

THE INNER CIRCLE





The inner circle

Creators of the
World's Finest Developments.



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

Lodha is India's leading real estate developer, delivering thoughtfully designed, premium residential and commercial developments that shape urban lifestyles. Designed as nurturing environments that enrich the lives of our patrons, our developments bring together exemplary design, attention to detail, and unparalleled service.

By forging strong partnerships with global leaders in lifestyle, design, and architecture, using the best people and processes, delivering to the highest level of customer expectations, and benchmarking ourselves against the best in the world, Lodha consistently delivers the world's finest developments that enable our patrons to fulfil their aspirations and elevate their lifestyle.

With four decades of experience in redefining real estate, we have developed the expertise to deliver both on quality and scale – at a pace that is unmatched in the industry. Following our philosophy of 'doing good and doing well,' we are committed to using our capabilities to support the nation's growth and progress, creating a positive impact on the environment and society even as we grow our business.



At Lodha, we understand the profound impact of design and service on wellbeing. Thoughtful and purposeful design in living spaces can significantly enhance both the environment and holistic user experience.

We are committed to surpassing the expectations of our customers by providing innovative, world-class solutions. We carefully curate events and experiences to delight them and their families, ensuring they relish an enriched and empowered lifestyle.

At Lodha, we understand the responsibility that comes with creating homes and workspaces for an ever- changing tomorrow, where luxury and sustainability can co-exist in perfect harmony.



Creating a Positive Impact

We have both a responsibility and an opportunity to create a positive impact on the environment and society, to ensure a brighter future for India.

Pioneers in Sustainable Construction

To reduce our impact on the environment, Lodha has partnered with US-based think tank RMI to research, pilot and create a blueprint for sustainable construction.

98% share of renewable energy in total electricity consumption	Our Indian Green Building Council (IGBC) green-certified footprint crossed 50 million sq. ft. in FY24
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Designing for a Sustainable Future

Our projects are designed to be resilient to climate change and to enable residents to live a more sustainable lifestyle.

100% of wastewater in our projects is recycled and reused in flushing and gardening	Water-saving faucets and showers reduce water consumption by 35% - without compromising on experience	More than 75% of the regularly occupied spaces in our homes are daylit to reduce electricity consumption
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Awards and Recognition

First real estate company in India to have their long-term and net zero targets validated by Science Based Targets Initiative (SBTi).

The highest scoring Indian company in S&P Global Corporate Sustainability Assessment (CSA) 2023* and part of the prestigious Dow Jones Sustainability Index (DJSI).

Indian Green Building Council (IGBC) Green Champion Award for being the 'Developer Leading the Green Homes Movement in India'.

*In the real estate management and development industry; Score as of 22nd September, 2023.



Artist's impression of Sky Bar & Terrace

Step into
the inner circle.

