

ETERNIS

YOUR GARDEN PARADISE



YOUR GARDEN PARADISE.

BROUGHT TO YOU
BY INDIA'S NO. 1 REAL ESTATE
DEVELOPER. WITH 4 OUT
OF 5 HOMES DELIVERED
BEFORE TIME.[^]

Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 smart city with the highest livability quotient** – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that meet global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Every one of our developments delivers world-class design and uncompromised quality, and is benchmarked against the highest standards of service. We have been India's No.1 residential developer for the past 6 consecutive years, delivering net sales (India) of over ₹7,163 crore. We have successfully delivered a staggering 19,670 homes over the last 2 years (FY 17-18 and FY 18-19), of which 15,800 homes were delivered before time, i.e. every 4 out of 5 homes were delivered before time.[^] Our team of over 3,500 associates (including over 2,000 highly trained technicians) has a passion for delivering the finest homes, offices, and retail spaces. We work relentlessly to create developments of exceptional quality. Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, and deploying the best people and processes, we have been able to create landmark developments across residential, retail and office spaces, time and again.

Our world-class design, excellent execution, differentiated branding and marketing, coupled with efficient and enthusiastic on-ground sales staff, work well together to create the best value for our customers. With developments in London, Mumbai and Pune, and offices in New York, Dubai and Shanghai, Lodha is now a multinational corporation.

[^]In last 2 years, for 80% of units delivered - possession offered prior to agreement due date including grace period.



Lodha Altamount

India's finest residences on Mumbai's Billionaires' Row



The World Towers

One of India's most iconic addresses



Trump Tower Mumbai

Mumbai's glittering jewel with a striking gold façade



No.1 Grosvenor Square, London
London's most desirable address



Palava
India's No.1 smart city**



Lodha Excelus
Head offices to India's leading corporates

**Based on liveability quotient ranking of JLL

THE LODHA FOUNDATION

Our vision – ‘Building a Better Life’ – extends to our commitment to society. We make significant efforts to improve and uplift the areas we work in, and the communities we work with, by dedicating a portion of our annual profits to social initiatives. The Lodha Foundation was established in 2007, to implement developmental initiatives in Mumbai, Thane and the Kalyan-Dombivli Region. Our Corporate Social Responsibility initiatives include educating children from low income families, vocational training for disadvantaged youth and other community welfare measures.

LEADERS IN SUSTAINABLE DEVELOPMENT

Guided by the principles of responsible luxury, we ensure every development is conceived and designed with an abiding respect for nature, and a commitment to give back to the environment.

- All developments benchmarked against LEED standards
- Working with global experts to set new benchmarks for sustainability.
- Use of solar power through solar power farms at various locations
- Rainwater harvesting and recycling of fresh water at all developments
- Large-scale landscaping and tree plantation at all developments
- Recycling of waste materials to ensure conservation of resources
- Commercial developments with water-efficient landscaping, wastewater treatment reuse mechanisms and increased ventilation

AWARDS AND RECOGNITION

2019

- ‘Real Estate Youth Icon of the Year’ – Presented by Grohe Hurun

2018

- ‘Forbes Tycoons of Tomorrow’ – Presented by Facebook

2017

- ‘Most Respected Real Estate Brand – India’ by 2017 Grohe Hurun
- Scroll of Honour award for ‘Marketing Firm of the Year – India’ by CREDAI
- ‘Highest Livability Quotient’ for Palava, by JLL’s liveability quotient
- ‘Best Residential Project Under Ultra-Luxury Segment’ in the West Zone of India for Lodha Altamount by CNBC Awaaz Real Estate Awards 2017

2016

- 45th Most Respected Company in India, 2016, by BW BusinessWorld magazine
- ‘Best Private Township’ in the BW BusinessWorld Smart Cities Awards
- Certificate of recognition as the Times Realty Icon 2016, for ‘Iconic Upcoming Project – World One Worli’ by Optimal Media Solutions

2015

- ‘Special Recognition Award’ in the ET Best Realty Brands (BRB) Awards
- Ranked as one of ‘India’s Best Companies to Work For, 2015’ by Great Places to Work

2014

- ‘The Global Leadership in Real Estate Award’ at the NDTV Property Awards
- ‘The Most Trusted Real Estate Brand in the Country’ by the Brand Trust Report
- Ranked as one of ‘India’s Best Companies to Work For, 2014’ by Great Places to Work

THE LODHA PROMISE: 9

COMMITMENTS FOR A WORLD-CLASS HOME BUYING EXPERIENCE

We believe that the buying experience is as critical as the living experience and so it is our endeavour to make it world-class as well.

