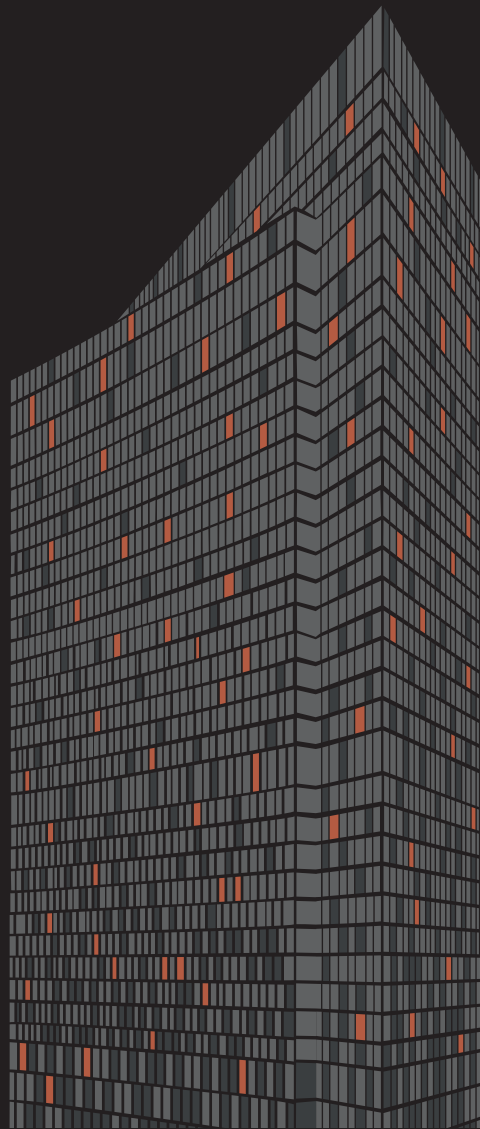




ONE LODHA PLACE

INDIA'S FINEST CORPORATE ADDRESS



ICONIC DESIGN

Pei Cobb Freed
Architecture



HASSLE-FREE OPERATIONS

100% Commercial
FSI



UNMATCHED LOCATION

Senapati Bapat Marg,
On Mumbai Mile



WORLD-CLASS AMENITIES

5-Tier Security,
Grand Lobby

DESIGNED LIKE NO OTHER

AN ARCHITECTURAL MARVEL
TO RIVAL THE WORLD'S FINEST.

Conceived as India's first A+ office building -
the first truly world-class office in the country.
Designed as India's finest office building by
world-renowned architects Pei Cobb Freed &
Partners, New York.



THOUGHTFULLY PLANNED FOR TODAY'S CHALLENGES

WORLD-CLASS BOUTIQUE OFFICES.
AMPLE PARKING. HIGHEST QUALITY
FIRE AND SAFETY NORMS.

100% commercial FSI with no IT/ITeS
restrictions/issues for complete peace of mind.
Not to mention, the rare privilege of ample parking
space and 5-tier security. The building is equipped
with an Automatic Smoke Vent System (ASVS) that
ensures window panes will automatically open
in case of fire or smoke.



A RARE OPPORTUNITY

WORK DESTINATION OR INVESTMENT?
IT MAKES PERFECT BUSINESS SENSE.

Limited inventory: Additional floor opened for sale.
Grade A offices enjoying rental yield potential
of 8-9 % p.a.* Easy pay scheme: Pay 10% and bank
pays next 65%.



Typology	Number of employees#	Price (Rs. Cr.)
Growth Offices	11 – 15	3.06+
Expansion Offices	16 – 20	4.13+
Large Offices	21 – 30	4.95+