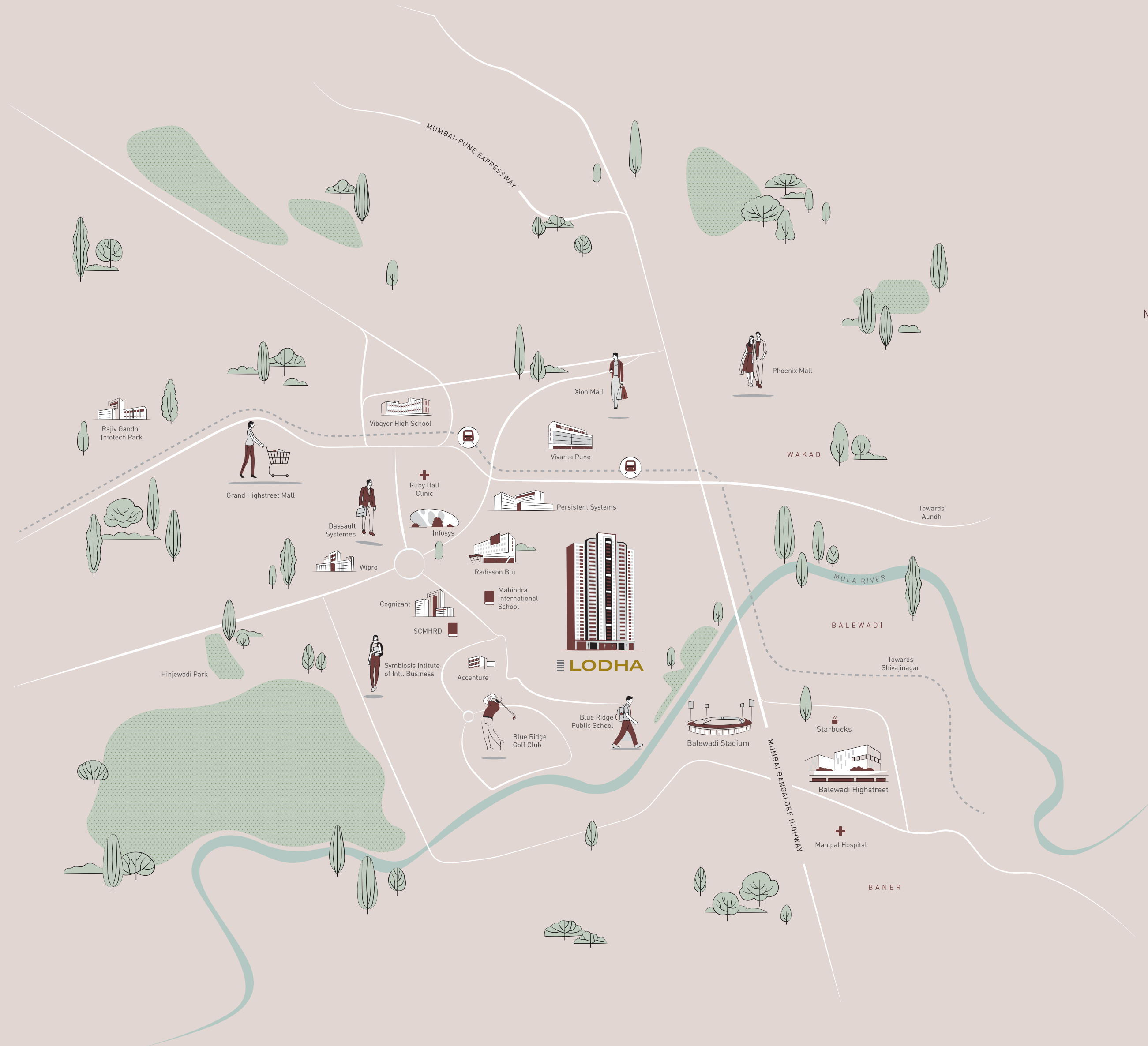
Nestled in the heart of Hinjewadi, lies a world unto itself – Lodha Magnus.
Comprising the tallest towers in the area, it stands a notch above the rest.
Here, everything is elevated - from the swank rooftop club, to the sky bar and terrace,
to the opulent lifestyle. Lodha Magnus, with its lavish residences, impeccable
5-star services, and world-class amenities, invites you to a life unprecedented in
Hinjewadi, crafted for true connoisseurs of luxury. Welcome to the inner circle.



It's not
just an address.

It's an
unfair advantage.

Lodha Magnus is located in the heart of Hinjewadi Phase 1,
with Pune's top IT companies minutes away.
Surrounded by high-end retail, renowned schools,
hospitals, cafés and luxury hotels, Lodha Magnus keeps
the world at your beckoning.



Prep your kids for their IVY league with top educational institutions in your vicinity:
Mahindra Int'l School (formerly Mercedes Benz Int'l)
Blue Ridge School | Bliss Int'l School
Symbiosis Institute of Int'l Business (SIIB)
Symbiosis Centre of Management and HR Development (SCMHRD)

Amplify your network -
city's IT giants a brisk walk away:
Accenture | LTIMindtree | CRISIL | Harman
Dassault Systemes | Infosys | Wipro | Cognizant
Persistent Systems

Safety's always around the corner:
Ruby Hall | Sanjeevani Hospital | Jupiter Hospital

