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Hanuman Chowk, Mulund East,
Mumbai – 400 081

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LODHA
BUILDING A BETTER LIFE

THE KING OF EASTERN SUBURBS.



Limitless creek views from grand decks

LODHA
REGALIA
The King of Eastern Suburbs

THE WORLD'S
FINEST DEVELOPMENTS.
BROUGHT TO YOU 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. 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 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 pre-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 almost 4,400 associates work relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

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



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



The World Towers
One of India's most iconic addresses



No. 1 Grosvernor 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 a new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.

CARING FOR SOCIETY. AND OUR PLANET.



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

ADVANCED TECHNOLOGIES

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

CARBON NEUTRAL BY 2035

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

EMPOWERING WOMEN

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

SOCIAL HOUSING

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

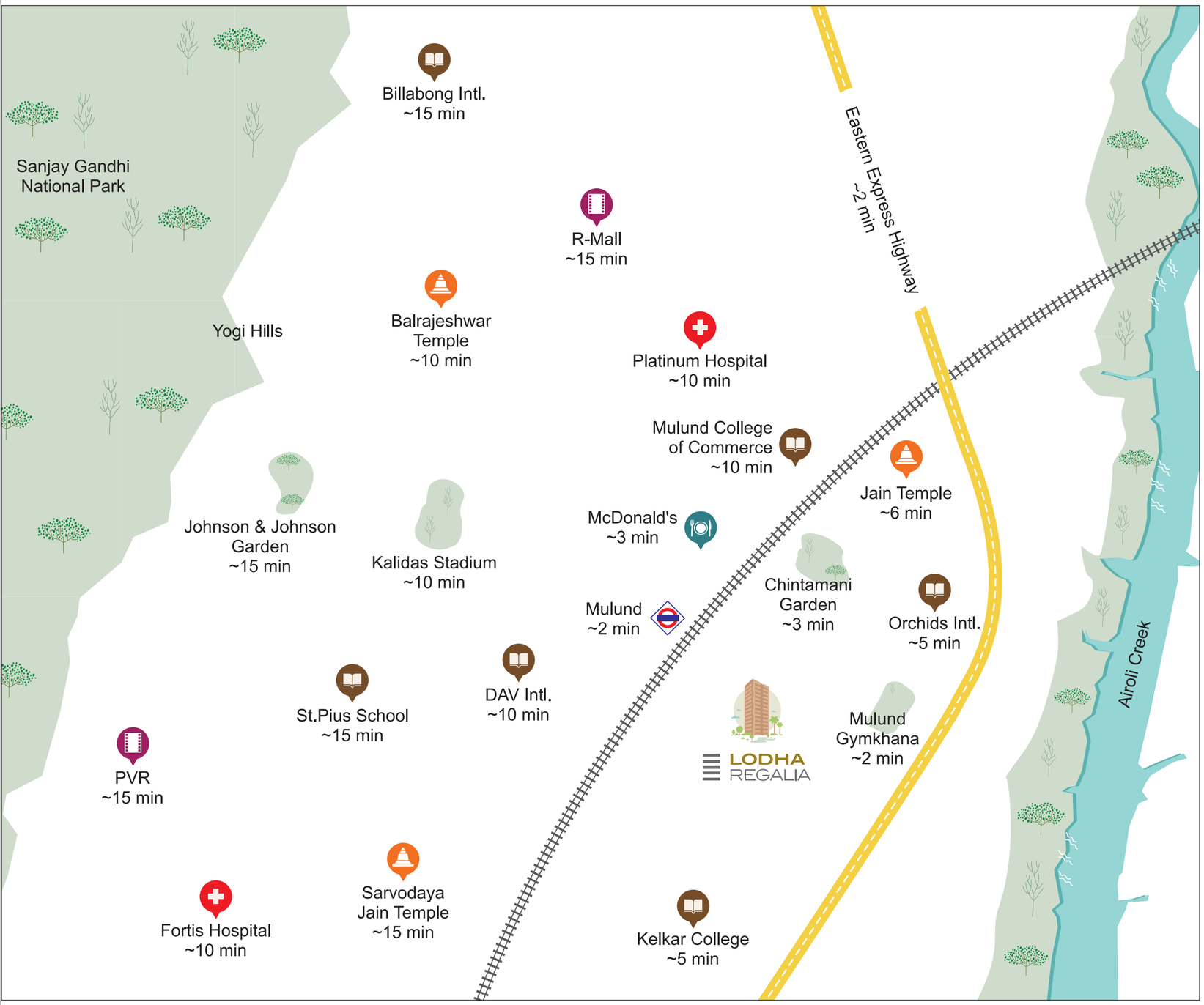
HIGHEST STANDARDS OF HEALTH AND SAFETY

Our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices in Occupational Health & Safety Management.

