



THE WORLD'S
FINEST DEVELOPMENTS.
BROUGHT TO YOU
by INDIA'S NO.1*
REAL ESTATE DEVELOPER.



Lodha Altamount

The finest residences on Mumbai's Billionaire Row



Lodha World Towers

One of India's most iconic addresses



No.1 Grosvenor Square

The world's most desirable address

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 the 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 pre-sales of over ₹77,000+ crore in the last 9 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.



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 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.



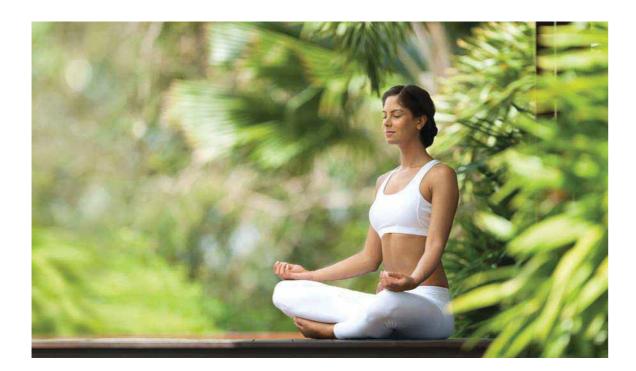












The development boasts a landscape dotted with an impressive array of old-growth trees, including majestic species like Pipal, Ashoka, Mango and Coconut. Residents can wander through tree groves, embrace forest walks, or climb into whimsical tree houses.







From meandering pathways to tree forts, here childhood and grown-up dreams come true.

Nestled within Lodha Riservo are amenities of unparalleled luxury and leisure. Here, amidst the greenery, you'll find multiple tree houses for the young in age or spirit, a gracefully curved pool, a temple, play areas, and serene walkways winding past beautifully crafted amenities. A grand clubhouse overlooks the lush green expanse, but the trees, timeless and grand, remain the true stars.



The expansive pool is a jewel in a sea of green. Dive into elegance.



From an expansive club with multiple sports courts and a world-class gym to serene yoga decks, walking & jogging tracks, a temple precinct, and refreshing swimming pools, every amenity is crafted to provide refined indulgence.









The indoor lounge cafe; bright and cheerful in the day, warm and inviting at night.

DEVELOPMENT AMENITIES

Grand international-standard club spread over three levels:

World-class gymnasium

Indoor games room

Activity and learning rooms

Multipurpose sports courts with Badminton & Basketball



Futsal court

Tennis court

Open air sit-out

Party halls with open air extension

Children's indoor play area / crèche

Lounge with café & library

World-class guest suites

Steam & massage room





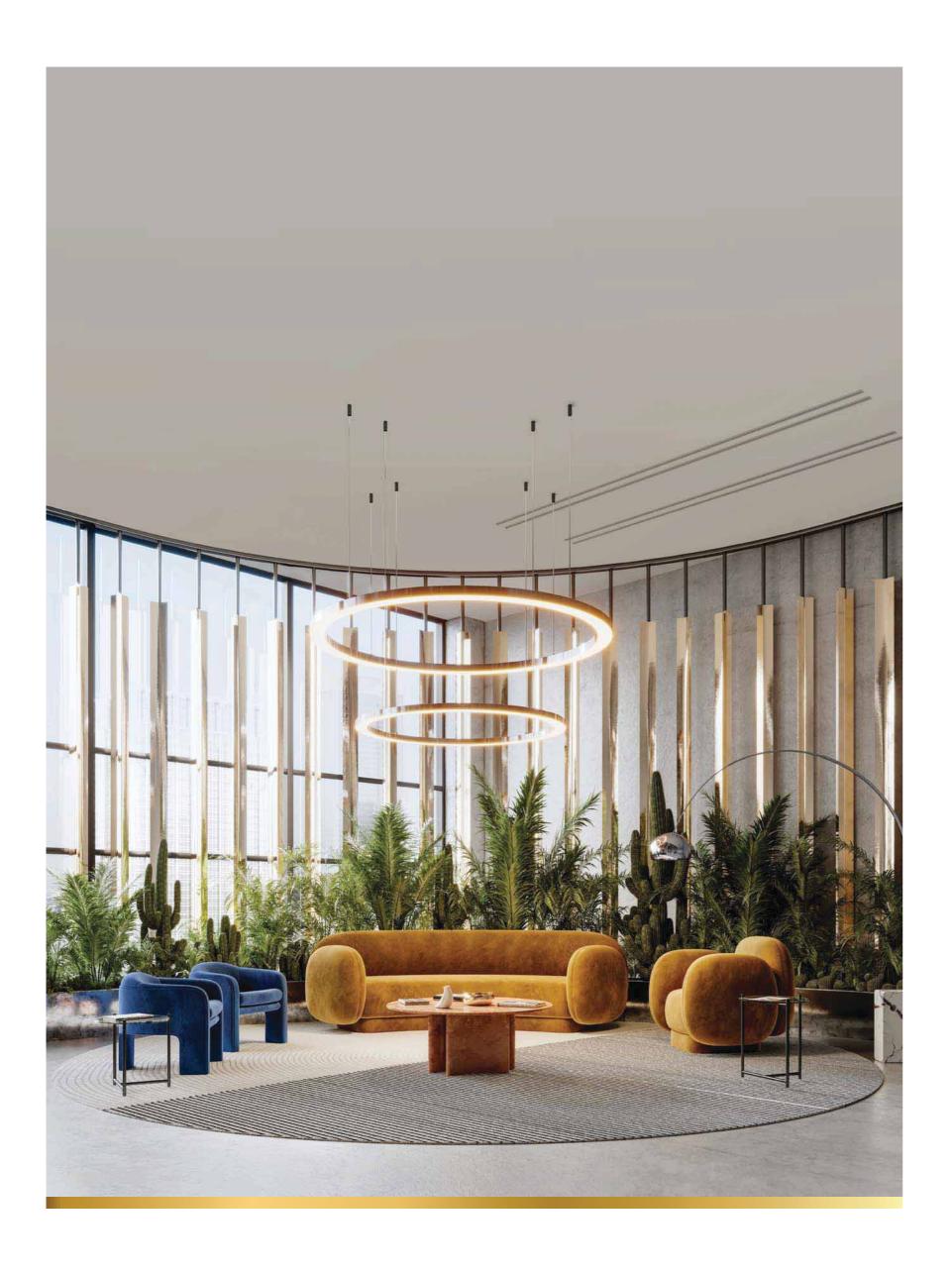


Spacious balconies frame grand views of the mangroves and creek, and your private landscape.

Your residence at Lodha Riservo is designed to take in expansive views outside, while you luxuriate in space within. Grand lift lobbies on every floor of Lodha Riservo lead into spacious residences with grand decks soaking in stunning views. These fully air-conditioned residences feature extra-large master bedrooms with separate wardrobe space*, practical study rooms, tall windows ensuring optimal light and ventilation, spacious sundeck in the living room, separate maid's room with washroom* and the timeless elegance of marble flooring®.



Extra-large, air-conditioned living spaces with premium finishes - the perfect space for you and your family.

