALI A FRESH WAY OF LIVING, NEVER EXPERIENCED BEFORE.

Nestled in the midst of nature and spread over ~5 acres of verdant greens, with a lifestyle at par with the global best, Lodha Woods gives you the opportunity to live in a landmark development at Kandivali East, that will change the way you live forever. With ~80% open space and over 1 lakh sq. ft. of landscape and recreational spaces, you'll find life is different out here. There's a butterfly for every car in the concrete jungle; a bird chirping for every horn blaring; a tree for every traffic signal. Here, your morning alarm is the call of the Koel, and you sleep to the rhythmic chorus of a thousand crickets. With a range of amenities and services to elevate your lifestyle, and a like-minded community you can relate to and bond with, it's the perfect balance of nature and lifestyle conceived for you.

A WELL-CONNECTED LOCATION THAT PUTS YOU AT THE CENTRE OF EVERYTHING.

GIFTING YOU ALL THE TIME YOU NEED.

Need a breath of fresh air? Retreat to the verdant Garden of Eden, right at the centre of your development. Or indulge yourself at one of the many hotspots. The Oberoi Mall and Growels Mall are a breezy drive away. So are multiplexes, clubs and cafés. With the Western Express Highway and upcoming metro station, you are connected to every corner of the city by road or rail. Even the best education for your kids is within easy access. And with NESCO just 30 minutes away, you can enjoy a great work-life balance, with ample time on your hands to pursue all the things you love.

Quick and easy access to Western Express Highway and upcoming metro station

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Malls – Growels 101 Mall & Oberoi Mall

Cambridge School, Ryan International School, Thakur College of Engineering & Technology

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NESCO

YOUR VERY OWN GARDEN OF EDEN.

Spread across ~25,000 acres, with a green cover of over 1000 species of trees, and providing a thriving ecosystem to birds, butterflies and wildlife, the Sanjay Gandhi National Park finds its counterpart in the Garden of Eden. A garden rich with trees, water bodies and floral nooks, forest trails, and shaded avenues, providing its nature-loving residents a serene oasis in the heart of their development. A vibrant social habitat pulsating with life and teeming with activities: a blessing other western suburb developments can only wish they had.

50,000 sq.ft of central forest – Garden of Eden. Artist's impression.

Social and meeting spaces. Artist's impression.

LIVE, WORK, PLAY.

ALL IN MOTHER NATURE'S CRADLE.

Have your morning cup of tea or attend your next meeting in the company of nature, as you hear the trees swish, and the melodious chirping of birds.

EVERY AMENITY YOU CAN THINK OF.

AND A LIFESTYLE YOU COULDN'T EVEN DREAM OF.

Explore the development, and you will find a range of over 30+ amenities that will cater to your every need, and fulfill every desire. We've got something for everyone in the family. A quiet corner for the elders, a swimming pool for your little ones to play Marco Polo, a tree house for them to monkey around, and a special area for your pets to socialise with their own. Get your little champ Olympic ready – you've got a football turf, volleyball court, and a basketball half-court to train him. And for you, a cricket ground, 25 metre lap pool, and more. Go ahead, challenge your neighbours to a friendly Sunday match. Out here, you can be as social as you want, or just relax by yourself. A Jain temple, meditation and yoga pavilion, allows you to connect with your inner self, or a higher power.

Kids play area. Artist's impression.

Swimming pools:
- *Open 25 mt. lap pool*
- *Kids' pool*

Outdoor Kids' play area

Cricket ground

Sports arena terrace:
- *Football field (3/5 a side)*
- *Basketball half-court*
- *Volleyball court*
- *Enclosed cricket practice pitch*
- *Running track*

Treehouse

Jogging/ walking track

Party lawn

Social and meeting spaces/ cabanas/ seating

Reading area

Jain temple & Upashraya

Senior citizen corner

Reflexology path

Pet walk/ area

Convenience store[1]

Medical clinic[1]

JOIN THE CLUB.

~14,000 sq. ft. of world-class facilities at your disposal, in your very own clubhouse. So, whether you're pumping adrenaline in the gym, or sending her heartbeat racing at a romantic dinner for 2 at the café, or playing the 'the hostess with the mostest' at a party for 100 in the banquet room, you can do it all in the magnificent clubhouse, with its open-air deck.

International standard gymnasium

Indoor games area with table tennis, pool table, carrom and chess, etc.