REGAL LIVING
NOW IN MULUND.

Lodha Regalia - grand towers with stunning views, set in the most prime location of Mulund, minutes from the Eastern Express Highway and at the doorstep of the railway station. The open spaces and amenities have been designed by world-renowned landscape designers from Singapore, Sitetectonix
and the architecture is by India's best-known architect, Hafeez Contractor.
With Lodha Regalia, Mulund will experience the Lodha Life for the first time ever; with large, open green spaces, high-end amenities, grand views, excellent connectivity, and an upgraded lifestyle. Lending itself to a higher standard of living and the badge value of living in a development by India's No.1 developer – Lodha.

Representative image



SO WELL-CONNECTED, EVERYTHING IS JUST AROUND THE CORNER.

A quiet and green residential area means more peace and serenity for you, as compared to other areas in Mumbai. And with the station a quick 2-minute walk away, and the Eastern Express Highway less than 2 minutes by car, you'll find nothing out of your reach. Located near Hanuman Chowk and adjacent to Shree Swaminarayan Mandir, you will be surrounded by every essential outlet within easy reach – from medical clinics to the renowned Jupiter hospital, from the recreational Viviana Mall to reputed educational institutions like DAV International School and SM Shetty International School. Everything 10 minutes away, and quite in your radar.

- 2 mins. drive from Eastern Express Highway
- 2 mins. walk to Mulund Station
- 10 mins. to upcoming Metro station
- 10 mins. drive to Fortis Hospital
- 15 mins. drive to lifestyle destination like R Mall & Viviana Mall
- 5 mins. drive from Orchids The International School & NES International School
- 15 mins drive to EuroSchool Airoli, residents of Lodha Regalia get preference for admission****
- 20 mins. drive to business belt in BKC



Artist's impression of the swimming pool

AN INTERNATIONAL LIFESTYLE. IN YOUR LUSH GREEN BACKYARD.

Basketball game after a long day at work? A cricket game on Sunday with your friends? A leisurely dip in the pool? Or maybe a quiet stroll amidst the large open greens. Whatever it may be, take your pick.

Lodha Regalia also envisions a children's play area for your little ones to monkey around. With unique outdoor and indoor work-from-home spaces that allow you to work in the midst of nature.

A clubhouse with a fabulous gym, indoor games, a café for lazy Saturdays, and a party hall to create sweet memories on special occasions. Not to mention, a serene temple for peace and tranquility.

With a range of the finest amenities and facilities at your disposal, and top services that ensure smooth running, we are sure, it will be a move you and your family will cherish forever.

- Landscape design by world-renowned Sitetectonix, Singapore
- 60,000+ sq. ft. of open, landscape and amenity spaces
- Rooftop sports field (for cricket, football, volleyball, basketball, etc.)
- Lap pool
- Kids pool
- Outdoor children's play area
- Walking/ jogging track

Artist's impression
of the outdoor play area for children

Artist's impression
of the indoor games lounge

10,000 SQ. FT. INTERNATIONAL STANDARD CLUB-HOUSE[$] WITH:

a) Gymnasium with world-class fitness equipment
b) Work-from-home spaces
c) Party hall(s)
d) Activity and learning room(s)
e) Steam room
f) Massage room
g) Children's indoor play area/ crèche
h) Indoor games area with table tennis, carrom and chess
i) Lounge with café & library
j) Toilets & changing rooms
k) Jain, Shiva[^^] and Ganesha temples

Artist's impression
of the designer gymnasium

Artist's impression
of the elegant facade

AS TALL AS YOUR ACHIEVEMENTS. DESIGNED EXCLUSIVELY FOR A RARE FEW.

