



CORPORATE OFFICE

Lodha Excelus
Apollo Mills Compound,
N. M. Joshi Marg,
Mahalakshmi,
Mumbai - 400011
Maharashtra

SALES OFFICE

Lodha Sales Gallery
Central Avenue,
Lakeshore Greens,
Palava,
Maharashtra - 421204

LIVE A LAVISH *LIFE*.

The world's
finest developments.
Brought to you by
India's largest
real estate developer.

Our environments shape us. They nourish our minds and lift our spirits. They empower us to push our boundaries. They make us more than we thought we could be. They inspire us to give our best each day we live. So we can be winners not just for a day, but for a lifetime.

Whether it's giving India its most iconic address or crafting the world's most coveted residence; 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** – one name has been transforming the way we live, with environments at par with the world's finest.

For over 4 decades, Lodha has created environments that benchmark the highest global standards, and are built on a legacy of trust - guided by a singular vision of 'Building a Better Life' for each of its stakeholders – residents, office-goers, and shoppers. In keeping with this vision, and our belief that 'every Indian deserves a richer environment to live and work in', each of our environments is conceived to catalyse ambition, enabling us to fulfil our dreams and aspirations. So we can joyfully embrace each moment and live life to the fullest.

Every one of our environments delivers a multitude of experiences – each enabling us to maximise our potential and become a better version of ourselves. So that we can be the best we can – physically, mentally, and spiritually - not just in our living and work environments, but even beyond them.

Our kids' play zones are designed not just for play, but as tools to sharpen their cognitive skills, improve mental agility and motor skills – keeping our children fit and alert, and preparing them for life's challenges ahead.

Our sports activities are geared to encourage sports enthusiasts to step up their training and push their boundaries. Our thoughtfully designed residences come with wide open decks and dedicated WFH spaces that make working from home a delight, while conference-ready business centres and co-working areas are geared to help you perform at your peak, and network with like-minded individuals sharing your environment.

Homemakers are encouraged to hone their skills and pursue their interests and hobbies, with workshops on gardening, painting, origami, pottery, culinary art, nutrition planning, and more. While seniors can find companionship and care in the many facilities and services planned specially for them. All access within our environments is wheel-chair friendly so the physically challenged can move around freely and independently. Doorstep services like fresh home-cooked meals can be found at all our developments. While special activities, outings, and trips are routinely planned for this cohort, to give them a sense of purpose, achievement, and self-worth.

With manicured greens, tree-lined avenues, and vast outdoor spaces to soothe you, and places of worship within, to enrich your spiritual well-being, Lodha's enabling environments are envisioned with the highest level of design, uncompromising quality, and unparalleled service.

Today, Lodha is India's largest real estate developer*, The group has recorded sales of over ₹55,000 Cr.+ in the last 7 years. Delivering an area of 8 crore sq. ft.**, with 40 ongoing projects and 23 planned projects**. Our team of 3,000 associates works relentlessly to create environments of exceptional quality, 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 talent and processes, being nimble to the needs of our consumers, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest environments – with self-contained eco-systems, great outdoor spaces, robust infrastructure, and every facility and convenience to your doorstep.

Our ability to deliver scale, along with innovative design, superior execution, differentiated branding and marketing, and efficient and enthusiastic on-ground sales staff, allows us 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. We are committed to being 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' for our stakeholders and helping them flourish in every way they can.



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



The *Joyous*
LODHA LIFE



**DESIGNED TO ORCHESTRATE
A SEAMLESS LIFE.**

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Be it locations with excellent connectivity, or thoughtfully planned and designed residences - every aspect and detail ensures you spend your time meaningfully, and create joyful memories in the company of your loved ones.



**SERVICES THAT
REVOLVE AROUND YOU.**

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Be it easing your shift into your new residence, fixing any issues, or curating events and experiences to bring delight to your family - everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



**A BADGE OF
PRESTIGE.**

When you live in a home delivered by India's No.1 real estate developer, you are assured world-class design, the highest standards of quality and service, and a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live joyfully, and also with a sense of pride, knowing you live in a home at par with international standards.



LIVE YOUR DREAM OF A LAVISH LIFE.

The Lodha Group invites you to live a life of luxury at Lodha Serenity. Situated off Central Avenue, Lodha Serenity is a part of Palava's most happening neighbourhood. Its prime location guarantees scenic views of the lush green Lakeside Park or the sprawling Green Street from the comfort of your home. Now, experience this and much more in a range of luxurious abodes that come with the finest of finishes.



CONNECTED TO MOTHER NATURE.

And everything else.

Lodha Serenity at Central Avenue, Palava is an urban oasis nestled amidst greens. It is located within a 30-minute drive from Navi Mumbai, Kalyan and Dombivali, and yet, away from the hustle-bustle of the city centre.

Located off Kalyan-Shil Road.

Excellent connectivity to Navi Mumbai, Kalyan & Dombivali.

In close proximity to world-class ICSE and CBSE schools.

Major hospitals including Jupiter^{*} and AIMS^{*} in the vicinity.

