

Live refined



≡ LODHA
≡ ACENZA

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 four decades. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By deploying the best people and processes, delivering to meet our customers' needs and benchmarking against the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained ecosystems, 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 work towards increasing the participation of women in the workforce, changing the lives of every family, and contributing towards 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 ₹ 50,000+ crore in the last 7 years. We have delivered an area of 8.5 crore sq. ft.** and have 40 ongoing projects and 30 planned projects.^ Our team of 3,000 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.

*By sales FY 16 - 22. | **85 million or ~8.5 crore square feet completed till Mar 2022. | ^Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report | ^^As of 31st March, 2022.



Lodha Altamount
The finest residences on Mumbai's Billionaire Row

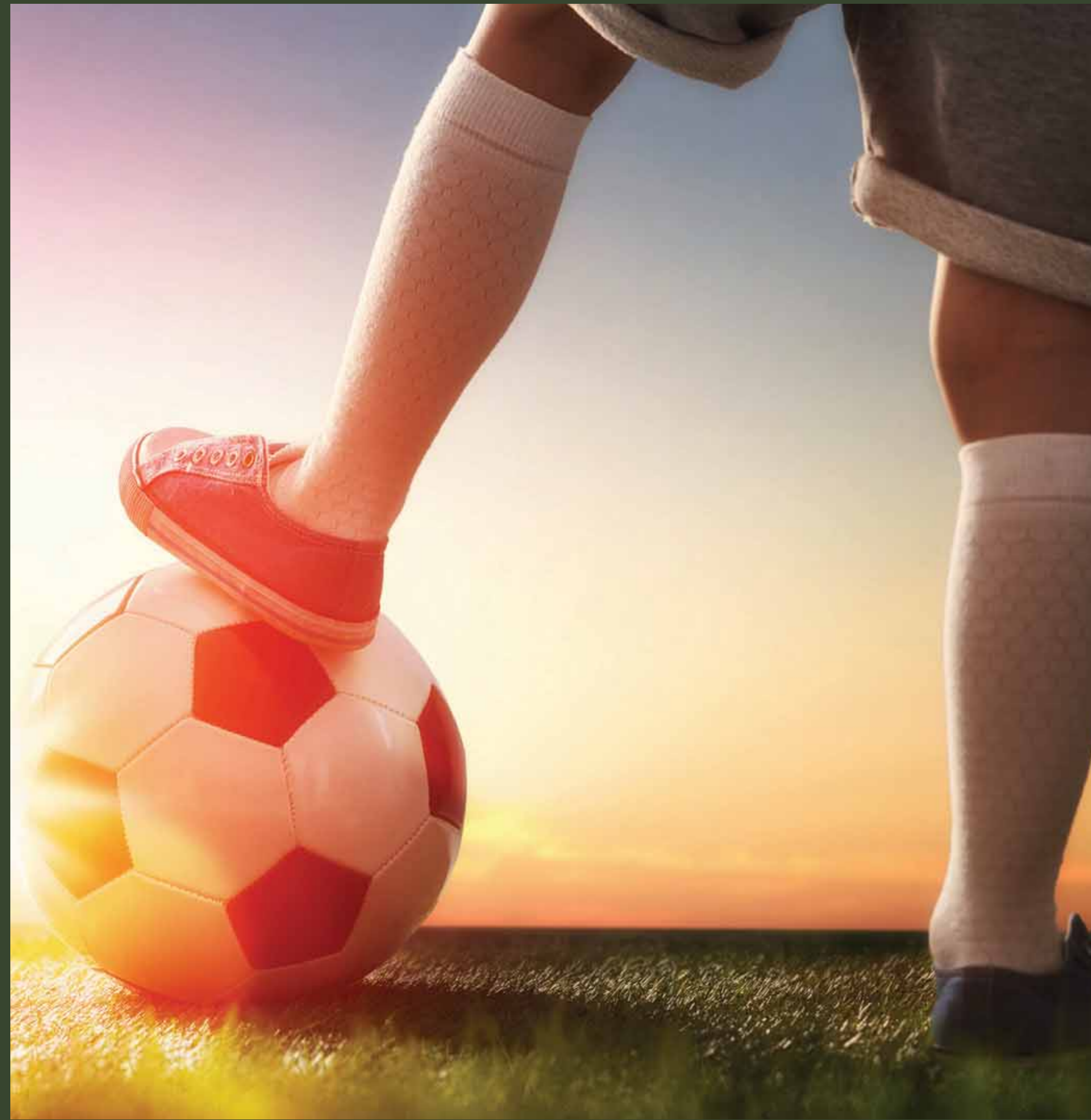


The World Towers
One of India's most iconic addresses



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



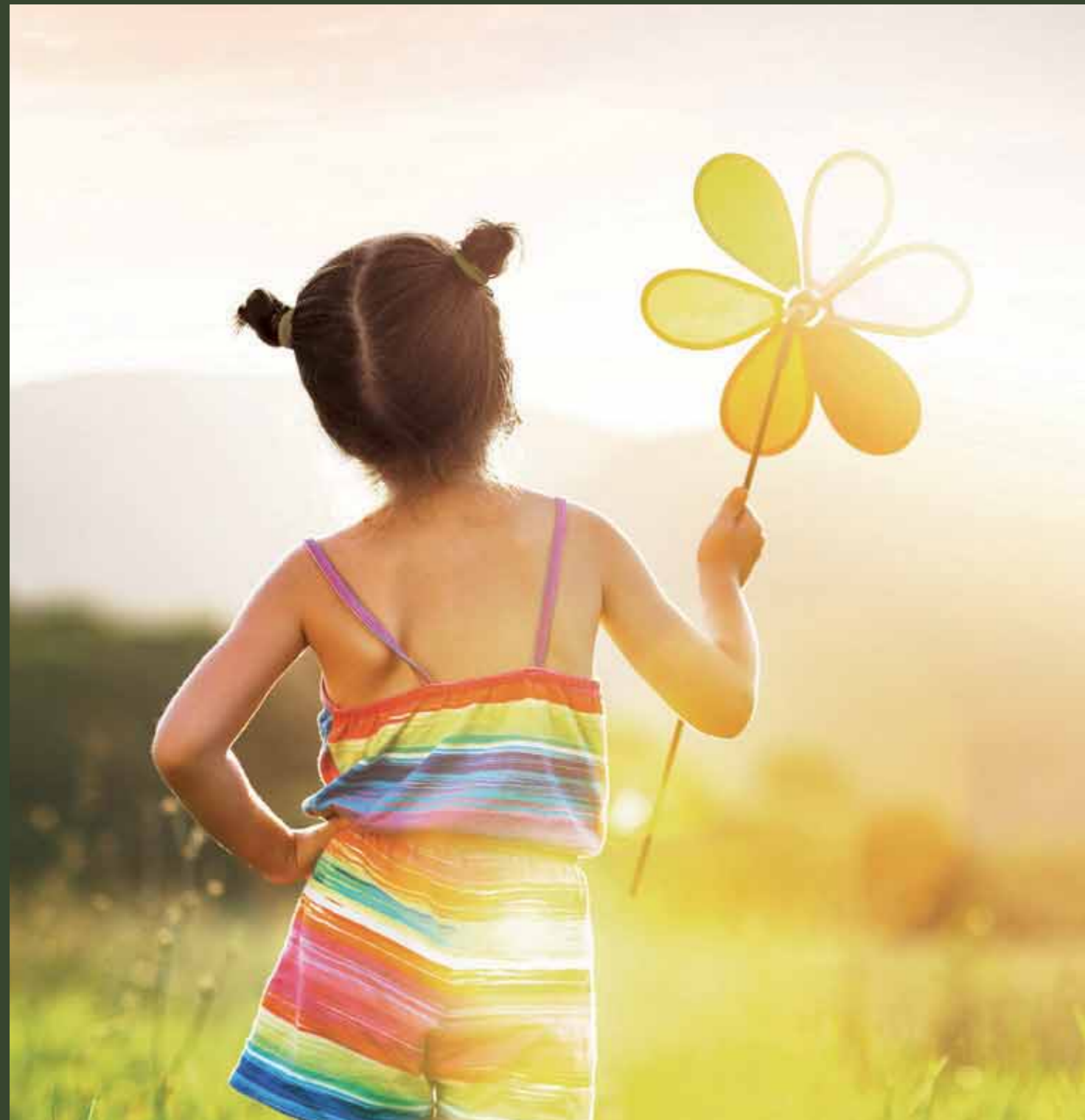


A flourishing life

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

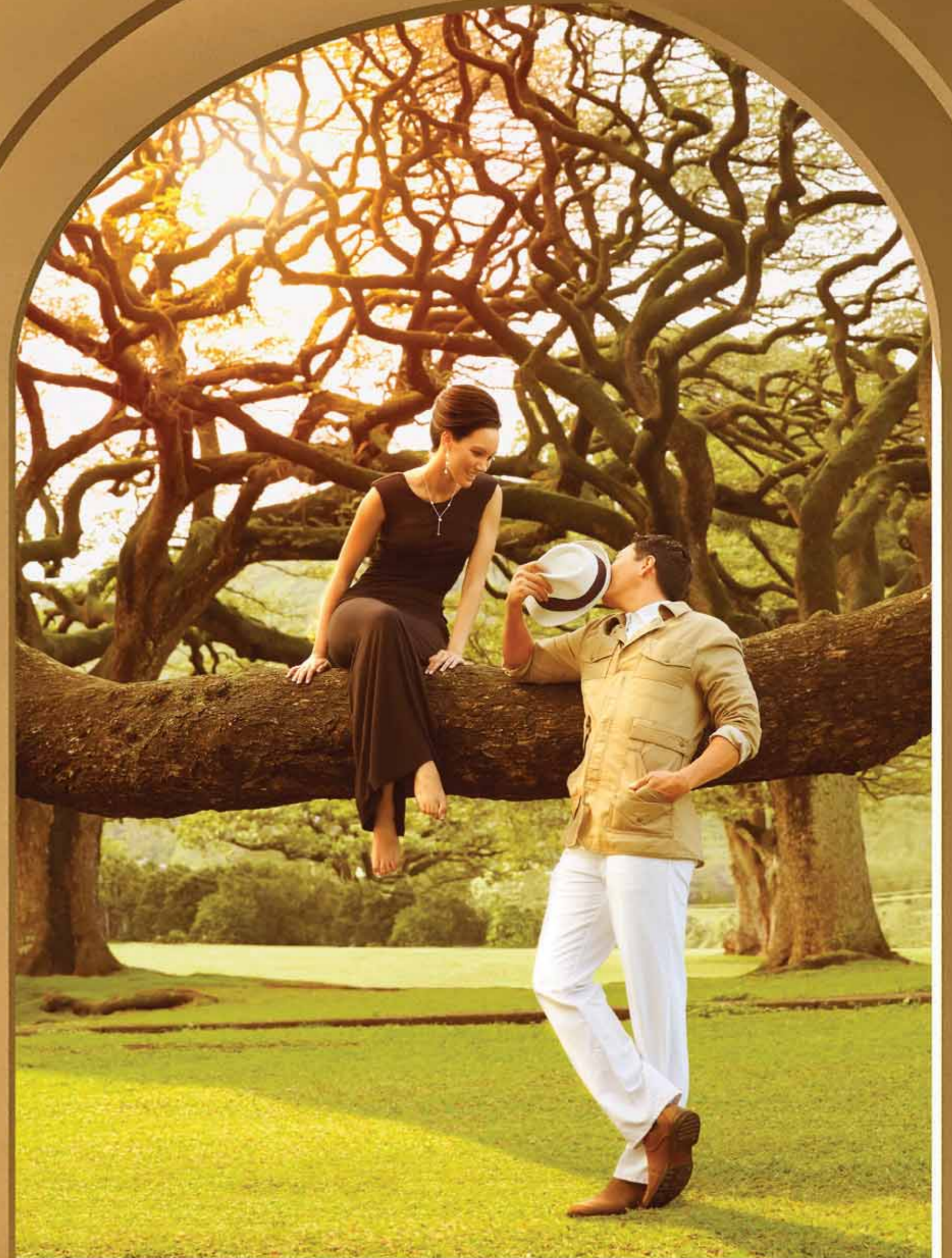
We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

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.

Life isn't meant
to be spent
but savoured.