Library lounge/ café

Party hall to host 75 to 100 pax with external lawn

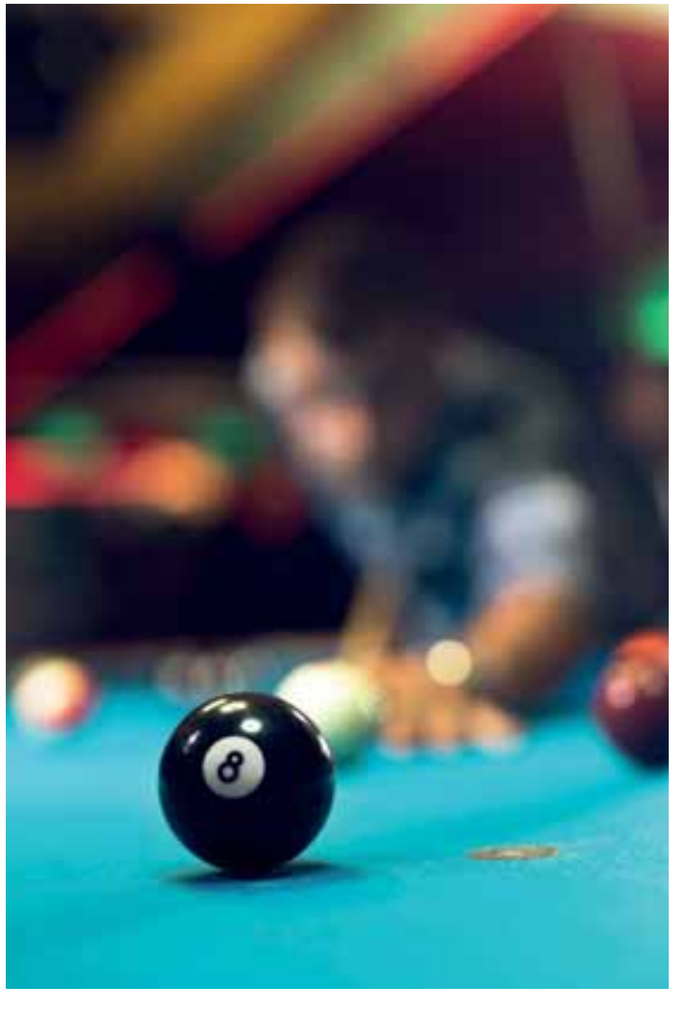
Indoor Kids' play area/ crèche

3 guest rooms

Changing rooms

Spa treatment/ massage room

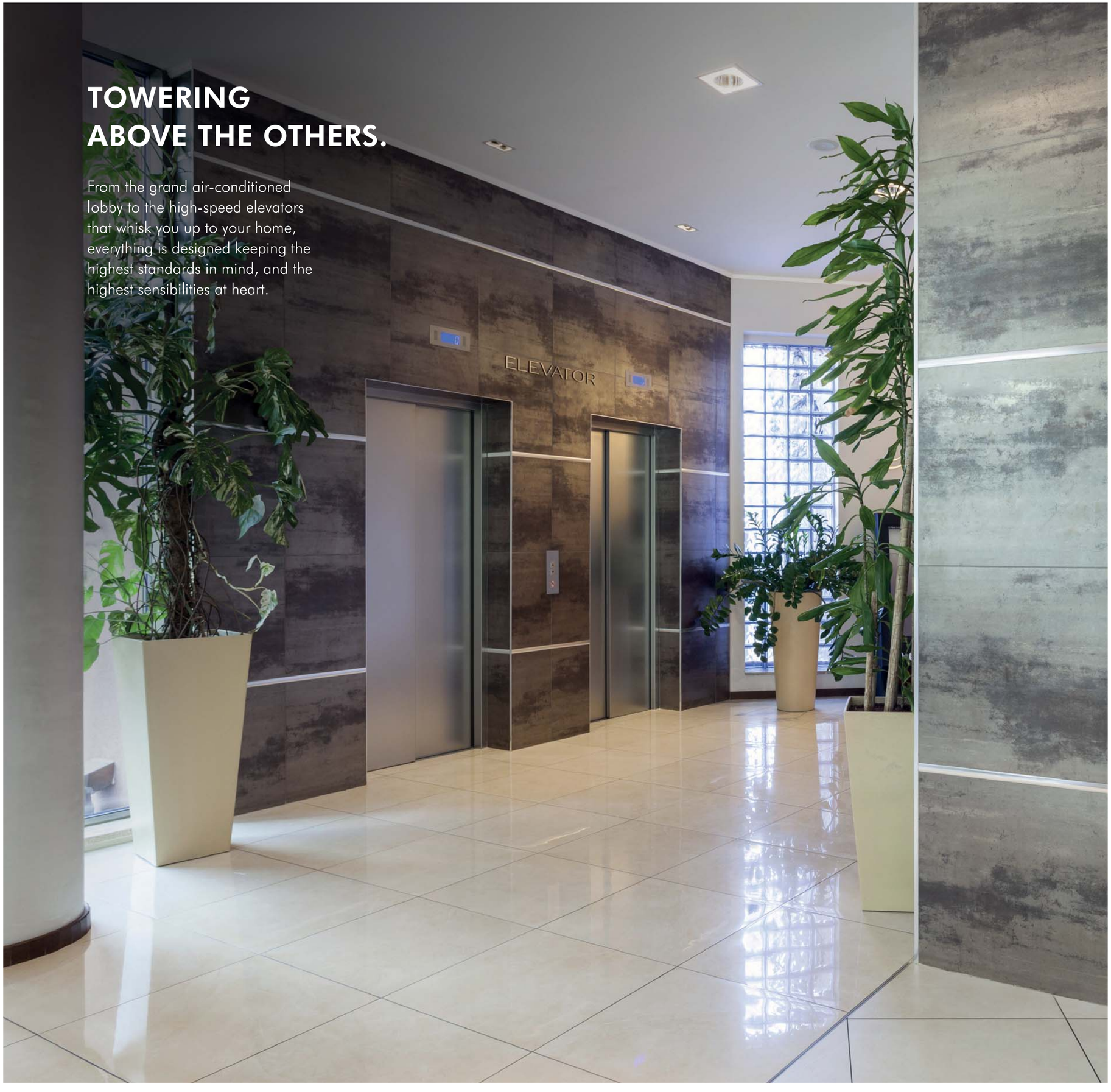
Steam



INNER PEACE, OUTER BEAUTY.

At Lodha Woods, you don't just connect with nature, you connect with your higher power. Find solace and soothe your inner self at the Shikharband Jain temple, and then go about your daily routine, knowing a day started off with prayers will always go well. Or simply visit the Upashraya that provides a rare opportunity to serve, and be guided by the Spiritual Masters.

Grand Jain temple. Artist's impression



TOWERING ABOVE THE OTHERS.

From the grand air-conditioned lobby to the high-speed elevators that whisk you up to your home, everything is designed keeping the highest standards in mind, and the highest sensibilities at heart.

Grand air-conditioned entrance lobby

Designer floor lobby

2/3 nos. high-speed passenger lifts with designer interiors by Otis@/ Schindler@/ Kone@

Separate service elevator%

State-of-the-art fire-fighting system

Domestic help's toilet/ shower on mid-landing

AN ENCHANTING FOREST NEEDS AN ENCHANTING HOME TO VIEW IT FROM.

With spacious sundecks# to behold captivating forest views, your residence is designed with tasteful interiors, French windows, exquisite fitments, and modern amenities for the demands of today's living. The layout has been configured to minimise wastage of space in passages. Each bedroom comes with special wardrobe recesses, giving you ample wardrobe space while keeping your room looking clean, spacious, and uncluttered. A designated workspace# gives you the much-needed privacy to work from home, and your children, the requisite concentration to study. Ample ventilation keeps sunshine and fresh air circulating in every corner, keeping you fresh and alert through the day. Every little detail in your apartment is thoughtfully planned and consciously designed to ensure you and family experience supreme comfort, in mind and body.

Large sundeck# in living room

Fully air-conditioned homes ^

Imported marble flooring in living/ dining and passage

Tall French windows to maximize light and ventilation

Marbital## flooring for all bedrooms

Kitchen finished with vitrified tile flooring with granite platform and future/ Nirali@ SS sink

Separate utility area

Duravit@/ Kohler@ sanitary ware in all toilets

Grohe@/ Isenberg@ CP fittings in all toilets

Occupancy sensors in toilets

Provision for cable, telephone and internet connectivity

THE HIGHEST LEVEL OF SECURITY.