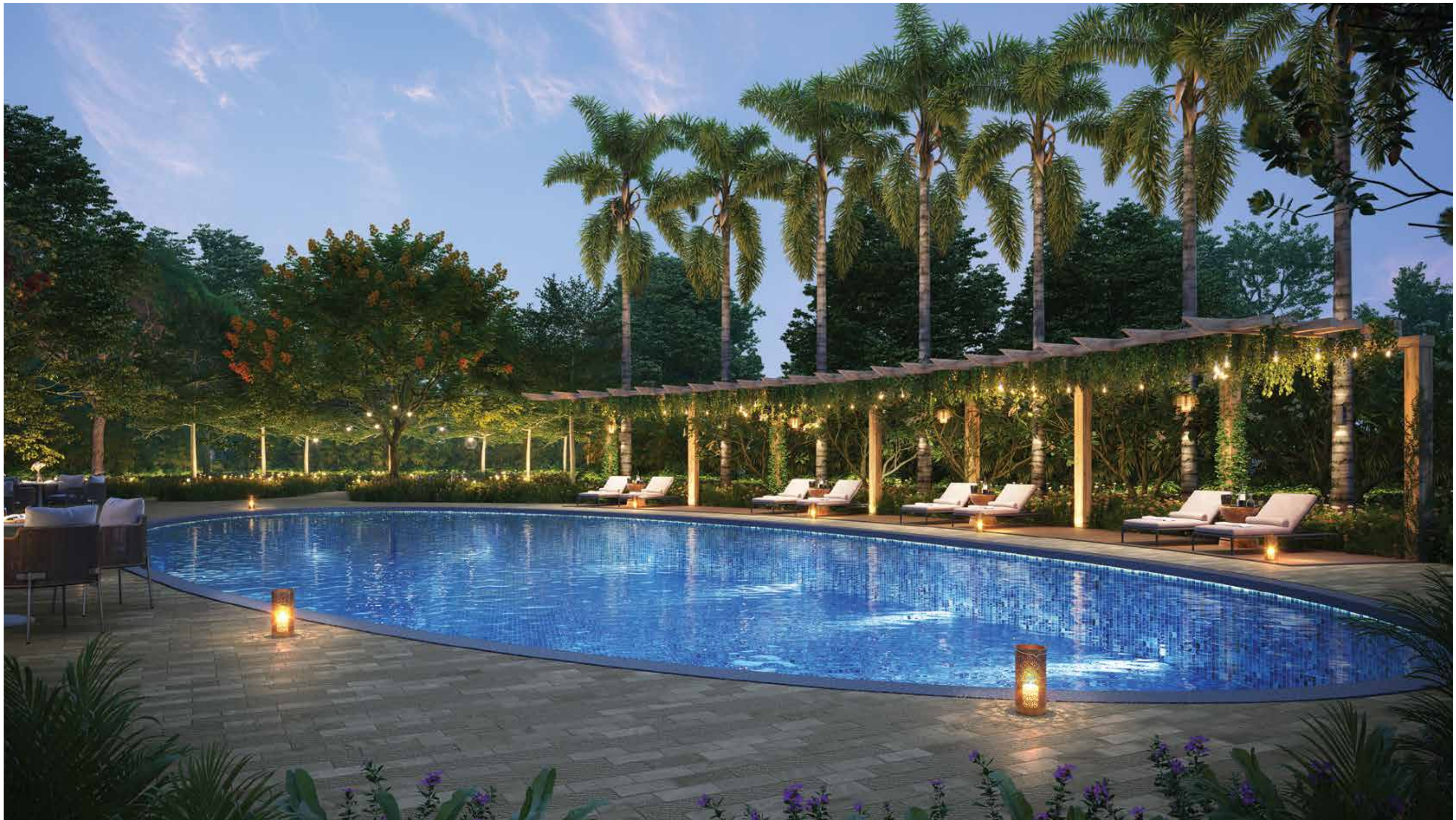
The latest trends, the finest ingredients,
a quick drive away:
Phoenix Millenium Mall | Xion Mall
Grand High Street | D'Mart

Never run out of plans on a Friday night:
Frozen Bottle | Domino's Pizza | McDonalds
Lemon Tree | Radisson Blu | Hilton Garden Inn
Courtyard by Marriott | Bird Valley

A landscape
as well-appointed
as the residents.