Welcome to a place for those who want more out of life. For those who want to be connected to the city, but remain untouched by its chaos. Who want amenities that don't just relax, but inspire. And be surrounded by the striking beauty of modern design and the timeless comfort of nature. Lodha Acenza is designed for those who don't just want a place to live, but a residence that improves their lives. A place made for health, happiness and absolute wellbeing. So then, let's raise the bar for living, shall we?



A young girl with blonde hair, wearing a white dress with large pink and yellow floral patterns, is captured in mid-air, jumping joyfully. She is holding the hands of two adults, whose hands are visible at the top of the frame. The background is a vast, open field of tall grass under a bright, hazy sky, suggesting a sunny day. The overall mood is one of happiness and freedom.

**Next to the
Western Express Highway.
Away from the world.**

The verdant serenity of Lodha Acenta may seem like another world, but the estate is located in one of the city's most buzzing hubs. Brimming with retail and entertainment zones, conveniently close to schools and hospitals, and seamlessly connected to major business districts. The interludes between work, shopping, entertainment and home promise to be as pleasant as they are short.

On the excellently connected Western Express Highway.

Just minutes from the domestic and the international airport.

Approximately 15 minutes away from five-star hotels, including ITC Maratha; and Taj Santacruz.

Around 20 minutes away from the much-loved Prithvi Theatre.

Premier educational establishments such as Oberoi International School, Ecole Mondiale World School, NMIMS and Mithibai College between 10 to 20 minutes away.