WORLD-CLASS FEATURES

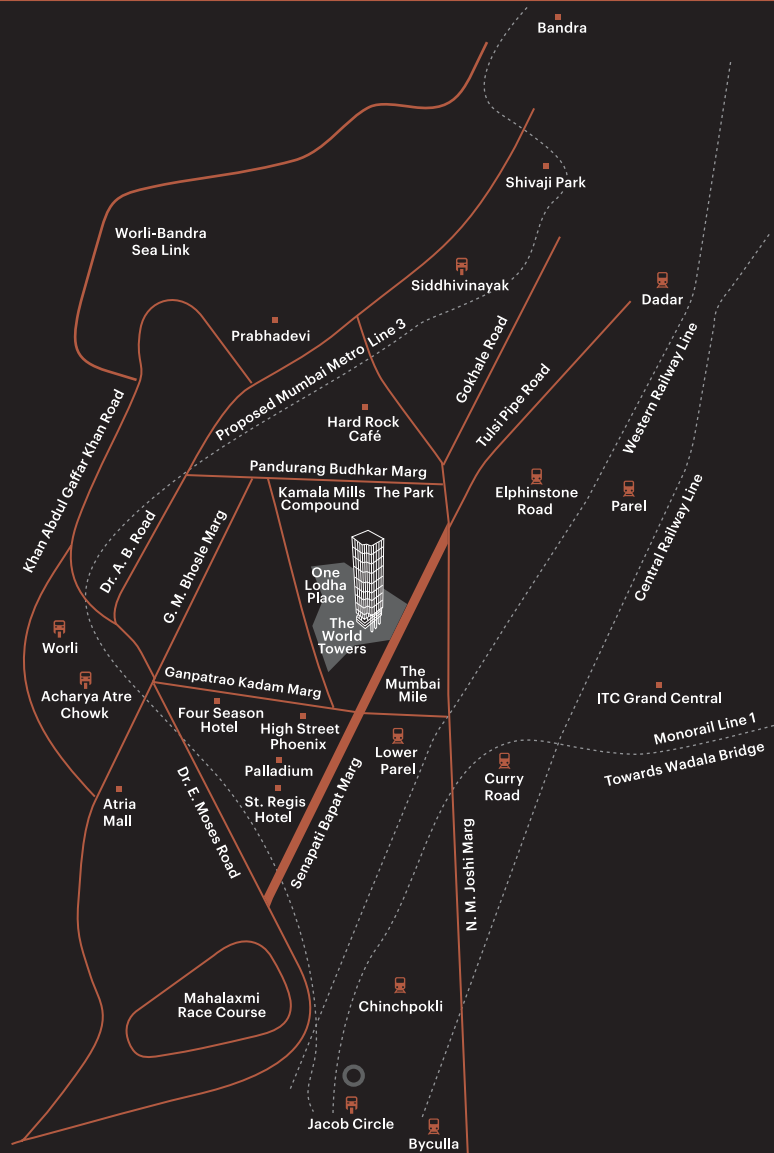
FOR SOME, LUXURIES.
FOR US,
PAR FOR THE COURSE.

- Gold LEED rated building - high levels of sustainability and lower operational costs
- Grand double-height air conditioned entrance lobby
- Iconic retail with leading brands and F&B outlets
- 24 high-speed passenger elevators and 2 separate service elevators
- State of the art gym[^]
- Virtually column-free office spaces giving full flexibility of interior design
- Special fire safety measures, including automatic smoke vent windows
- Vaastu compliant units
- Executive washroom and pantry in each unit
- Provision for crèche[^]

SUPERIOR LOCATION AND CONNECTIVITY

ENVIABLE LOCATION ON THE MUMBAI MILE.

Strategically located on Senapati Bapat Marg – The Mumbai Mile, in Mumbai’s largest commercial district, One Lodha Place commands the prestige of being the finest business address in the country – rubbing shoulders with landmark residential and commercial towers, the finest international hotels, luxury retail and premium entertainment hubs.