TIMELY DELIVERY

Or else we pay you interest @SBI MCLR + 2% in case of delay in offer of possession.

OC FIRST

Possession with Occupation Certificate.

NO TRANSFER FEE

Processing charges of only Rs 25,000/- per unit or as permitted by authorities.

TIMELY UPDATES

Ongoing online updates through photographs of construction progress. We also organise physical site visits on at least 2 occasions between commencement of construction and possession.

WORLD-CLASS QUALITY

Homes built with passion and precision, with the knowledge that every home we build carries our name.

HOME LOAN SUPPORT

Tie-ups with top banks and institutions to get you home loans at attractive rates, and on time.

RENTING SUPPORT

We will help you find a tenant or lease if you decide to rent your unit any time within 12 months from possession.

TIMELY CONVEYANCE

Within 18 months of completion of layout.

TOP-CLASS PROPERTY MANAGEMENT

We manage your property to ensure that the value of your home continues to appreciate. And we do it for the long-term: a minimum of 5 years.







Your garden paradise



Your Garden Paradise

You're reclining under a white canopy, protected from the bustle of the city. The sound of birds chirping enhances the occasional rustle of leaves and the quiet murmur of water. Mind and body at peace, you open your eyes.

As your senses are enveloped by nature in all her abundance, you savour the joy of knowing that this vast expanse of beauty and greenery is yours to have whenever you choose. Because you are not in a nature reserve or forest sanctuary. You are in Lodha Eternis, your heavenly retreat, your garden paradise, your home.

With over 50,000 square feet of picturesque landscaping, Lodha Eternis is a planned luxury development on a scale never seen before, a rare expanse of greenery in the bustling suburb of Andheri East. With spacious luxury residences ensconced in this unique garden environment, Lodha Eternis is designed to be much more than a place to live. It is a haven, a soothing, renewing experience, a source of infinite well-being and natural beauty.

Exuding peace, tranquillity and impeccable style, replete with world-class amenities and fabulous luxuries, Lodha Eternis disconnects you from the world whizzing by and lets you live life at your own pace.

Lodha Eternis.
Because some things
are eternal.





Quiet pools.
Lush greenery.
Private
pavilions.

The perfect
setting for
paradise.

When Sitetectonix of Singapore, the world's leading landscape designers, set out to create a unique environment, the result can be nothing less than spectacular.

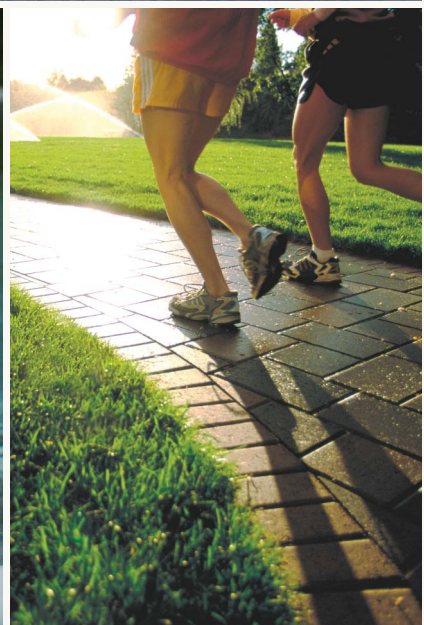
Having won awards and acclaim globally, Sitetectonix brings to Lodha Eternis the same brilliant design and unmatched execution that graces its other landmark projects - Far East Square, Kanuhura Beach Resort in the Maldives, and Hotel Sofitel Central in Hua Hin.

From your vantage point outside the clubhouse, you see the Lodha Eternis landscape unfold before you like a stunning work of art. Smooth stone walls, lush greenery create a vista in which architecture blends seamlessly with outdoor landscape design.

Across this tapestry runs the greenery theme with smooth lawns that slope gently into cozy groves of trees and cool, leafy avenues, forming a refreshing green sequence. This culminates at the imposing timber deck entrance of the stately, elegant clubhouse.

Adding their own delightful touch to the landscape are charming sitouts, cosy pavilions, cabanas and meandering pathways, providing opportunities to relax, reflect and savour the rarest of luxuries: true peace and serenity, in an environment like no other.





Swim.
Work out.
Meditate.
Or simply
absorb
the greenery.

Paradise is
at your
disposal.

Getting away from it all couldn't be any easier: at Lodha Eternis you now have every possible way to relax, restore and revive your mind and body, all at your doorstep.

With landscape extending over 50,000 sq.ft., Lodha Eternis brings together every facility for a contemporary lifestyle, and lets you enjoy all of it in uncrowded, perfect peace.