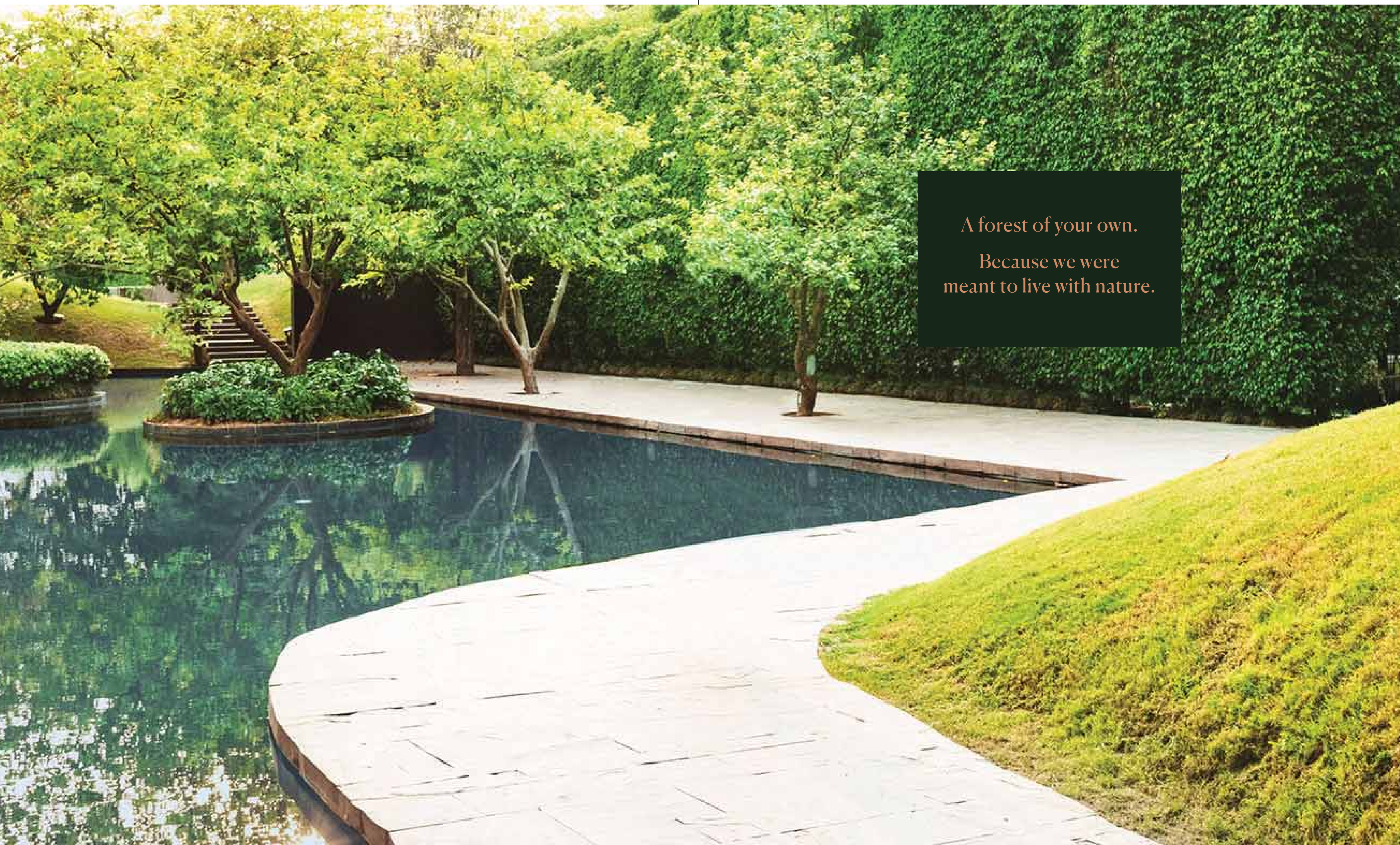
Swift routes to business zones including BKC, MIDC, NESCO and Powai.

Less than 20 minutes from major hospitals including Kokilaben Dhirubhai Ambani Hospital and Nanavati Max Super Speciality Hospital.

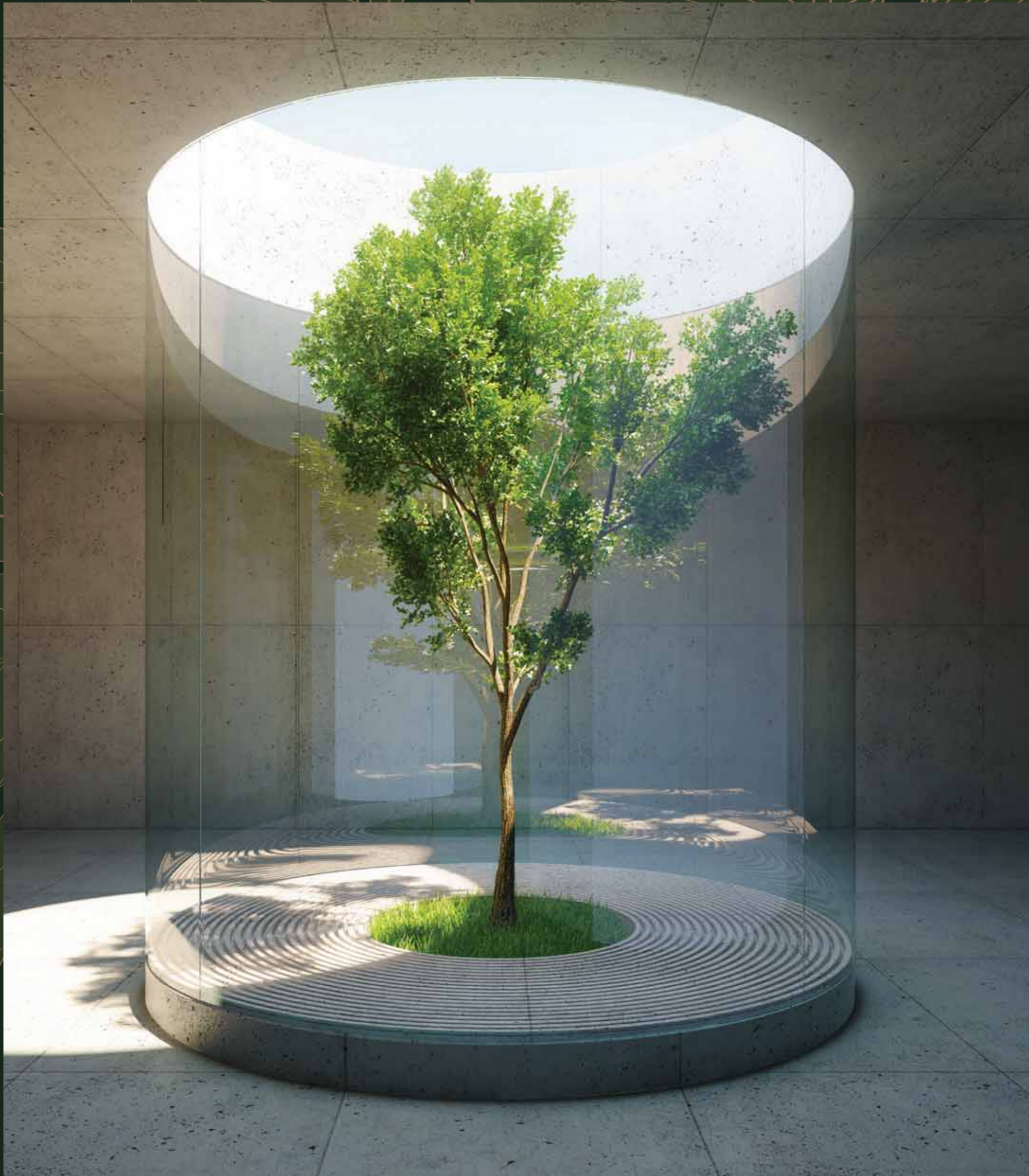
Premium retail hubs, Oberoi Mall and Jio World Drive are approximately 20 minutes away.