Imagine a verdant tree-lined avenue, dotted with charming nooks for people of all ages to unwind, get a cup of coffee and relax, to catch up with an old friend under the shade of a tree, or to simply work to the sounds of the birds and the rustling leaves. A place that is vibrant, and full of life. And as you stroll down the avenue, you find yourself in an enchanting garden – resplendent with beautiful flowers, lush lawns, walking tracks, a children's play area and a boutique swimming pool. It's life at its most wonderful best, it's life in the inner circle.





Artist's impression of swimming pool

The Sky Club.

Designed
for high society.

Set on an elevated podium ~100 feet high, with soothing views of the expansive cricket ground, the exclusive Sky Club offers a fine selection of amenities. Its café lounge and banquet hall are perfect for your next big celebration, or to mingle with the who's who of thriving industries. The sky sports club is lined up with courts for every sport of your fancy, while the swimming pool, shimmering gently below, invites you for a dip. At Lodha Magnus, it's a lifestyle that's yours to cherry-pick.



The Finest Amenities

State-of-the-Art Gymnasium

Party Hall / Banquet Hall

Café / Lounge / Library

Indoor Games area:

Table Tennis, Carrom and Chess

Outdoor Kids' Area

Party Lawn

Ganesh Temple^^

Senior Citizen's corner

Yoga / Meditation Court

Pets' Area\$

Sky Sports\$ Club

Badminton Courts (Covered)

Walking and Jogging Track

Multiple Sports Turfs:

Football

Cricket

Basketball

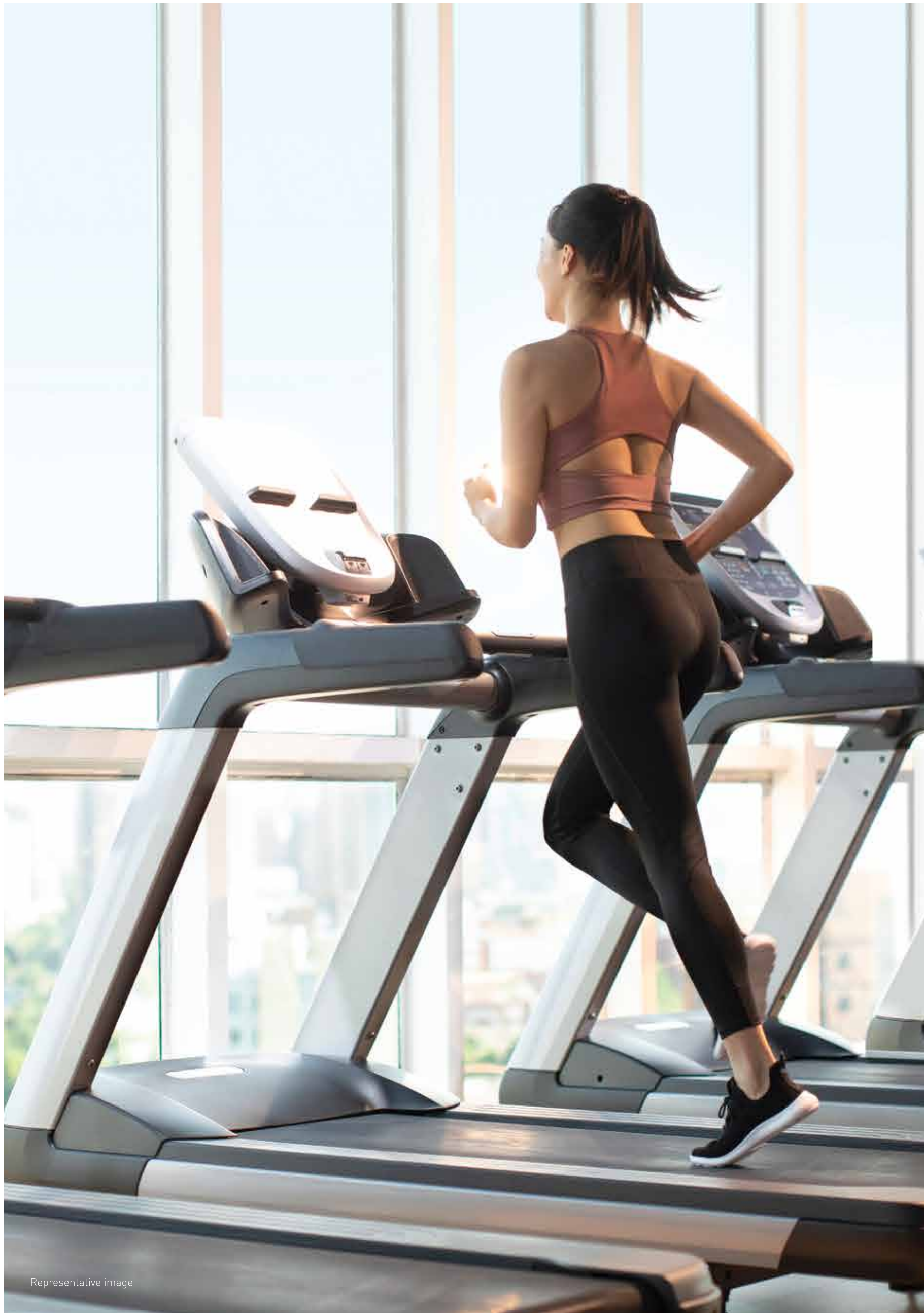
Swimming Pools:

25 m lap Pool

Kids Pool

Changing Rooms with Toilets





Representative image



Sky Bar & Terrace.

To keep you
in high spirits.

Stunning views. Smooth music. And an air of camaraderie.
The Sky Bar & Terrace, a first for Hinjewadi, is the perfect spot to
unwind after a hard day's work. Set under the stars,
with a light breeze and tall drinks flowing, this chic lounge is
reserved solely for those who belong to the inner circle.

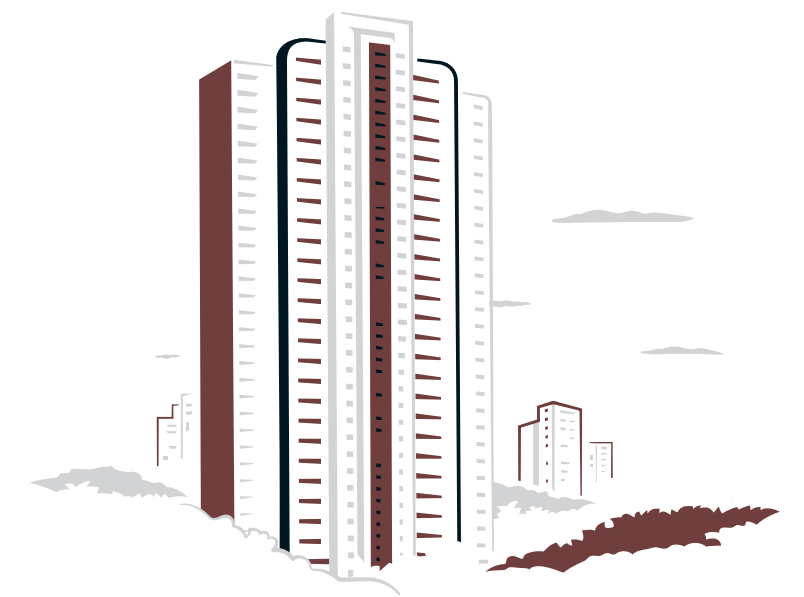




Artist's impression of Sky Bar & Terrace

Towering
above the rest.

The tallest towers in the vicinity, Lodha Magnus soars majestically with its 36 storeys. Its charming façade is reminiscent of classical-modern architecture – with softly curved edges, warm colours, and carefully curated bronze metallic details that stitch the façade of the towers together. As you step into the lobby, you experience a harmony of lush landscapes that flow in seamlessly into interiors featuring opulent jewel tones, lustrous metals and arches. Lined with vertical gardens, and adorned with a grand chandelier at its centre, it gives residents a truly befitting welcome. After all, when the world's finest developers meet world-renowned architects, you don't expect anything less.



Designer Entrance Lobby

Well-Finished Floor Lobbies

3 Passenger Lifts from
Otis/Schindler/ThyssenKrupp/Hyundai**

Separate Service/Fire Lift

International Standard
Firefighting System with Sprinkler Network
in all Residences

D.G Power Backup for Lifts &
Common Area Lighting

Ample Parking



Artist's impression of tower facade

Large residences.

For larger-than-life
personalities.

Your residence greets you with abundance from the moment you step in.