Stress floats away as you indulge in a therapeutic massage at the spa. A world-class gym and a swimming pool are at your disposal. Feeling sociable? Join the neighbours and indulge yourself in various indoor games. Or if you prefer to unwind in solitude, let the kids frolic in their own pool while you catch up on your reading, in one of the delightful pavilions. There's even a beautiful temple for spiritual solace.

And if you have to carry work home, a well-equipped business centre helps you dispense with it as easily as possible.

Lifestyle privileges

Central green of over 50,000 Sq. ft. (1.5 acres) with landscape design by world renowned designer Sitetectonix, Singapore

Vehicle free podium to maximize green area

Environmentally sensitive development:

- Waste water recycling
- Rain water harvesting

Swimming pool with separate kids' pool

Grand club with:

- World class gym
- Indoor games arena
- Lounge & cafe with library and business centre facilities
- Party hall
- Spa facility

Children's play area

Meditation pavilion & cabanas

Elders' corner

Ganesha temple

Multipurpose hard court





Advanced
protection for
your family.

Peace of mind
for you.

Perhaps one of the biggest luxuries
Lodha Eternis offers, is absolute security:
a six-tier security system works round
the clock, to keep you and your family safe.

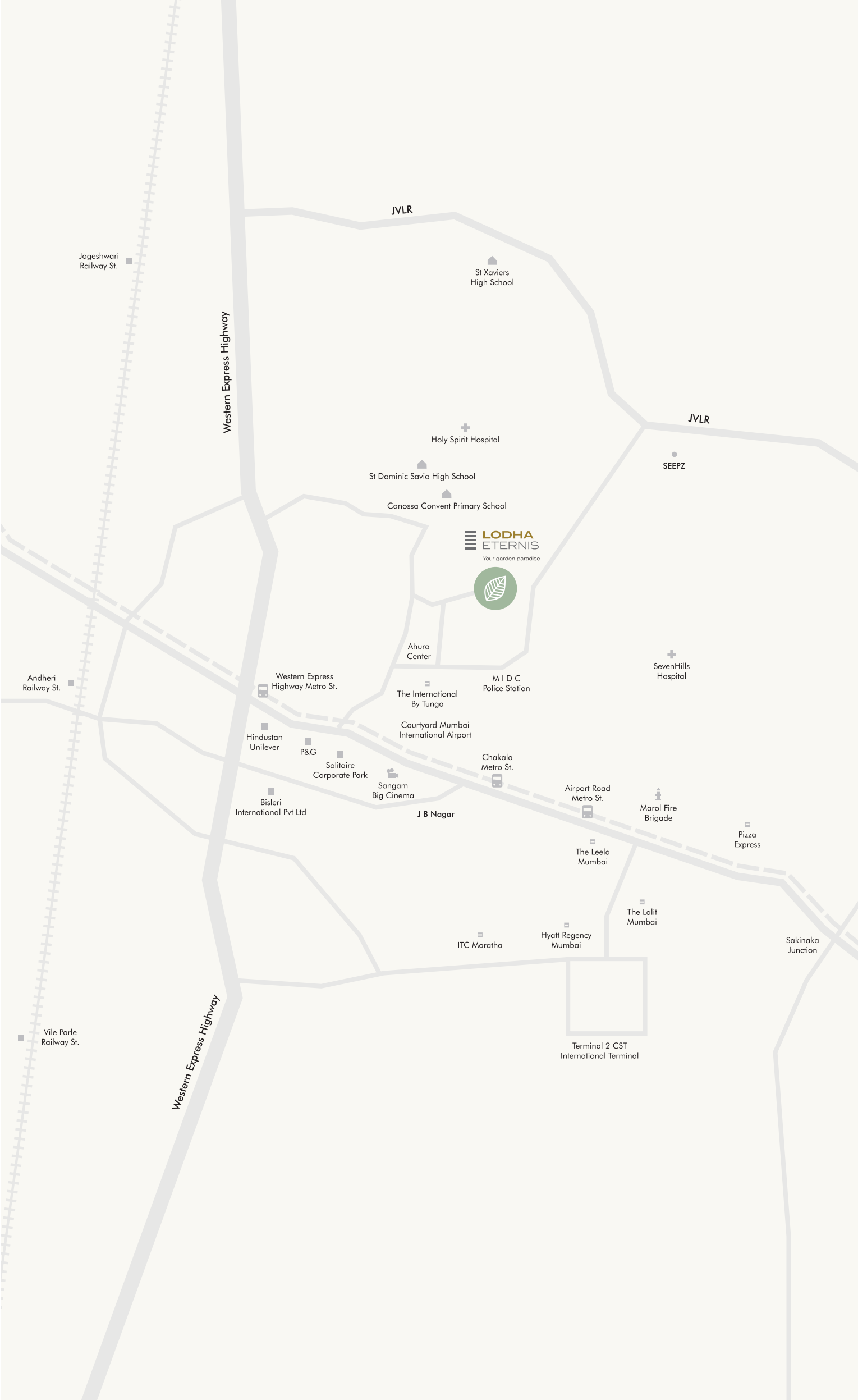
Access is controlled right from the entrance
gates, equipped with a boom barrier and
a long range reader to scan vehicles.
In the entrance lobby to each building,
an access card entry acts as a further check.
The lobby is also monitored through
closed-circuit television, from a central
monitoring room.