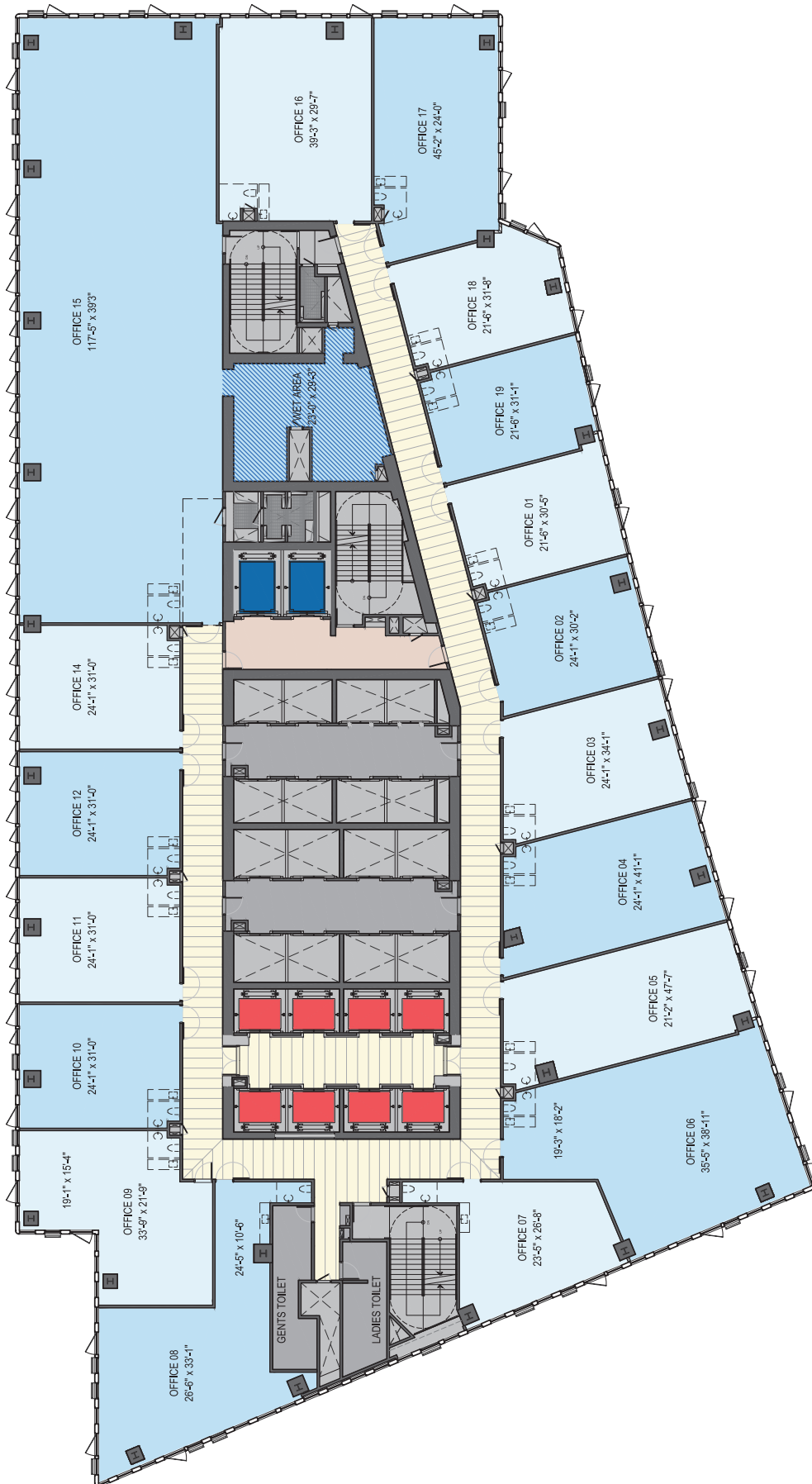
Destination	Driving Distance (in min)	Destination	Driving Distance (in min)
Retail, F&B: Kamala Mills Compound, Palladium, High Street Phoenix	<5	Elphinstone Road, Dadar, Parel Railway Stations	<5
Hotels: The Four Seasons, St. Regis, ITC Grand Central	<15	Lower Parel Monorail Station	5
Bandra-Worli Sea Link	15	Worli, Siddhivinayak Metro Stations (proposed)	<10
Fort, Nariman Point	<30		

[^]Operated by 3rd parties on chargeable basis. Continued operations will depend on the 3rd parties and is not guaranteed by the developer.

SITE LAYOUT



TYPICAL FLOOR PLAN



FEW OF OUR COMPLETED PROJECTS



Upper Worli



Kanjurmarg



Powai



Thane

100% SOLD OUT.

MORE THAN 15 LAKH SQ. FT. ALREADY DELIVERED.

LODHA

Contact your Relationship Manager today to buy the office of your dreams.

Conditions apply. The images and other details herein are indicative only. Any purchaser/leasee of this development shall be governed by the terms and conditions 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 transactions. *Variation of up to +/-2% in internal dimensions & areas is possible due to design and construction tolerances. The reader acknowledges that this is an sales document and some of the details may change over time in the best interest of the development, as may be decided by the Developer/Owner. *JLL Market Rent Benchmarking Report: Senapati Bapat Marg, 22nd December 2017

MahaRERA Registration No. P51900014984. Details available at website <http://maharera.mahaonline.gov.in>