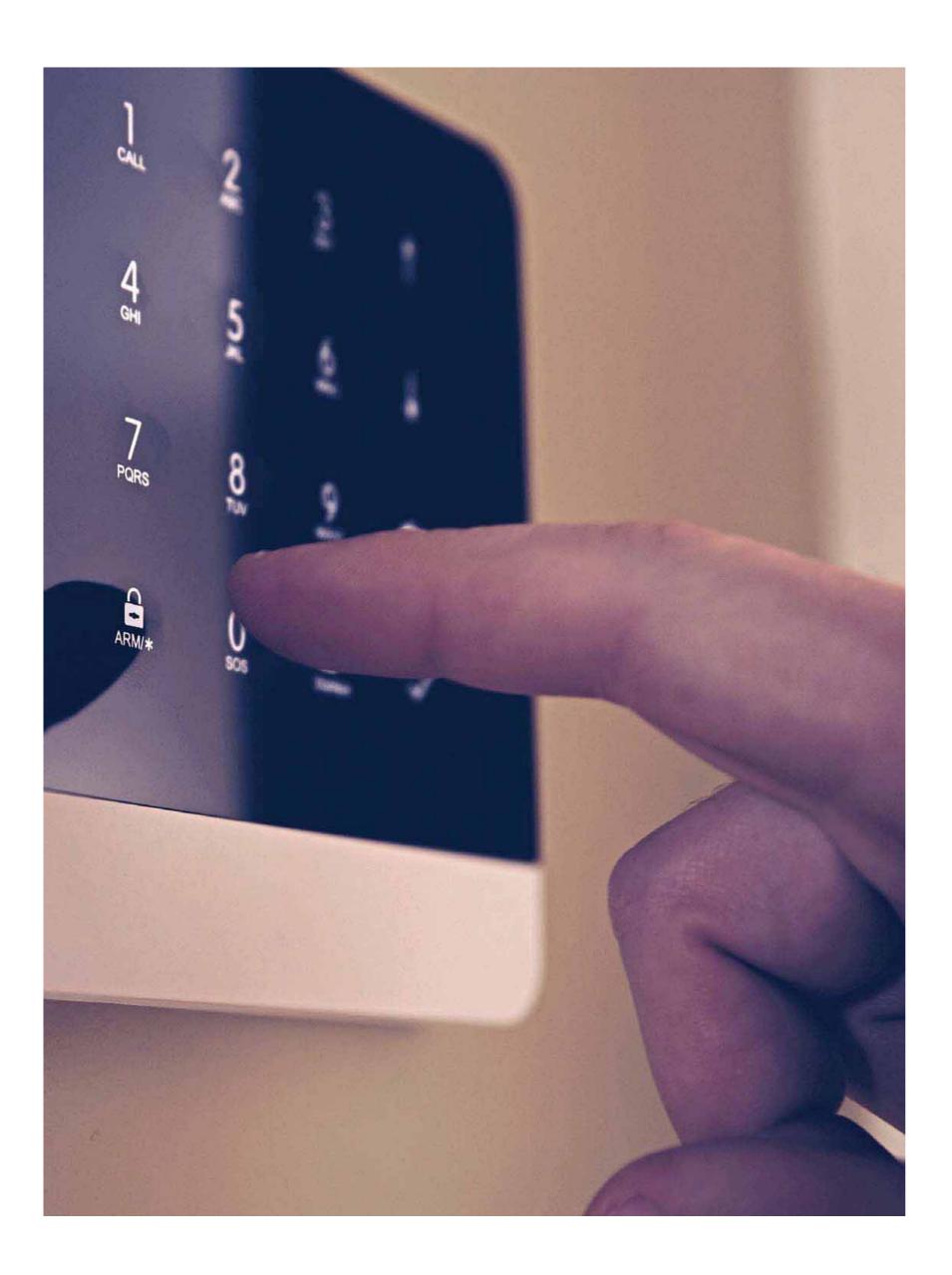


THE TOWERS: AN ACHIEVEMENT BOTH GRAND and ELEGANT, INSIDE AND OUT.

Grand gates open into a drive that gives you a first glimpse of this world of luxury.

Elegant towers of contemporary design, thoughtfully aligned with the land to guarantee remarkable views, abut this beautifully designed estate.

The building's elegant exterior façade, with its tall windows and sleek glass railings, captures the essence of modern luxury living. With a focus to superlative aesthetics, efficiency and world-class amenities, these towers cater to forward-thinking families that seek more than just a home.



TOWER AMENITIES

Grand entrance lobby

Covered car parking for residents

Domestic staff washroom / shower facilities (at mid-landing)

Advanced 5 tier security with:

CCTV monitoring of key common areas

RFID controlled access to parking area

Access controlled main lobby

Visitor registration

Video door phone for each apartment



MASTER PLAN

Legend

- 1. Project Entrance
- 2. Green Paved Ramp
- 3. Banquet Entry
- 4. Banquet Outdoor Area
- 5. Tree Grove
- 6. Multipurpose Lawn
- 7. Adult Pool
- 8. Kids Pool
- 9. Seating Plaza 10. Yoga Deck With Trellis
- 11. Meandering Walkway In Forest
- 12. Seating Pockets
- 13. Tree House In A Tree Grove
- 14. Krishna Temple
- 15. Jain Derasar
- 16. Paved Plaza
- 17. Entrance To Temple Precinct
- 18. Walking And Jogging Track
- 19. Wall With Green Cover / Creepers
- 20. Kids Play Area
- 21. Tropical Plantation Garden
- 22. Dense Forest
- 23. Futsal Court
- 24. Senior Citizen's Zone
- 25. Tennis Court
- 26. Driveway
- 27. Parking
- 28. Tower Entry And Drop Off





TOWER A2

Typical floor plan



Typical floor plan









UNIT PLANS

TOWER A2

3 bed with study



02

TOWER A3

3 bed | Unit No. 02



TOWER A3

3 bed | Unit No. 04





PARTNERS

INTERIOR DESIGN

Studio HBA

With an international presence in 24 cities, an in-depth understanding of luxury, and vast industry experience, Studio HBA has created distinct and inspiring spaces across the globe.

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 (PBA)

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, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai 400 011.

Sales Gallery: Lodha Riservo, LBS Marg, Harichand Compound, near Godrej Petrol Pump, Vikhroli west, Mumbai, 400 079.

*By residential sales since FY 14-23 | **As of 31st March, 2023 | ^Based on liveability quotient ranking by JLL in its 'Liveability Quotient - A Paradigm Shift in India's Emerging Cities' Report | #For select units | @In the living, dining & passage.

Disclaimer: 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 maybe available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe 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 Rajesh Lifespaces.

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