A detailed illustration of a green fern frond, positioned vertically and centered behind the text. The frond is symmetrical and has a central stem with many small, pointed leaflets branching out.

The Lifestyle



*A forest of your own.
Because we were
meant to live with nature.*



At Lodha Accenza, nature isn't relegated to pots and corners but allowed to thrive. All across the landscape you'll see walls enrobed in thick foliage. Swathes of greenery wending their way from the gardens to the indoor spaces. Even the rooftop is alive with plants and waterbodies basking beneath the sky. At the heart of all this is the private forest. A place of serenity, solitude and ethereal beauty. We invite you to enjoy the restorative power of nature.



A biophilic landscape
by Sitetectonix, Singapore.

An Urban forest.

Inspiring work-from-home spaces.


A central lawn perfect for a variety of purposes.

A café.

Forest tree house for a fairy-tale childhood.

A serene and stately Ganesha temple and Jain griha temple.





**Rooftop amenities.
Everyday life, elevated.**

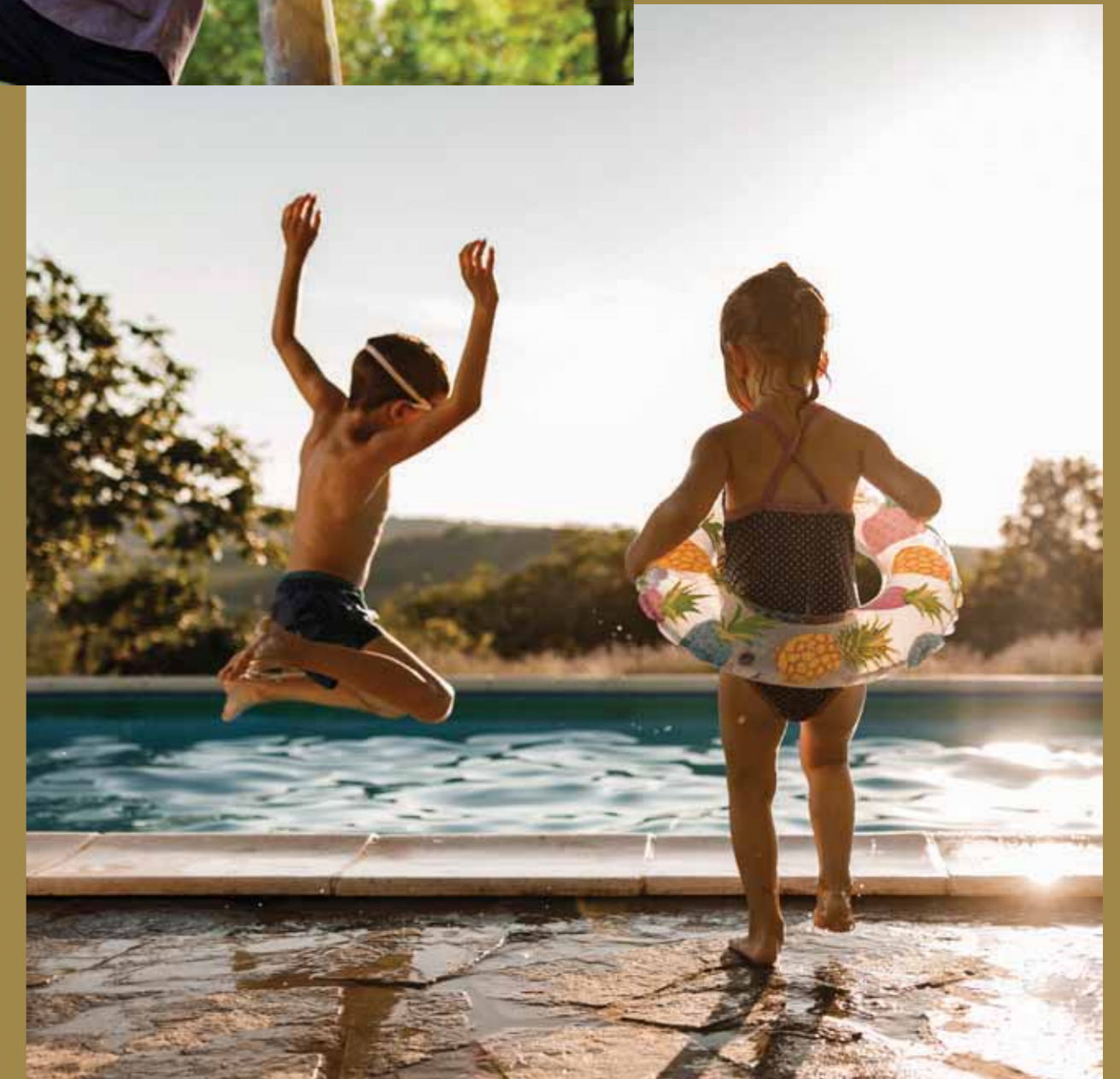
About 150 feet above the landscape, you'll find spaces for all those things that allow you to live refined. Enchanting garden nooks perfect for a bit of light reading. A winding lagoon pool overlooking the treetops of the TCS campus. A social deck sparkling with laughter and conversation. And an exclusive clubhouse aloft the building. The standard for everyday activities is now sky-high.

A deck for relaxation and socialising.



A play village for your young adventurers.

A sports court for everything from basketball to 5-a-side football.



A 25-meter lagoon pool with an infinity edge.

A dedicated pool for children.



The Sky Club.
The very definition
of the high life.

Located at the rooftop, the Sky Club serves a range of services with a spectacular view of the landscape. Exclusive to the residents of Lodha Acenza, it is a place where you and yours can host memorable events, indulge in a spa treatment on whim, or bond with friends and family over a spirited game.

The Sky Club has a way of raising the bar for daily entertainment.

Private rooftop clubhouse with:



A luxurious spa.



A world-class gymnasium.



Indoor games: including table tennis, carom and chess.



Meeting rooms to add a touch of sophistication to working from home.



A private party hall.



Serene temples.

To carry forward the
values of your family.

At Lodha Acenza, you don't just connect with nature, you connect with your higher power. Find solace at the Ganesh temple or soothe your inner self at the Jain griha temple. The perfect place to showcase your family's values and your desire to lead a spiritual life.



**From the whimsical
to the essential,
your every need
will be catered to by
Saint Amand.**

A dinner that recreates a cherished memory. A personal trainer to help you unlock your maximum potential. Housekeeping to clear the remains of an exuberantly successful party. Whatever you need, Saint Amand will attend to it with their trademark discretion and hospitality.

Carefully crafted food and beverage experiences* at the café.

Personal coaches* for sports and wellness.

Peerless housekeeping and property management services.