^{*}Under development



SUPER-SIZED 3 BED RESIDENCES

- Lavish living and dining rooms with private sundeck
- Every room with views of Lakeside Park or Green Street
- Italian marble flooring in living, dining and passage[#] areas
- 4-fixture bathrooms with bathtubs[®] and international fittings in master bedrooms



LUXURY DUPLEXES

- 4 bedrooms overlooking the stunning Lakeside Park or Green Street
- Large living and dining rooms connected to a lavish private garden with an exclusive entrance
- Dedicated family space
- Limited duplexes in a tower



LAVISH PENTHOUSES

- Private sundecks on both sides with views of Lakeside Park and mountains
- Spacious 4-bed residences with a separate living room and a family space
- 2 super-sized master bedrooms
- Homes on top floors and only 2 homes per floor ensuring cross ventilation

HOMES THAT HAVE IT ALL:

- Italian marble flooring in living, dining and passage
- High-end vitrified tile flooring in all bedrooms and kitchen**
- 4-fixture master bathroom#
- Kohler sanitary fittings and Hansgrohe bathroom fittings*
- Geyser in all bathrooms
- Separate wardrobe space in each bedroom#
- Fully air-conditioned homes^^
- Video Door Phone integrated with Panic alarm for residences.
- Fiber-optic connectivity providing hi-speed internet access.^
- Provision for telephone and TV connectivity.



NOT JUST A HOME, YOUR PRIVATE COCOON OF LUXURY:

- Grand entrance lobby
- Well-designed lift lobby on each floor
- 3 hi-speed elevators (including one stretcher elevator) from Otis/Schindler/ThyssenKrupp/Hyundai*
- 3-tier security with video door phone, CCTV monitoring of key common areas and visitors registration
- Best-in-class firefighting system with fire alarm & Public announcement system
- DG power back for common area lighting, elevators and water supply pumps and fire booster pump.



Artist's impression

**LIVE
THE HIGH LIFE:**

Presenting
the Elite Collection.

The Elite Collection is a group of
Palava's finest luxury homes, where like-minded
families come together to live the high life.



Representational image



Representational image

THE MARKERS OF ELITE LIVING ARE MANY.

The opportunities few.

The Elite Collection is a confluence of
special qualities.

Exceptional Service

Saint Amand is the unrivalled hospitality service personally curated by Lodha and exclusively catering to its luxury and premium developments. Catering to residents is the highest priority for Saint Amand. Imbued with warmth and personality, Saint Amand's experts deliver a 5-star service of care and attention to detail that's second to none.

Special Company

With several areas for activity, leisure and recreation, the Elite Collection creates the perfect ecosystem for its members to meet, socialise, and bond with each other. With picnic spots, shaded nooks, barbeque areas, and the grand Club Elite, it is designed to create a community of like-minded people from diverse professions, where exchanging views is as easy as sharing a cup of coffee, or playing a round of chess.

Exclusive Lifestyle

From partnerships with the world's finest brands, to food and wine tasting of the highest standards, the Elite Collection brings a lifestyle that matches the world's finest.