TO PROTECT YOUR MOST PRECIOUS POSSESSIONS.

Advanced 5-tier security ensures tight vigilance throughout the development, so you and your family can have a good night's sleep, knowing they're well protected.

Advance 5-tier security

Swipe card access to ground lobby

Video door phone

CCTV monitoring for key common areas

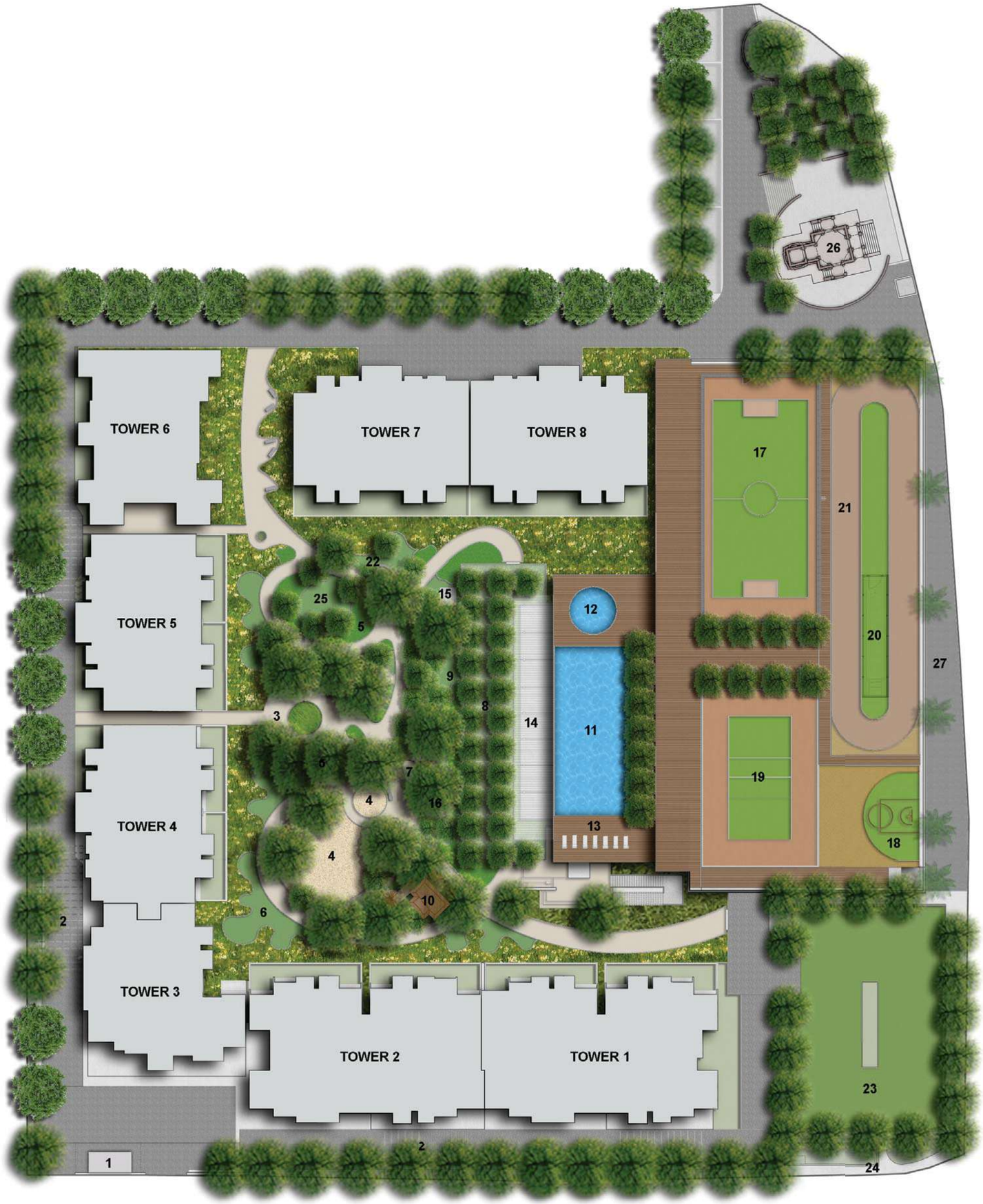
Gas detector in kitchen

Emergency alarm in each unit

PLANS

MASTER PLAN

1. Security
2. Drop-Off
3. Arrival Pavilion
4. Outdoor Kids Play Court
5. Thickets
6. Lawn
7. Social and Meeting Pods/ Cabanas/ Seating
8. Tree Court
9. Tree Cluster
10. Tree House
11. Open Lap Pool
12. Kid's Pool
13. Pool Side Lounge
14. Pavilions
15. Reading Area/ Senior Citizen Corner
16. Reflexology Path
17. Football Field
18. Half Basket Ball Court
19. Volley Ball Court
20. Enclosed Cricket Turf Practice Pitch
21. Jogging/ Walking/ Track/ Zone
22. Picnic/ Barbeque Area
23. Cricket Ground
24. Pet Walk/ Area
25. Party Lawn
26. Jain Temple with Upashraya
27. Retail Plaza