The Residences





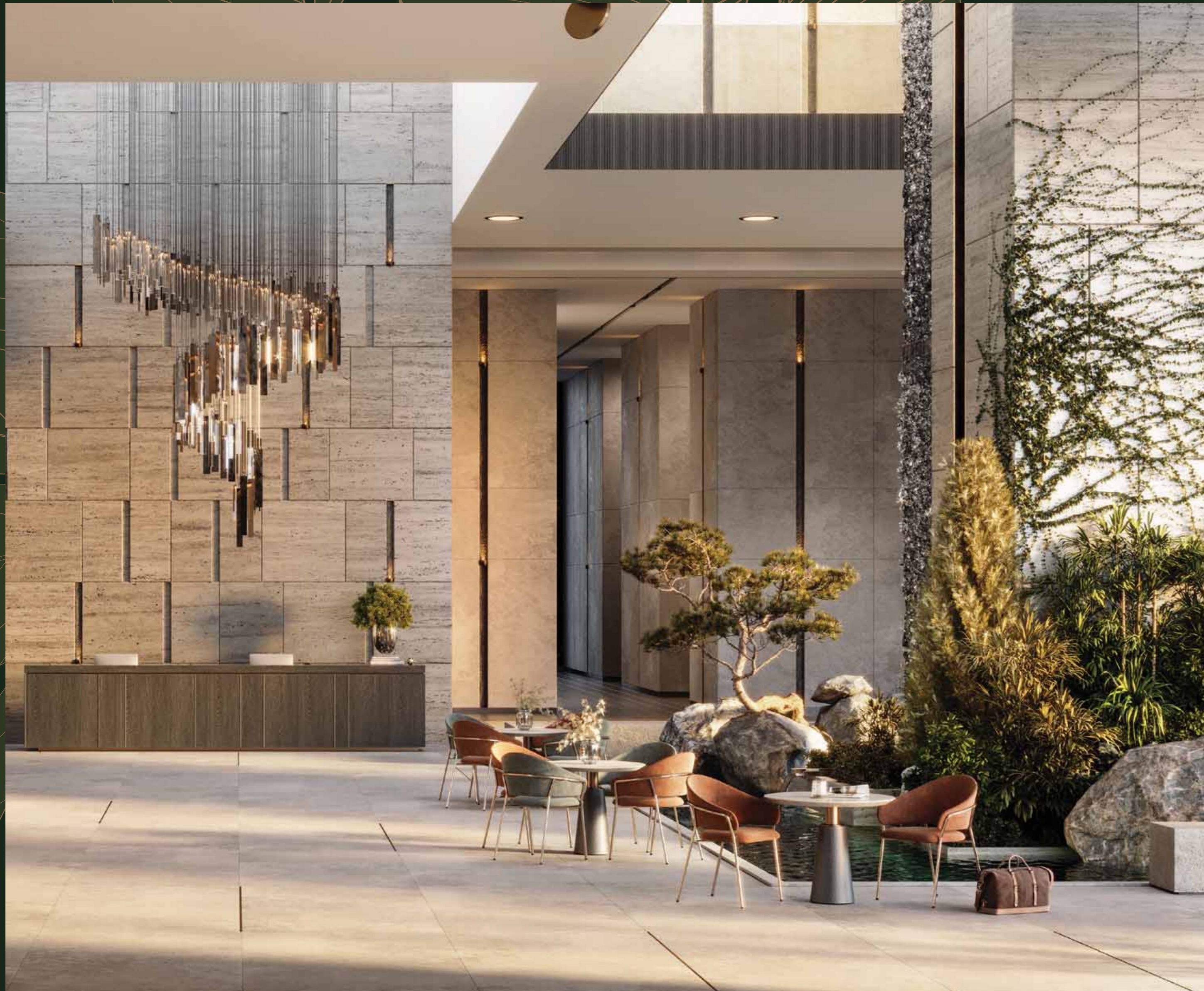
Like most things
rare and refined,
our residences are
limited edition.



A tree-fringed road leads to a majestic building with four wings. A meandering green path threads in and out of the lobbies, entwined with modern curvilinear forms.

Inside, the only sounds you hear is rustling of leaves punctuated by gentle conversation and the soft whoosh of elevator doors. As inviting as this dreamlike setting is, the wings at Lodha Acenza will be home to fewer than 250 households. Yours and neighbours of your ilk.





Building designed by master architect,
Hafeez Contractor.

Air-conditioned entrance lobbies.

Serene and welcoming lobbies on every floor.

Two high-speed elevators (Otis, Schindler, Kone or equivalent)
and a separate staff elevator in each wing.

Dedicated rooms for household staff* on every
floor and bathrooms between landings.

State-of-the-art fire safety system.

A 5-tier security system with swipe card access,
CCTV monitoring of common spaces,
gas detector in every kitchen, and video door phone
and emergency alarm in each residence.

Charging points for electric vehicles.**

Power back-up for common areas,
elevators and water supply system.

Environmentally sustainable development with
waste water recycling, rain water harvesting and solar panels.†

Our residences come
with a rare feature.
Complete well-being.



Lavish living room. Artist's impression.

An extravagantly spacious living room that flows towards a sundeck perfect for an intimate dinner party.

An airy layout with marble floors, resplendent with sunlight. Generously proportioned bedrooms to give every member of your household their own space. The residences at Lodha Acenza are designed to unburden and refresh you, from moment you enter.



Ultra-luxury
3 and 4 bed residences.

Expansive living and dining room complete with a 150 sq. ft.* sundeck.

Residences with two master bedrooms.

Fully air-conditioned,** residences.

Full height, sound-resistant sliding windows,*
that offer sweeping views, fresh air and sunlight.

Imported marble flooring in living room, dining room, and passage.

Imported marble flooring in master bedroom, Marbital***
flooring in other bedrooms.

Provision for cable, telephone, internet connectivity, and direct-to-home
TV connectivity by select service providers.**



Additional rooms.

A dedicated study /
work-from-home room.*

A room for household staff.*

A utility room with anti-skid tiles,
attached to the kitchen.





Kitchen and bathrooms.

Kitchen with designer vitrified tile flooring, granite counter and stainless steel sink.

Imported marble flooring in master bathroom, designer vitrified tiles in other bathrooms.