CLUB ELITE

State-of-the-art gymnasium

Café

Indoor games area with table tennis, carom, snooker and chess

Work-from-home zone/Business centre

Party hall

Grand swimming pool

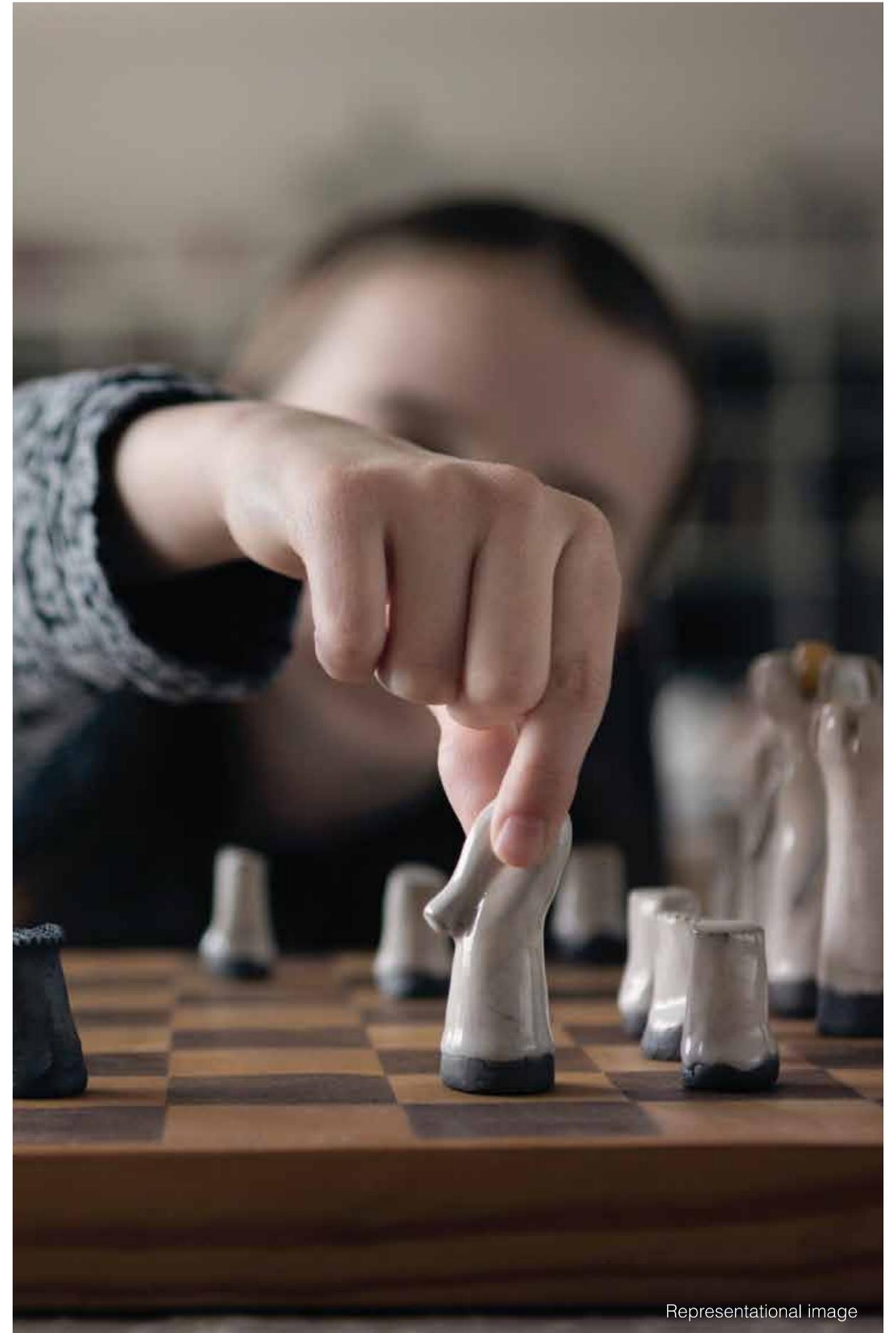
Separate kid's pool

Steam & massage room

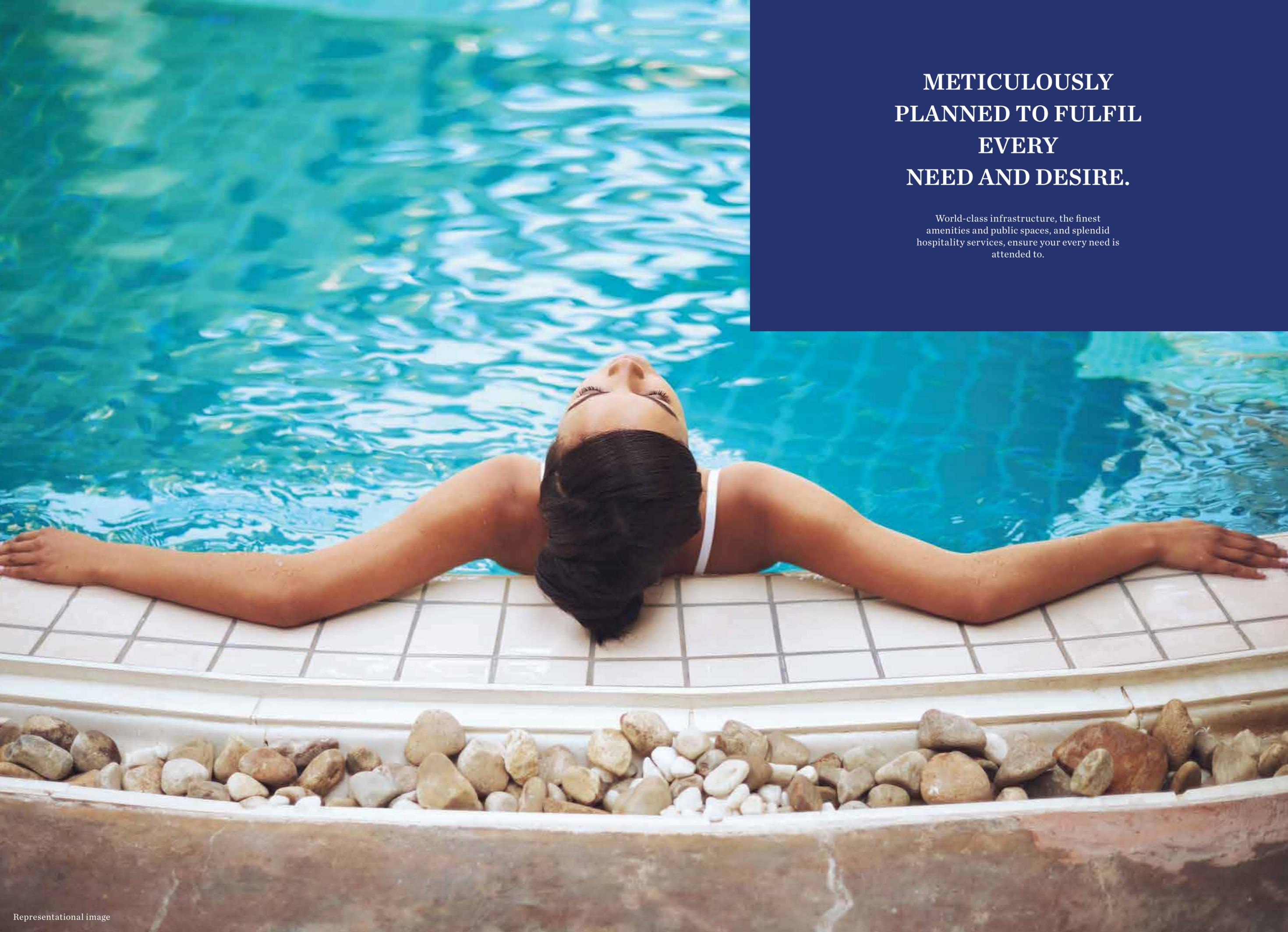
Indoor Badminton Court

Indoor children's play area