N

Floor plan – Tower 1

Exclusive 3 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW

NATIONAL PARK + CITY VIEW

N

Floor plan – Tower 2

Exclusive 3 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW

NATIONAL PARK + CITY VIEW

N

Floor plan – Tower 3

2 BHK and 4 BHK tower

CITY VIEW

GARDEN OF EDEN / NATIONAL PARK VIEW

NATIONAL PARK + CITY VIEW

N

Floor plan – Tower 4

Exclusive 2 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW

CITY VIEW

N

Floor plan – Tower 5

Exclusive 2 BHK tower

GARDEN OF EDEN / NATIONAL PARK VIEW

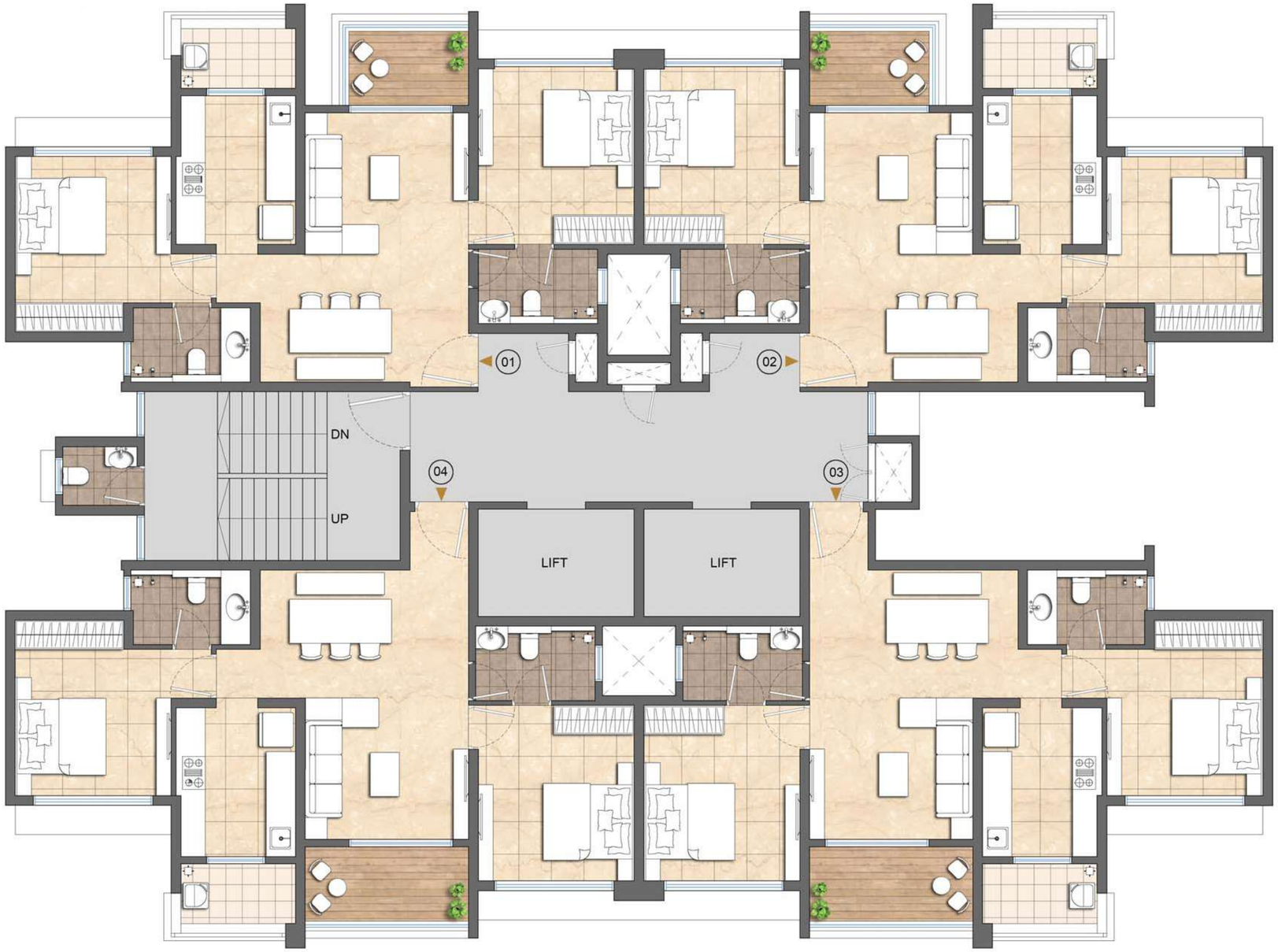
CITY VIEW

N

Floor plan - Tower 7

Exclusive 2 BHK tower

CITY VIEW



GARDEN OF EDEN VIEW

N

Floor plan - Tower 8

Exclusive 2 BHK tower

CITY VIEW

GARDEN OF EDEN VIEW

N

Unit plan – 2 BHK

Tower 4 - Unit 3 and 4

1. Living/ Dining	11'x18'4"+3'x8'7"
2. Kitchen	8'x10'
3. Utility	7'9"x4'
4. Master Bedroom	10'6"x10'6"+7'2"x2'
5. Master Bath	8'x5'
6. Bedroom 2	10'6"x10'+4'8"x2'
7. Bathroom 2	5'x8'

Unit plan – 2 BHK with Deck

Tower 4 - Unit 1 and 2; Tower 5 - Unit 3 and 4

1. Living/ Dining	11'x18'2"+3'x8'7"
2. Deck	8'x5'
3. Kitchen	8'x10'
4. Utility	7'9"x4'