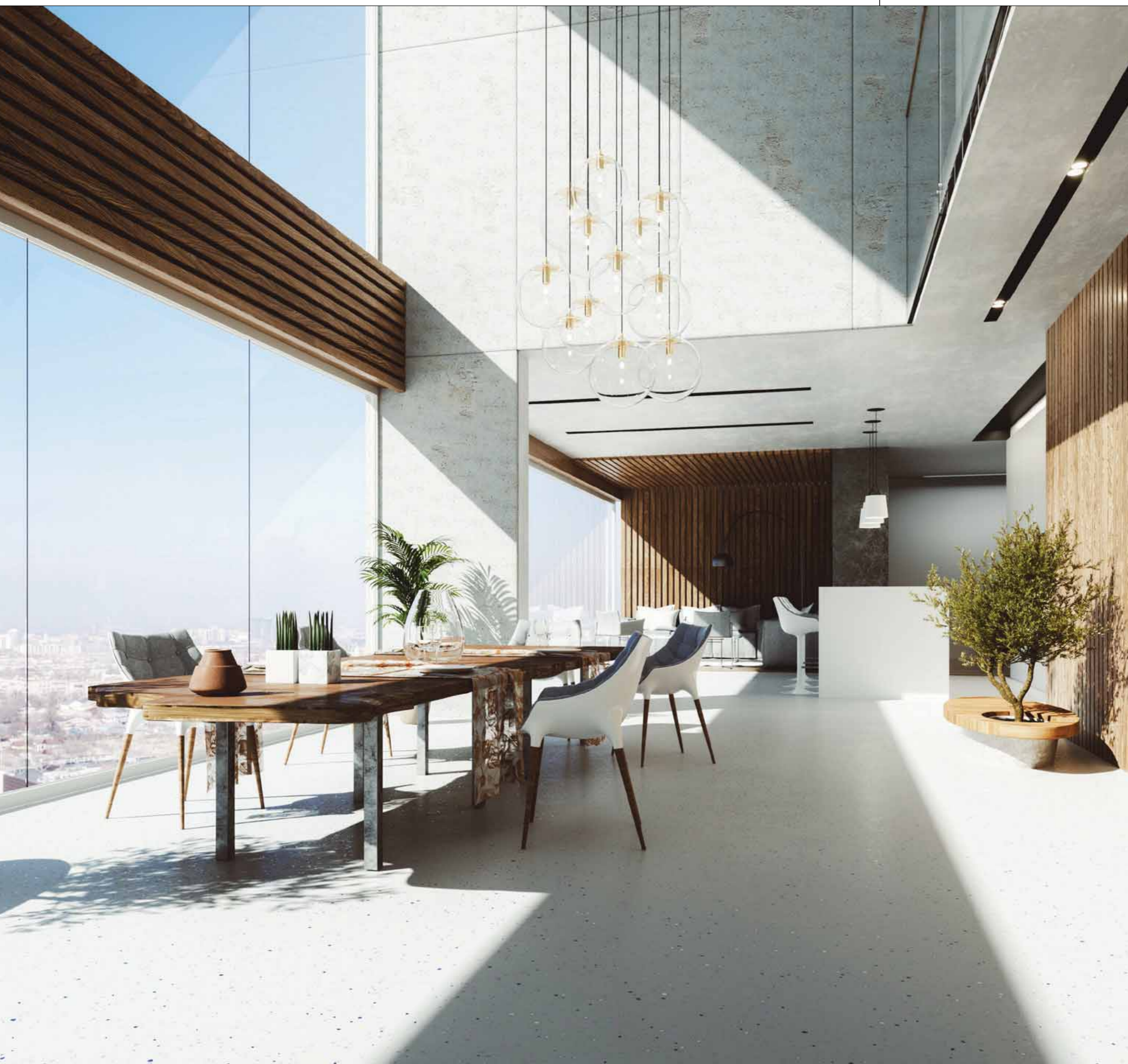
Occupancy sensors in every bathroom.

Elegant fixtures by Duravit®/Kohler.®

Fittings by Grohe®/ Isenberg.®

The penthouses.
Designed
for a limitless life.





The topmost floors of Lodha Acenta are reserved for our penthouses.

Decadently spacious duplexes that inspire you to live life on a grander scale. With unabashedly large sun decks and a rooftop terrace, perfect for alfresco soirées. Four to seven bedrooms, so your family and guests can have their own private haven. And views of an endless carpet of greenery encircled by the glittering lights of the city.

The penthouses at Lodha Acenta have all the luxury and privacy of a grand villa. If you could build villas in the sky.

Two sun decks – one on each floor.

A 300 – 500 sq. ft. rooftop terrace.

4 to 7 bedrooms.

*A final flourish for
the perfect residence.*

A glorious view.

For your art collection, may we suggest an original landscape by nature?

Framed by your windows and spread out beneath your sundecks, you will see⁸ the lush foliage of the private forest stretching towards the swathes of greenery that make up the TCS campus.

What better way to compliment your décor than with a living, ever-changing masterpiece?



Unobstructed views of the green TCS campus. Shot on location.



Landscape & Layouts

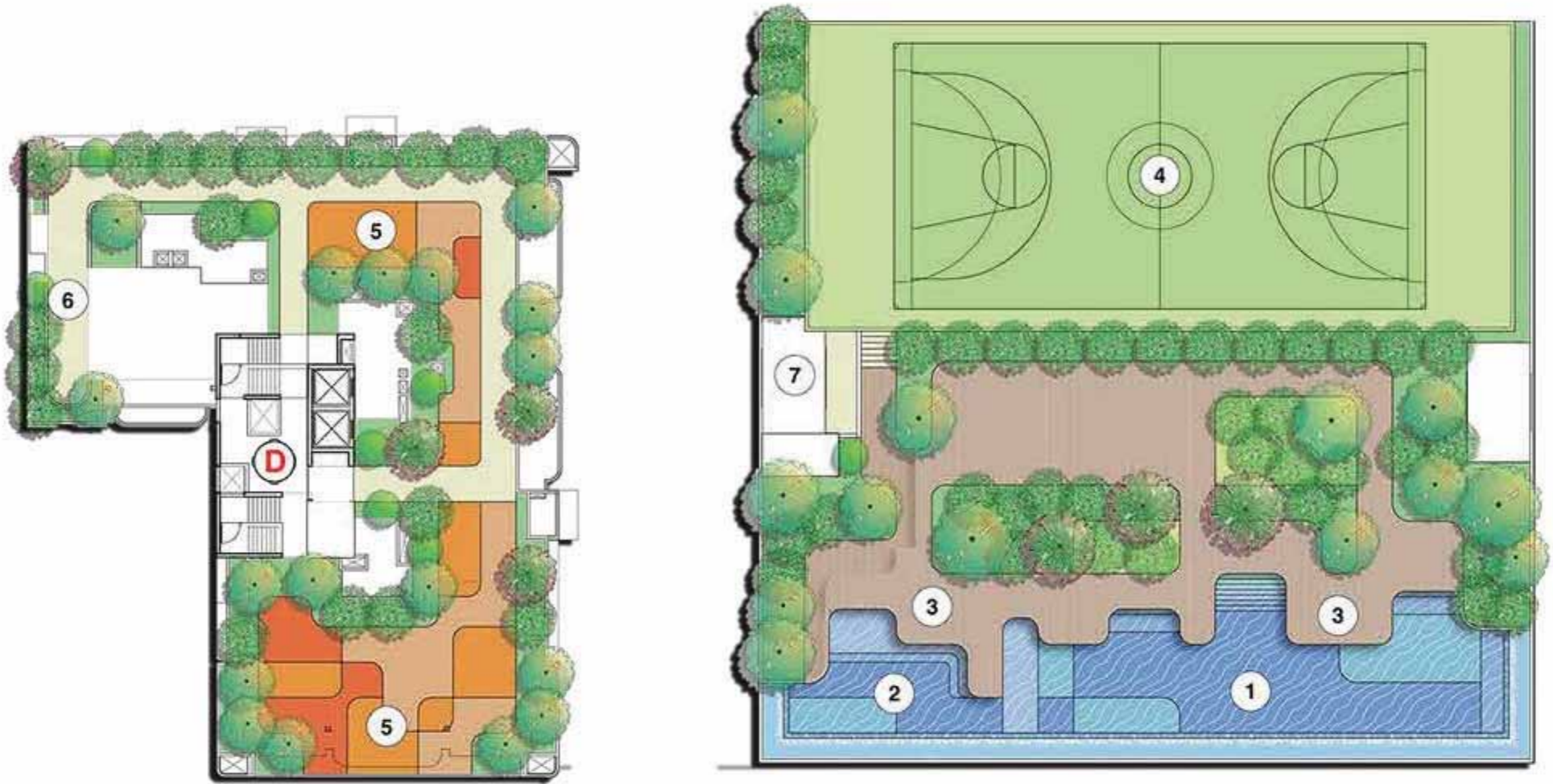
Ground Floor Landscape Plan



LEGEND:

- ① PROJECT ENTRY / EXIT
- ② DROP-OFF
- ③ CAFE AND WORK FROM HOME
- ④ LOBBY
- ⑤ GRIHA JAIN MANDIR
- ⑥ GANESH TEMPLE
- ⑦ CENTRAL LAWN
- ⑧ TREE HOUSE
- ⑨ WATER BODY
- ⑩ TO PARKING
- ⑪ TO SKYCLUB

Terrace Floor Landscape Plan



- Legend:
- 1. 25 Meter Pool
 - 2. Kids Pool
 - 3. Social Deck
 - 4. Basketball / Five-a-side football court
 - 6. Kids Play Village
 - 7. Herb Garden
 - 8. Access to skyclub below

Floor Plan Wing A



TCS CAMPUS (GREEN) VIEW



Floor Plan Wing B



TCS CAMPUS (GREEN) VIEW

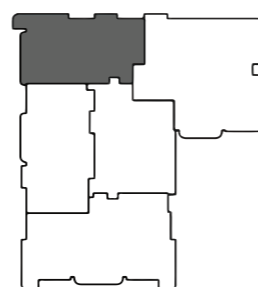


3 Bed
Wing A - Unit 3



LEGEND

1. LIVING/DINING	12'0" X 27'7"	11. UTILITY	5'0" X 8'0"
2. DECK	12'0" X 7'5"	12. POWDER ROOM	5'6" X 4'2"
3. MASTER BEDROOM	11'4" X 16'7"	13. STAFF TOILET	5'0" X 3'0"
4. MASTER TOILET	5'6" X 8'0"		
5. DECK	9'8" X 2'0"		
6. BEDROOM 2	19'3" X 11'6"		
7. TOILET 2	8'1" X 5'0"		
8. BEDROOM 3	15'0" X 11'0"		
9. TOILET 3	5'6" X 8'0"		
10. KITCHEN	12'0" X 8'0"		

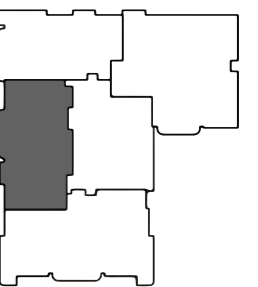


3 Bed
Wing A - Unit 2



LEGEND

1. LIVING / DINING	12'0" X 21'6" + 4'10" X 11'0"	11. UTILITY	8'0" X 5'0"
2. DECK	12'0" X 7'5"	12. POWDER ROOM	5'6" X 4'6"
3. MASTER BEDROOM	11'5" X 19'9"	13. STAFF TOILET	5'0" X 3'0"
4. MASTER TOILET	8'3" X 5'0"		
5. BEDROOM 2	10'9" X 18'7" + 4'3" X 8'3"		
6. TOILET 2	6'0" X 8'0"		
7. BEDROOM 3	11'7" X 12'5" + 6'0" X 8'0"		
8. TOILET 3	5'0" X 8'0"		
9. DECK	10'0" X 2'0"		
10. KITCHEN	8'0" X 12'0"		

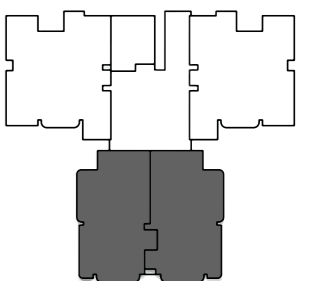


3 Bed with study
Wing B - Unit 2 and 3



LEGEND

1. LIVING / DINING	12'3" X 23'5" + 2'11" X 12'2"	11. TOILET 3	8'0" X 5'4"
2. FOYER	8'8" X 5'0"	12. STUDY	7'0" X 8'0"
3. DECK	12'3" X 7'10"	13. KITCHEN	8'0" X 12'0"
4. MASTER BEDROOM	18'8" X 10'10"	14. UTILITY	8'0" X 5'0"
5. DECK	5'0" X 17'10"	15. POWDER ROOM	5'6" X 5'0"
6. MASTER TOILET	9'0" X 5'3"	16. STAFF TOILET	3'11" X 5'7"
7. BEDROOM 2	11'4" X 16'4"		
8. DECK	9'8" X 2'6"		
9. TOILET 2	9'0" X 5'3"		
10. BEDROOM 3	14'2" X 11'0"		

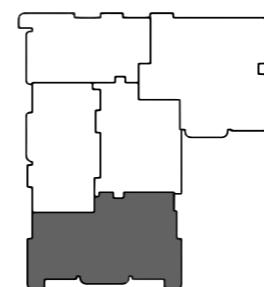


4 Bed
Wing A - Unit 1



LEGEND

1. LIVING	23'0" X 11'6"	11. BEDROOM 4	12'10" X 11'0" + 2'0" X 6'8"
2. DINING	28'3" X 11'0"	12. TOILET 4	6'2" X 8'0"
3. FOYER	6'9" X 8'8"	13. DECK	2'6" X 9'8"
4. DECK	23'0" X 7'0"	14. KITCHEN	14'2" X 8'0"
5. MASTER BEDROOM	12'3" X 16'7"	15. UTILITY	5'0" X 8'0"
6. MASTER TOILET	6'0" X 8'0"	16. POWDER ROOM	4'6" X 5'10"
7. MASTER BEDROOM 2	12'3" X 16'7"	17. STAFF ROOM	8'0" X 5'3" + 5'0" X 3'3"
8. MASTER TOILET 2	6'0" X 8'0"		
9. BEDROOM 3	12'10" X 11'0" + 2'0" X 6'8"		
10. TOILET 3	6'2" X 8'0"		