*Club Elite is a planned future development located outside the physical neighbourhood of Lodha Serenity at Central Avenue, Palava



Representational image



**METICULOUSLY
PLANNED TO FULFIL
EVERY
NEED AND DESIRE.**

World-class infrastructure, the finest amenities and public spaces, and splendid hospitality services, ensure your every need is attended to.



Representational image

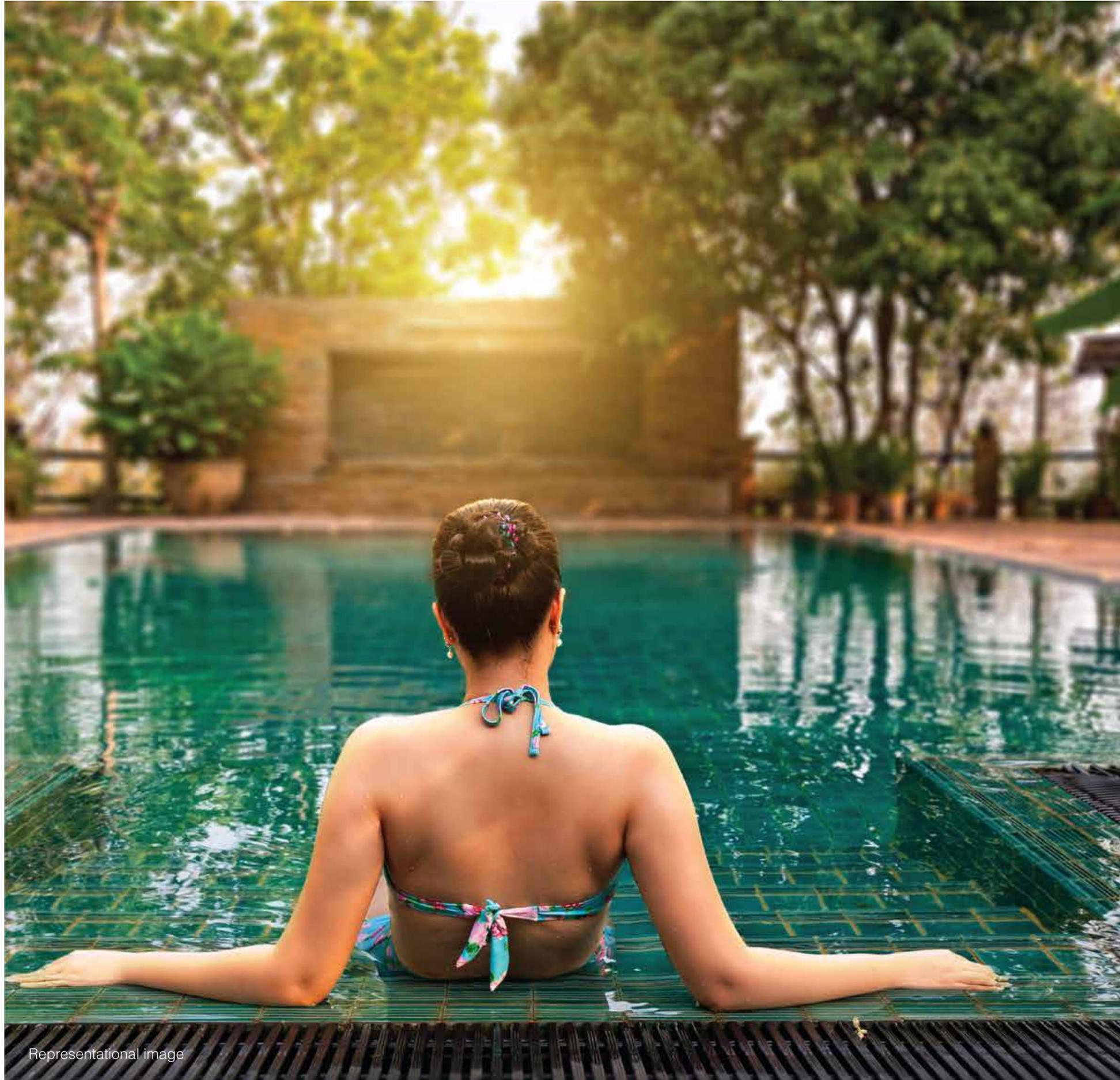
FOR THE MIND.