5. Master Bedroom	10'6"x10'+7'2"x2'
6. Master Bath	8'x5'
7. Bedroom 2	10'6"x12'
8. Bathroom 2	8'x5'

Unit plan – 2 BHK with Deck

Tower 3 - Unit 2

1. Living/ Dining	11′x18′2″+3′x8′7″
2. Deck	8′ X 5′
3. Kitchen	8′X10′
4. Utility	8′X4′
5. Master Bedroom	10′6″x10′+7′2″x2′
6. Master Bath	8′X5′
7. Bedroom 2	10′6″x12′
8. Bathroom 2	8′X5′

Unit plan - 2 Bed with Deck

Tower 3 - Unit 3

1	LIVING / DINING	11' X 18'2" + 3' X 8'7"
2	DECK	8' X 5'
3	KITCHEN	8' X 10'
4	UTILITY	7'9" X 4'
5	MASTER BEDROOM	10'6" X 10' + 7'2" X 2'
6	MASTER BATH	8' X 5'
7	BEDROOM 2	10'6" X 10'9" + 5' X 2'
8	BATHROOM 2	8' X 5'

Unit plan – 2 BHK with Deck

Tower 7 - Unit 1 and 2; Tower 8 - Unit 3 and 4

1	LIVING / DINING	11'X 18' + 3' X 8'7"
2	DECK	8' X 5'
3	KITCHEN	8' X 10'
4	UTILITY	7'9" X 4'
5	MASTER BEDROOM	10'6" X 10'0" + 7'3" X 2'
6	MASTER BATH	8' X 5'
7	BEDROOM 2	10'6" X 12'
8	BATHROOM 2	5' X 8'

Unit plan - 2 BHK with Deck

Tower 7 - Unit 3 and 4; Tower 8 - Unit 1 and 2

1	LIVING / DINING	11'X 18' + 3'X 8'7"
2	DECK	11' X 5'
3	KITCHEN	8' X 10'
4	UTILITY	7'9" X 4'
5	MASTER BEDROOM	10'6" X 10'0" + 7'3" X 2'
6	MASTER BATH	8' X 5'
7	BEDROOM 2	10'6" X 12'
8	BATHROOM 2	5' X 8'