Lodha Regalia brings with it features, amenities and a lifestyle that is rather new to Mulund, and is reserved for a lucky few.
With 3-4 residences on each level and 4 wings, it's created exclusively for a limited set of families who have the finest tastes.

As your car comes in discreetly, and drops you off at your dedicated parking spot, a grand lobby invites you in with 3 high-speed elevators that whisk you away to your grand home.

- Grand entrance lobby
- Designer lift lobby on each floor
- Elegant façade
- 3 passenger lifts in each wing with additional service/ fire lift from Otis/ Schindler/ ThyssenKrupp/ Hyundai#
- Advanced 5-tier security with
  a) CCTV monitoring of key common areas
  b) RFID controlled access to parking areas
  c) Access controlled main lobby
  d) Visitor registration
  e) Video door phone in each apartment
- D.G power backup for lifts & common area lighting
- Domestic staff toilet/ shower facilities (at staircase mid-landing level)

Artist's impression
of the entry and drive-way



Representative image

SPACIOUS RESIDENCES WITH LARGE SUNDECKS. LIFE HERE IS A BREATH OF FRESH AIR.

&

Presenting spacious residences that have been painstakingly designed to ensure that every sq. inch is used to enhance your lifestyle and there are virtually no wasted spaces. Your home offers you ample space to comfortably work from home and for your kids to be able to study and attend classes in peace. What's more, you have tall windows that present gorgeous views, and large open decks that invite in plenty of fresh air and sunlight.
Each room is perfectly complemented by ample wardrobes to tuck away all your belongings, so your home stays well-organised and uncluttered.
At Lodha Regalia, everything has been thoughtfully designed to create the perfect private haven, for you and your family.

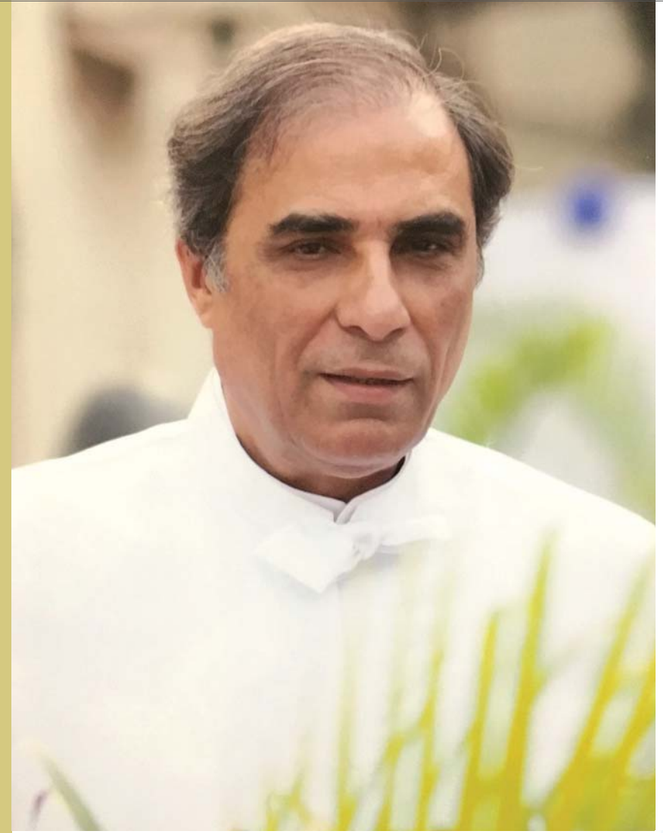
- Fully air conditioned homes@
- Tall windows% to maximize light and ventilation in all bedrooms
- Large sundeck in living room
- Imported marble flooring in living/ dining and passage
- Marbital flooring in master bedroom and other bedrooms
- Toilets with European designed Kolher/ Roca# CP fittings and sanitary ware
- Separate cupboard area in bedroom
- Designer tiles in all the toilets
- Vitrified tiles in kitchen
- Granite/ marble vanity counters in toilets***
- Well-finished kitchen with high-quality granite countertop, sink with drain board and designer tiles in dado
- Utility area with anti-skid ceramic tile flooring in each apartment
- Provision for telephone and TV connectivity&
- Fibre-optic connectivity providing hi-speed internet access&

PEACE, HAPPINESS AND VIEWS: EVERYTHING'S LIMITLESS.