Abundance of nature.

Overlooking serene lake.

Beautiful, tree-lined avenues.

Grand Shiva and Jain temples in close proximity.



Representational image

FOR THE BODY[&]

State-of-the-art gym.

Indoor games area with table tennis,
carrom and chess.

Badminton court.

Grand swimming pool.

Massage and steam room.

Sports ground.

Jogging/walking track.

[&]Located in Palava City or Club Elite.



Representational image

FOR KIDS[&]

Separate kids pool.

Outdoor children's play area with slide, swing and multi-play facilities.

Pet-friendly zone.

[&]Located in Palava City or Club Elite.

FOR FAMILY AND FRIENDS*

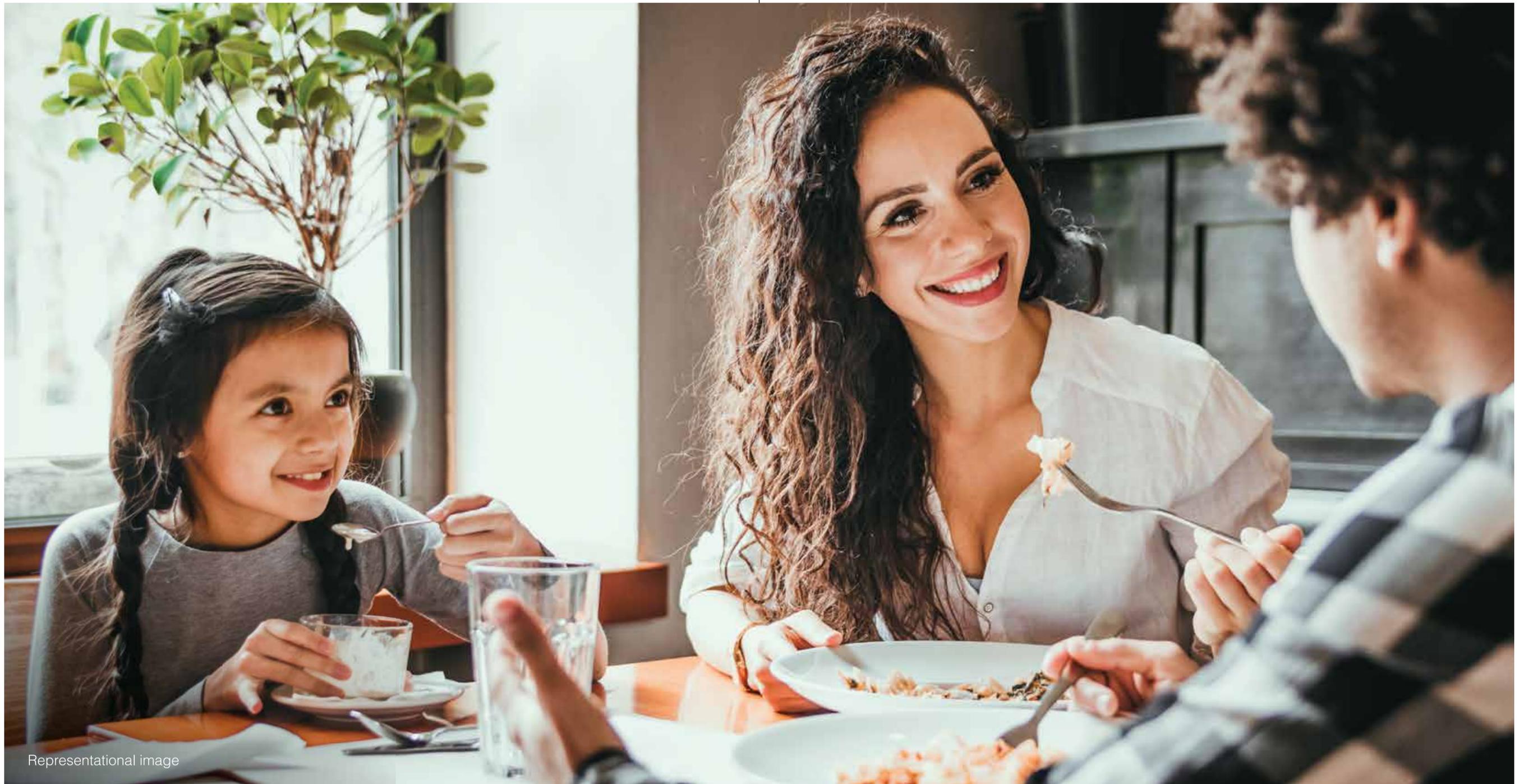
Café

Party Hall

Barbeque & picnic spots

Senior citizens corner

*Located in Palava City or Club Elite.