There's abundance of elegance, modern design, space, never-ending views, and good energy. Your super-sized living room provides an elegant space for your family to get together. The lavish deck is a private space that could be embellished with designer furniture and touches of green to create a comfortable and soothing environment, as you soak in spectacular views of the Sahyadri hills.

The kitchen is a contemporary classic space equipped with the finest high-end fitments and finishes. While the bedrooms are bright yet intimate abodes finished luxuriously. The largest residences in the vicinity, it's designed for those who like to live life king-size.







Artist's impression of master bedroom



Artist's impression of washroom

Large 3 & 4-bed residences with Minimal
Passage for Optimal Space Utilization

Fully Air-Conditioned Homes*

Imported Marble Flooring in Living, Dining,
Passage and Master Bedroom

Spacious Balcony in Living Room

Full-Height Windows% to
Maximize Light and Ventilation

Toilets with High-Quality Fitments
from Kohler/Grohe**

Marbltal® Flooring in other Bedrooms
and Kitchen



Representative image

Kitchen with High-Quality Countertop,
Sink with Drain Board and Designer Tiles in Dado

Toilets with Granite / Marble Vanity Counter***
and Marble*** / Designer Tiles

Utility Area with Anti-Skid Ceramic Tile Flooring

Provision for Telephone and TV Connectivity^

Provision for Fibre-optic Connectivity with
Hi-speed Internet Access^

Power Backup in the Residence for
Select Emergency Use#

Piped Gas Provisions^

Anticipating your
every want.

5-star services by
Saint Amand.

With a host of services at their command, our fastidious residents will live a life perfectly orchestrated for them. Every aspect from housekeeping to banqueting services, fitness and medical to business and entertainment, will be taken care of, thanks to the personalised and discreet touch of luxury hospitality experts, Saint Amand.



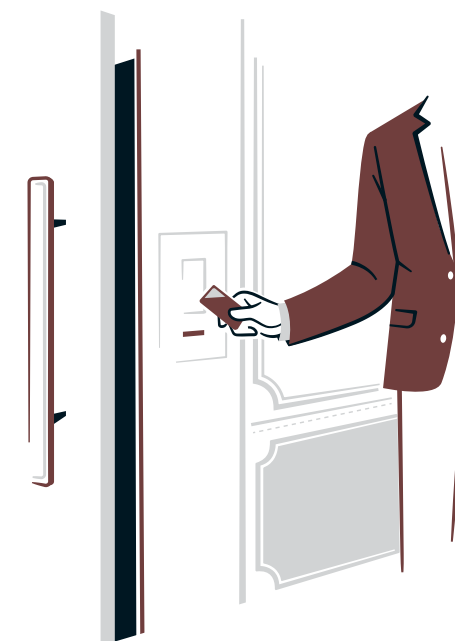


Representative image

Advanced
5-tier security.

For 100%
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



Project partners

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 Partner: 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.

Studio HBA

Nothing less than the world’s leading hospitality design firm to transform the community spaces of this palatial estate into exquisite works of art. With an international presence across 24 cities, an in-depth understanding of hospitality, and vast industry experience, Studio HBA has created distinct and inspiring spaces to delight our residents at every turn.

Layouts and Plans

Master Plan

Legend

- 1. Entrance / Exit
- 2. Driveway
- 3. Drop-off area
- 4. Children's play area
- 5. Party lawn
- 6. Seating pockets
- 7. Swimming pool
- 8. Kids pool
- 9. Deck with trellis
- 10. Sky Terrace & Bar (E)
- 11. Club Magnus (E):
 - Cafe lounge
 - Party hall
 - Gymnasium
 - Indoor games area
- 12. Sky Sports Club (E)*:
 - Badminton courts (Indoor)
 - Cricket nets
 - Sports turf for Football / Basketball
 - Walking / Jogging track

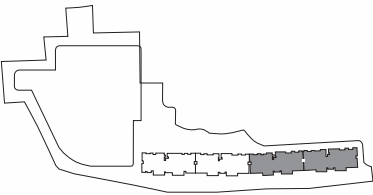
E-elevated
*-also accesible for other developments, not exclusively part of this development.