Living in one of the tallest buildings in Mulund, you are guaranteed to enjoy gorgeous views of the open greens, with ample light and ventilation, bringing in fresh breeze every morning. Perfect to accompany your morning cup of tea.

CREATED BY MASTERS OF THEIR CRAFT.

Developed alongside the dynamic duo of architect Hafeez Contractor and landscapers Sitetectonix, it amounts to you already being in the best of hands.



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.

SITETECTONIX

Renowned Singaporean landscape design firm – Sitetectonix, known for their innovative and luxurious designs, take into account the environmental, social, cultural and historic circumstances of each project, enabling them to deliver high-quality designs every time.



PLANS





LEGEND

1. MAIN ENTRY
2. ENTRANCE PORTAL & GUARDHOUSE
3. HANGING FLOWER GARDEN
4. WING A & B DROP OFF
5. WING C & D DROP-OFF
6. WORK / STUDY FROM HOME SPACES
7. LAWN
8. HERBS GARDEN
9. PARTY PAVILION
10. KIDS' PLAY AREA
11. ROCK CLIMBING
12. FLOWER GARDEN
13. EXISTING TEMPLE
14. PUBLIC ACCESS TO TEMPLE
15. YOGA DECK
16. REFLEXOLOGY PATH
17. FAMILY PAVILION
18. EXERCISE LAWN
19. KIDS' POOL
20. POOL DECK
21. LAWN TERRACE
22. LAP POOL
23. HANGING DAY BED & STONE TERRACE
24. DENSE PLANTING
25. PLAY ZONE ENTRY
26. MULTI-PURPOSE SPORTS ARENA
27. TRELLIS WITH SEATING
28. SCREENING PLANTS
29. INDOOR GAMES
30. PARTY HALL
31. CRECHE
32. ACTIVITY ROOM
33. LOBBY
34. GYM
35. HEALTH CLUB

N

FLOOR PLAN | TOWER 1

WING A & B



FLOOR PLAN | TOWER 2

WING C & D



2 BED RESIDENCES | TYPE A | TOWER 1

WING A - 03 | WING B - 02



2 BED RESIDENCES | TYPE B | TOWER 1

WING B - 01



2 BED RESIDENCES | TOWER 2

WING C -02 TYPE A | WING D - 03 TYPE C



2 BED RESIDENCES | TYPE B | TOWER 2

WING C - 01



2 BED RESIDENCES WITH STUDY | TOWER 1

WING A - 02



3 BED RESIDENCES | TOWER 1

WING B - 03



2 BED RESIDENCES WITH STUDY | TOWER 2

WING D - 02



3 BED RESIDENCES | TYPE A | TOWER 2

WING C - 03



3 BED RESIDENCES WITH STUDY
TYPE A | TOWER 1

WING A - 01



3 BED RESIDENCES WITH STUDY
TYPE B | TOWER 1

WING B - 04



3 BED RESIDENCES | TYPE B | TOWER 2

WING C - 04



3 BED RESIDENCES | TYPE B | TOWER 2

WING D - 01



JODI RESIDENCES | TOWER 1

2 BHK - TYPE A + 2 BHK WITH STUDY | WING A



JODI RESIDENCES | TOWER 1

2 BHK - TYPE A + 3 BHK | WING B



JODI RESIDENCES | TOWER 2

2 BHK - TYPE C + 2 BHK WITH STUDY | WING D



JODI RESIDENCES | TOWER 2

2 BHK - TYPE A + 3 BHK - TYPE A | WING C



LODHA

BUILDING A BETTER LIFE

*By residential sales FY17-23 | **As of 31st March, 2023 | ^Based on liveability quotient ranking by JLL in its 'Livability Quotient - A Paradigm Shift in India's Emerging Cities' Report | @Excluding kitchen, toilets and any service areas | #Or equivalent | ***For select units | $Services by 3rd party provider on chargeable basis | %starting from ~150 mm above finished floor level | ****Preference basis norms of the institution | ^^Accessible to outsider also | ^^^Adjacent to site.

Disclaimers: 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 the Baya Company | MAHARERA Registration No. P51800031360, P51800018893 available at maharera.mahaonline.gov.in | Date of Printing: July 2023.