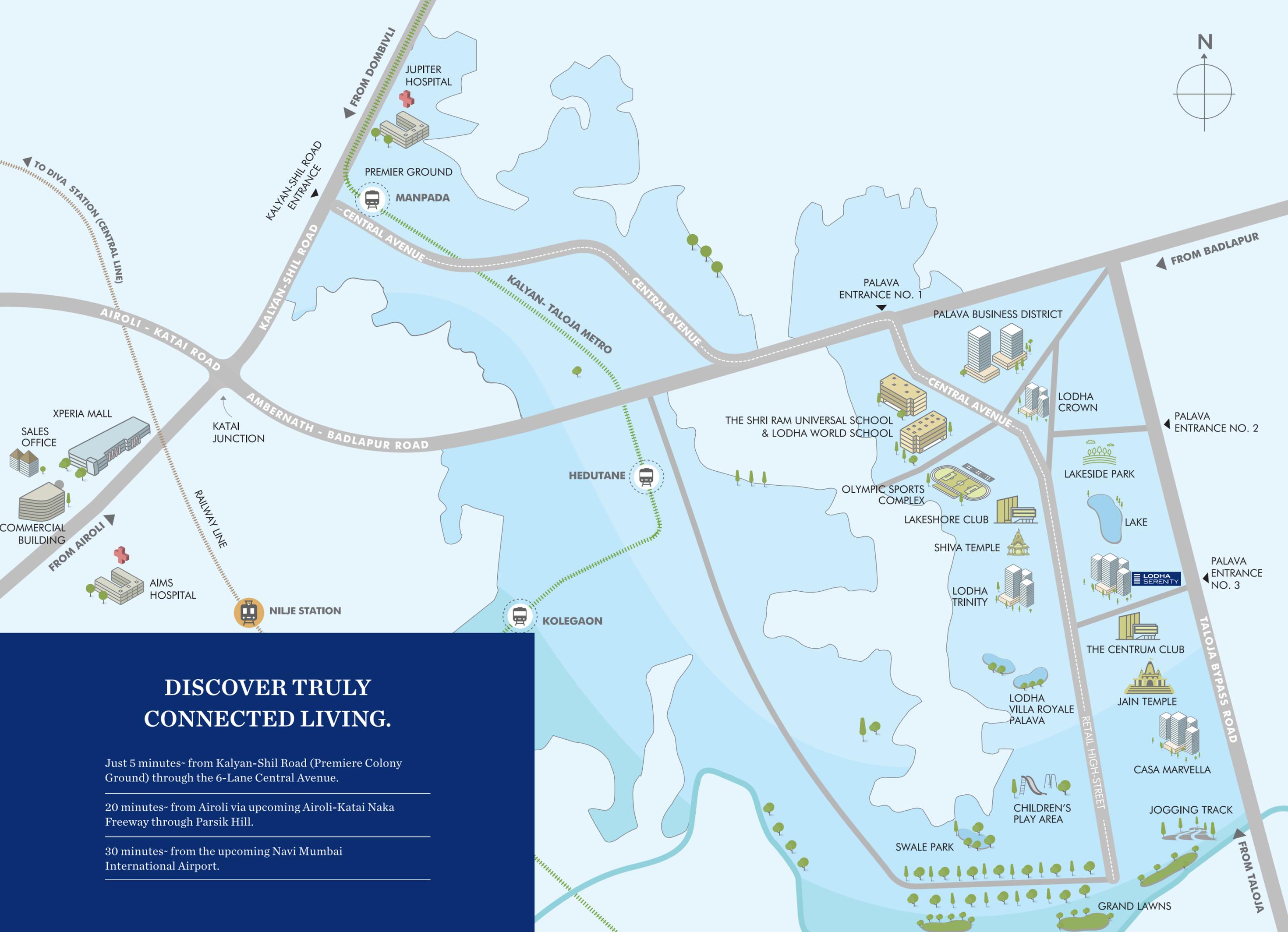
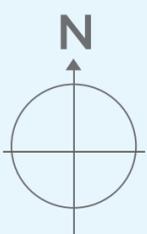


Representational image



**FOR YOUR
BUSINESS NEEDS.**

State-of-the-art business centre with meeting rooms and work-from-home facilities.



DISCOVER TRULY CONNECTED LIVING.

Just 5 minutes- from Kalyan-Shil Road (Premiere Colony Ground) through the 6-Lane Central Avenue.

20 minutes- from Airoli via upcoming Airoli-Katai Naka Freeway through Parsik Hill.

30 minutes- from the upcoming Navi Mumbai International Airport.