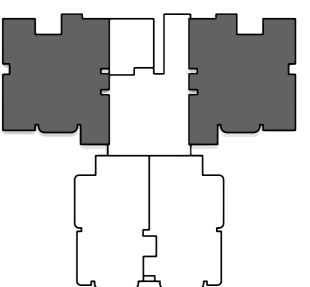


4 Bed
Wing B - Unit 1 and 4

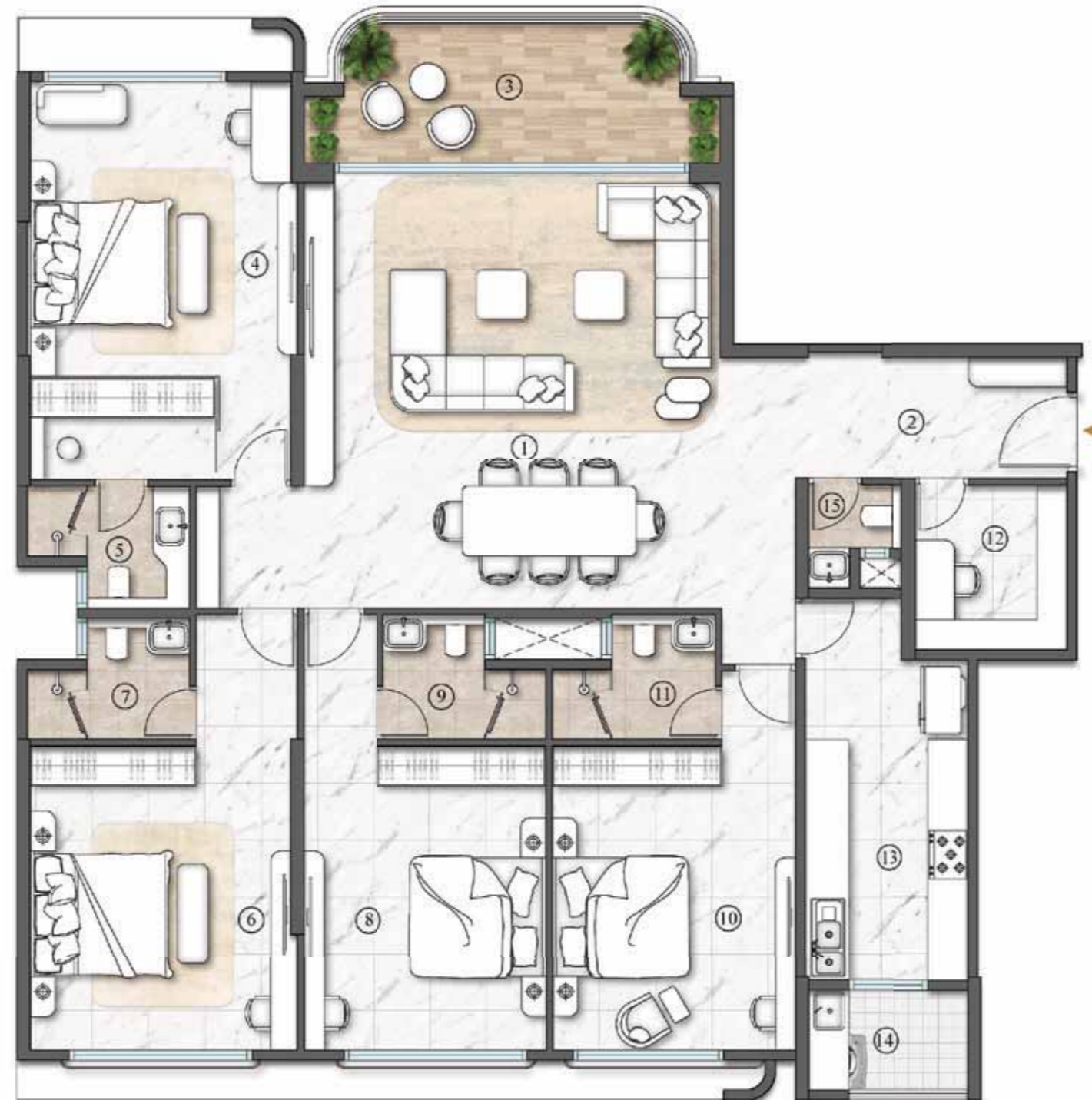


LEGEND

1. LIVING	20'0" X 17'3"	11. BEDROOM 4	11'0" X 15'2" + 5'0" X 8'5"
2. DINING	11'6" X 17'3"	12. TOILET 4	6'0" X 8'0"
3. FOYER	12'0" X 6'0"	13. KITCHEN	8'0" X 14'0"
4. DECK	20'0" X 7'0"	14. UTILITY	8'0" X 5'0"
5. MASTER BEDROOM	13'4" X 19'8" + 4'6" X 3'8"	15. POWDER ROOM	4'0" X 4'0"
6. MASTER TOILET	8'0" X 6'0"	16. STAFF ROOM	7'5" X 5'10" + 4'3" X 5'10"
7. MASTER BEDROOM 2	13'2" X 15'0" + 4'6" X 4'4"		
8. MASTER TOILET 2	8'0" X 6'0"		
9. BEDROOM 3	11'4" X 15'4" + 4'10" X 8'5"		
10. TOILET 3	6'0" X 8'0"		

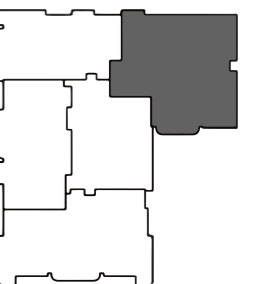


4 Bed with study
Wing A - Unit 4



LEGEND

1. LIVING / DINING	20'6" X 21'6"	11. TOILET 4	8'0" X 6'0"
2. FOYER	13'9" X 6'0"	12. STUDY	7'6" X 8'0"
3. DECK	20'6" X 7'0"	13. KITCHEN	8'0" X 15'10" + 4'8" X 3'0"
4. MASTER BEDROOM	13'4" X 19'8"	14. UTILITY	8'0" X 5'0"
5. MASTER TOILET	8'0" X 6'0"	15. POWDER ROOM	4'8" X 5'1"
6. MASTER BEDROOM 2	12'6" X 15'0" + 4'0" X 6'6"	16. STAFF ROOM	8'0" X 5'3" + 5'0" X 3'3"
7. MASTER TOILET 2	8'0" X 6'0"		
8. BEDROOM 3	12'0" X 15'0" + 3'5" X 6'6"		
9. TOILET 3	8'0" X 6'0"		
10. BEDROOM 4	12'0" X 15'0" + 3'6" X 3'6"		





Partners

Architectural Consultants : Hafeez Contractor

One of India's leading architectural firms, Hafeez Contractor Architects has been responsible for changing the face of the nation's urban landscape forever. With a commitment to design excellence, efficient delivery and sophistication in building technology, his firm has to its credit a long and illustrious list of architectural projects that have become iconic landmarks.

Landscape Consultants: Sitetectonix

Based in Singapore, Sitetectonix is globally acclaimed for its contribution to landscape architecture, urban design and planning. The firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence. Sitetectonix is known for innovative designs that take into account the environmental, social, cultural, historic and economic circumstances of each project. With this understanding, the firm is able to create design solutions that are consistently executed with uncompromising quality. Sitetectonix's high-profile projects include Far East Square, Singapore; Kanuhura Beach Resort, Maldives; and the much awarded Hotel Sofitel Central, Hua Hin.

Disclaimer

*On chargeable basis | *select residences only | **Operated by third party; applicable charges apply | ^For partial common areas loads | ^^Excluding kitchen, store, toilets, staff room and service areas | ^Above height of 150 mm above finished floor level. Sound resistance as per acoustical consultants inputs and may vary as per position and height | ^^^ Vitrified tiles with marble effect | ®All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers |

^Views may vary basis unit and floor selection | Images for representational purpose only unless specified.

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.

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