Unit plan – 3 Bed with Deck

Tower 1 - Unit 1 & 2

1	FOYER	5'0" X 4'9"
2	LIVING / DINING	11'0" X 18'4" + 3'0" X 8'7"
3	DECK	11'0" X 5'0"
4	KITCHEN	8'0" X 10'0"
5	UTILITY	7'5" X 4'0"
6	MASTER BEDROOM	10'6" X 12'0" + 6'6" X 3'3"
7	MASTER BATH	8'0" X 5'0"
8	BEDROOM 2	10'0" X 12'0"
9	BATHROOM 2	8'0" X 5'0"
10	BEDROOM 3	11'0" X 10'0" + 4'9" X 2'0"
11	BATHROOM 3	4'11" X 8'2"

Unit plan – 3 Bed with Study

Tower 1 - Unit 3 & 4

1	FOYER	5'0" X 5'6"
2	LIVING / DINING	11'0" X 20'0" + 3'0" X 9'9"
3	DECK	11'0" X 5'0"
4	KITCHEN	8'0" X 10'0"
5	UTILITY	7'5" X 4'0"
6	MASTER BEDROOM	10'6" X 14'0" + 6'3" X 3'3"
7	MASTER BATH	8'0" X 5'0"
8	BEDROOM 2	10'6" X 12'0"
9	BATHROOM 2	8'0" X 5'0"
10	BEDROOM 3	13'0" X 11'0"
11	BATHROOM 3	8'0" X 5'0"
12	STUDY	8'6" X 5'0"

Unit plan – 3 BHK with Deck

Tower 2 - Unit 1 and 2

1	FOYER	5' X 4'9"
2	LIVING / DINING	11' X 18'3" + 3' X 8'7"
3	DECK	8' X 5'
4	KITCHEN	8' X 10'
5	UTILITY	7'5" X 4'
6	MASTER BEDROOM	10'6" X 12' + 6'6" X 3'3"
7	MASTER BATH	8' X 5'
8	BEDROOM 2	10' X 12'
9	BATHROOM 2	8' X 5'
10	BEDROOM 3	11' X 10' + 4'9" X 2'0"
11	BATHROOM 3	5' X 8'

Unit plan – 3 BHK with Study

Tower 2 – Unit 3 and 4

1. Foyer	5′x5′6″
2. Living/ Dining	11′x20′+3′0″x9′9″
3. Deck	8′x5′
4. Kitchen	8′x10′
5. Utility	7′5″x4′
6. Master Bedroom	10′6″x14′+6′3″x3′3″
7. Master Bath	8′x5′
8. Bedroom 2	10′6″x12′
9. Bathroom 2	8′x5′
10. Bedroom 3	13′x11′
11. Bathroom 3	8′x5′
12. Study	8′6x5′

Unit plan – 4 BHK

Tower 3 – Unit 1

1. Foyer	5'5"x5'6"	9. Bedroom 2	10'6"x12'4"
2. Living/ Dining	20'6'x16'1"	10. Bathroom 2	5'x8'
3. Deck	10'x6'1"	11. Bedroom 3	10'6"x10'2"+7'3"x2'
4. Kitchen	8'x12'	12. Bathroom 3	5'x8'
5. Utility	7'10"x4'	13. Bedroom 4	10'6"x10'+7'3"x2'
6. P. Toilet	5'x5'	14. Bathroom 4	6'x6'
7. Master Bedroom	12'0"x11'10"+6'3"x2'	15. Staff Area	5'7"x8'8"+5'2"x1'10"
8. Master Bath	8'x5'	16. Staff Bath	5'x5'

PROJECT PARTNERS

ARCHITECTURE
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
Prabhakar Bhagwat Associates:

Arguably the most influential landscape design firm in India, this firm 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

Corporate office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.
Sales office: Lodha Woods, off Western Express Highway, Akurli Road, Kandivali East, Mumbai - 400 101.

Disclaimers: [1]Operated by third party; applicable charges apply | [@]All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers | [%]for 3 BHK units / tower(s) | ^kitchen, store, toilets and service areas excluded | [#]select units only | [##]Vitrified tiles with marble effect | 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 units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organization. MahaRERA Registration No. P51800031346, P51800031351, P51800031532, P51800032605, P51800046118, P51800045908 and P51800046114 available on the website https://maharera.mahaonline.gov.in

LODHA
WOODS

Forest Living