Typical Floor Plan
Tower - P1 & P2



Unit 1	4 BHK
Unit 2	3 BHK WITH STUDY
Unit 3	3 BHK WITH STUDY
Unit 4	4 BHK



Unit Plan - 4 BHK

Tower - P1 & P2 Unit 1



Legend

1. Foyer	5'2" x 5'3"	10. Bedroom 4	10'8" x 13'0"
2. Living & Dinning	14'0" x 26'0"	11. Toilet 4	8'0" x 5'0"
3. Deck	14'0" x 9'0"	12. Kitchen	8'0" x 13'0"
4. Master bedroom	12'4" x 16'9" + 3'9" x 7'3"	13. Utility	8'0" x 5'0"
5. Master toilet	8'2" x 5'0" + 5'0" x 4'0"	14. Study	8'0" x 6'0"
6. Bedroom 2	12'8" x 15'6" + 3'9" x 7'3"	15. Powder room	4'0" x 5'8"
7. Toilet 2	8'2" x 5'0" + 5'0" x 4'0"	16. Corridor	4'3" wide
8. Bedroom 3	10'6" x 13'7"	17. Staff room	6'0" x 10'6"
9. Toilet 3	5'0" x 8'0"	18. Staff toilet	4'0" x 5'7"

Unit Plan - 4 BHK

Tower - P1 & P2 Unit 4



Legend

1. Foyer	5'2" x 5'3"	10. Bedroom 4	10'8" x 13'0"
2. Living & Dinning	14'0" x 26'0"	11. Toilet 4	8'0" x 5'0"
3. Deck	14'0" x 9'0"	12. Kitchen	8'0" x 13'0"
4. Master bedroom	12'4" x 16'9" + 3'9" x 7'3"	13. Utility	8'0" x 5'0"
5. Master toilet	8'2" x 5'0" + 5'0" x 4'0"	14. Study	8'0" x 6'0"
6. Bedroom 2	12'8" x 15'6" + 3'9" x 7'3"	15. Powder room	4'0" x 5'8"
7. Toilet 2	8'2" x 5'0" + 5'0" x 4'0"	16. Corridor	4'3" wide
8. Bedroom 3	10'6" x 13'7"	17. Staff room	6'0" x 10'6"
9. Toilet 3	5'0" x 8'0"	18. Staff toilet	4'0" x 5'7"

Unit Plan - 3 BHK WITH STUDY

Tower - P1 & P2 Unit 3



Legend			
1. Living & Dining	12'0" x 25'0" + 2'10" x 127"	7. Bedroom 3	10'6" x 10'10" + 5'4" x 6'10"
2. Deck	12'0" x 7'0"	8. Toilet 3	5'0" x 8'0"
3. Master bedroom	11'8" x 16'9"	9. Kitchen	8'0" x 11'0"
4. Master toilet	8'0" x 6'0"	10. Utility	8'0" x 5'0"
5. Bedroom 2	12'4" x 13'4"	11. Study	5'6" x 8'0"
6. Toilet 2	8'0" x 6'0"		

Unit Plan - 3 BHK WITH STUDY

Tower - P1 & P2 Unit 2



Legend			
1. Living & Dining	12'0" x 25'0" + 2'10" x 127"	7. Bedroom 3	10'6" x 10'10" + 5'4" x 6'10"
2. Deck	12'0" x 7'0"	8. Toilet 3	5'0" x 8'0"
3. Master bedroom	11'8" x 16'9"	9. Kitchen	8'0" x 11'0"
4. Master toilet	8'0" x 6'0"	10. Utility	8'0" x 5'0"
5. Bedroom 2	12'4" x 13'4"	11. Study	5'6" x 8'0"
6. Toilet 2	8'0" x 6'0"		

Corporate Address

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

Site Address

Lodha Sales Gallery, Near Blue Ridge Town, Hinjewadi Phase-1, Pune - 411057.

Disclaimers

*Excluding 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. %Starting from ~150 mm above finished floor level | \$Also accessible for other developments; not exclusively part of this development | #Light, fan & small power point in Living room, kitchen & Bedrooms on DG power backup

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 the basis of unfinished surfaces using the polyline method and do not reflect the reduction in dimensions on account of the finishes being installed.

Further, the 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 the exact plan and orientation of your unit before purchase. The garden & terrace units are entitled to exclusively use the area earmarked for a 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. Date of Printing: Jan 2025



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