PLANS

MASTER PLAN



LEGEND

- 01. VEHICULAR DROP-OFF
- 02. TOWER ENTRY
- 03. KIDS PLAY AREA
- 04. TREE COURT WITH SEATING
- 05. CONGREGATION LAWN
- 06. DECK WITH SEATING & ENTRY TO LAKESIDE PARK
- 07. HERB & FLOWER GARDEN
- 08. ENTRANCE PLAZA OF LAKESIDE PARK
- 09. LAKE
- 10. LAKESIDE PARK
- 11. SWIMMING POOL AND KIDS PLAY AREA **
- 12. PARTY HALL **
- 13. GYMNASIUM **
- 14. INDOOR GAMES **
- 15. PARKING BUILDING

** EXCLUSIVE AMENITIES FOR LODHA PRESTIGE COLLECTION
 LARGER LAYOUT IS SUBJECT TO NECESSARY LAND ACQUISITION
 AND REGULATORY APPROVAL

LAND NOT OWNED

LUXURY DUPLEXES

GROUND FLOOR PLAN



GARDEN SIDE

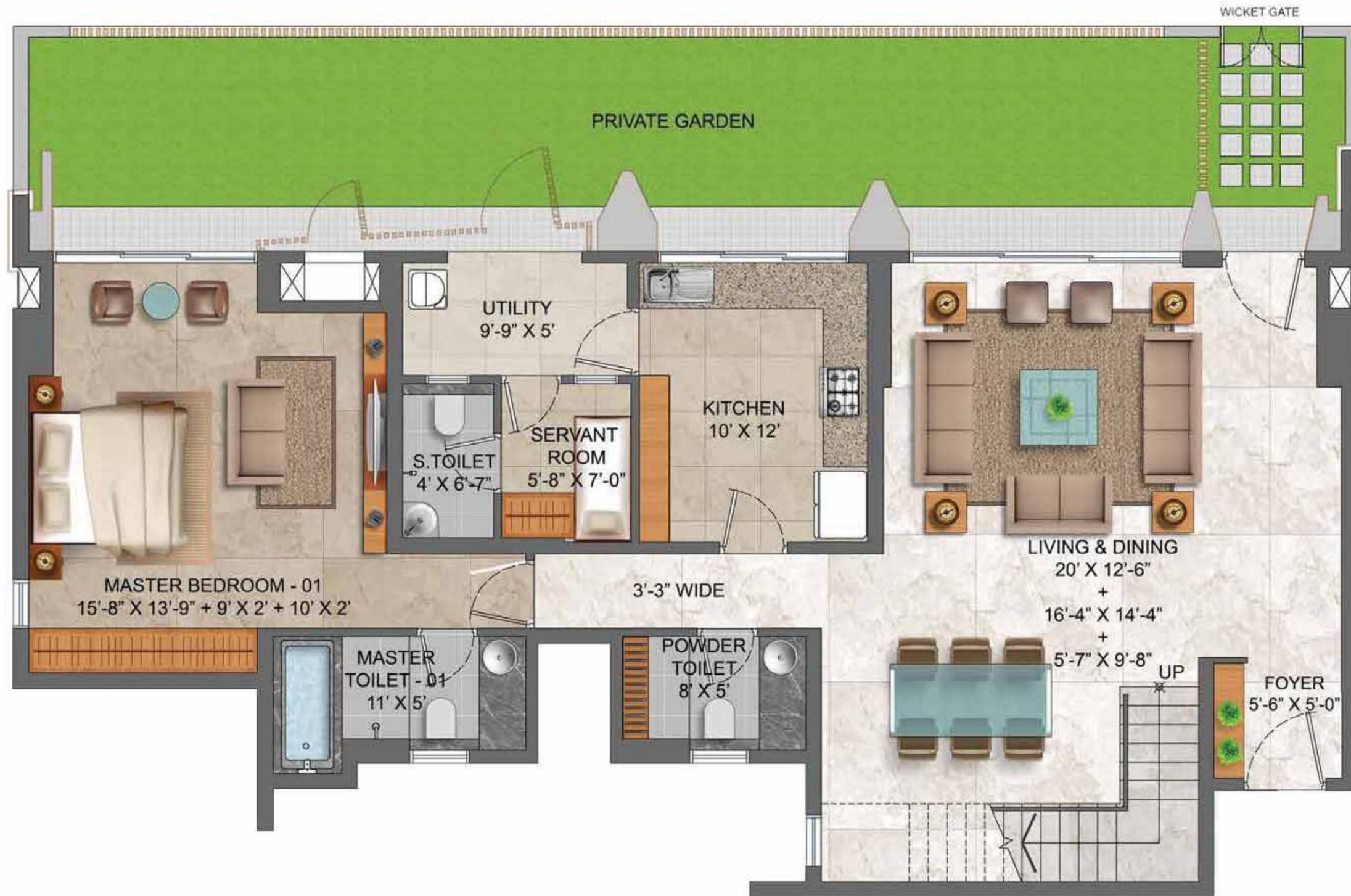
WING A



FIRST FLOOR PLAN



GROUND FLOOR - UNIT PLAN



FIRST FLOOR - UNIT PLAN



**SUPER-SIZED
3 BED RESIDENCES**

SECOND FLOOR PLAN

LAKE SIDE



GARDEN SIDE

WING A



TYPICAL FLOOR PLAN

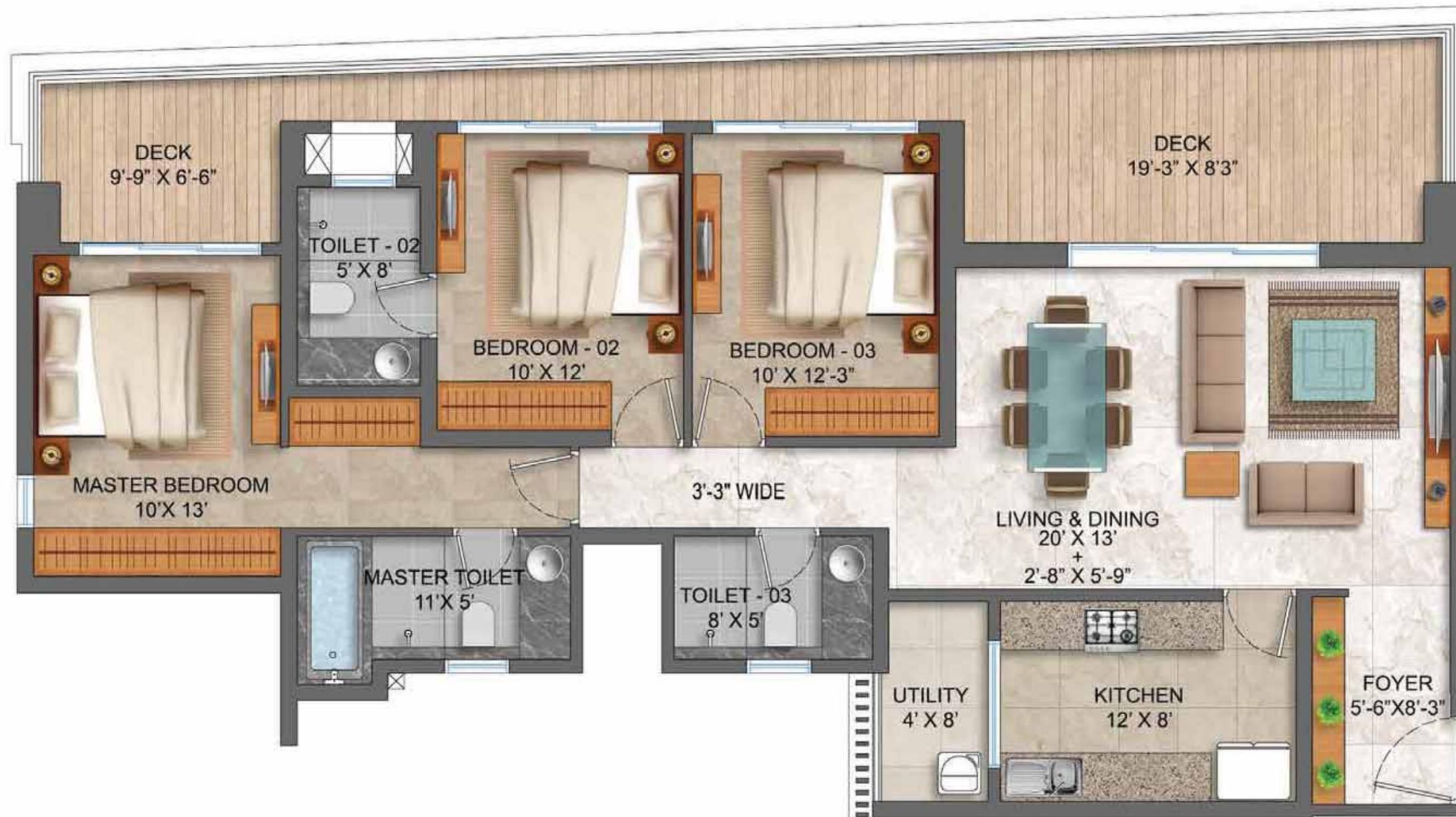


WING A

REFUGE FLOOR - 20TH



SECOND FLOOR - UNIT PLAN



TYPICAL UNIT PLAN



LAVISH PENTHOUSES

TYPICAL PENTHOUSE PLAN

LAKE SIDE



GARDEN SIDE



PENTHOUSE - UNIT PLAN



*or equivalent

**Italian marble in the master bedroom for the Town House & Penthouse

^Monthly services on chargeable basis from provider

^^except kitchen, bathrooms and service areas

#In select apartments only

**Ranked India's No . 1 city to live in by JLL in its "Liveability Quotient - A Paradigm Shift in India's Emerging Cities' Report 2017 | *or equivalent **Italian marble in the master bedroom for the Town House & Penthouse. ^Monthly services on chargeable basis from provider. ^^except kitchen, bathrooms & service areas *not applicable in selected apartments. The project has been registered via the MahaRERA registration number P51700020155, P51700020253, P51700020159, P51700020124 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.