Besides, your residence boasts of its own
advanced security features like a video-door
phone. While the kitchen has a gas detector
installed, ensuring that any crisis can
be detected and controlled, immediately.

Advanced security
features

International standard six-tier security with:

- Video door phone in each residence
- Gas detector in kitchen
- Electronically controlled access to building
- RFID control vehicle access
- CCTV monitoring of key areas
- Central monitoring room for emergency response



JVLR

JVLR

Western Express Highway

Western Express Highway

Jogeshwari
Railway St.

St Xavier's
High School

Holy Spirit Hospital

St Dominic Savio High School

Canossa Convent Primary School

LODHA
ETERNIS

Your garden paradise

SEEPZ

SevenHills
Hospital

Andheri
Railway St.

Western Express
Highway Metro St.

Hindustan
Unilever

P&G

Solitaire
Corporate Park

Bisleri
International Pvt Ltd

Sangam
Big Cinema

J B Nagar

Chakala
Metro St.

Airport Road
Metro St.

Marol Fire
Brigade

Pizza
Express

The Leela
Mumbai

The Lalit
Mumbai

ITC Maratha

Hyatt Regency
Mumbai

Sakinaka
Junction

Vile Parle
Railway St.

Terminal 2 CST
International Terminal

In the heart of the city.

But in a world of your own.

Andheri East bustles with the energy of an urban microcosm: modern office complexes, sprawling residential developments, busy industrial units and trendy entertainment plazas signal the rapid growth of one of Mumbai’s hottest residential and commercial districts.

At its heart, nestles Lodha Eternis. An oasis of lush green, connecting you to everything you need in the city, while protecting you from its din. Relax as your chauffeur whisks you from the luxury of your residence to your meeting - MIDC, SEEPZ, industrial and technology parks and the corporate offices of a number of multinational and Indian companies are just a drive away. Fine schools and hospitals are right in the neighbourhood. While a relaxed Sunday brunch or a glitzy evening out can happen a lot more often, with Mumbai’s finest luxury hotels just around the corner.

Connectivity to any place else is just as easy. Two of Mumbai's key bus depots, railway stations and the Metro line are located in Andheri East, with the domestic and international airports virtually down the road. While the link roads and express highways get you to Central and South Mumbai, swiftly and smoothly.

In the vicinity

Office complexes like TCS, MIDC Park, Solitaire Business Square Park and SEEPZ; corporate offices of Unilever, FINO, Bisleri and Aditya Birla Group – a 5 minute drive away

Sevenhill Hospital, Shirodkar Hospital and Holy Spirit Hospital

Bombay Scottish School, St. Dominic Savio School and Canossa High School - a 5-minute drive away. IIT Powai, and NITIE campuses – a 10-minute drive away

ITC Grand Maratha, Le Royal Meridian, The Grand Intercontinental, The Leela Kempinski, Grand Regency – a 5 minute drive away

10 minutes away from the domestic and international airports, Andheri and Jogeshwari railway stations, Marol and SEEPZ bus depots

The Metro railway station is just 1.5 kms away, connecting you directly to the western & central suburbs and also to South Mumbai

Major shopping malls & entertainment centres in the neighbourhood



12 majestic towers.

All detailed to perfection.

A wealth of planning and detail has been invested in Lodha Eternis, to assure you a life of effortless ease and privilege. Intelligent planning that ensures both total protection for your vehicles, and total traffic-free enjoyment of the landscape, for you and your family. The towers are set in three clusters-Serena, Idyllia and Natura - each with pleasant views of the greenery dotting this private paradise. The buildings are designed along horizontal lines. Giving you the privilege of a super-spacious, super-luxurious residence, as well as the warmth of living in a small, close-knit community, rare in these days of soaring towers. There are 2 high-speed passenger elevators to whisk you up from the air-conditioned building lobby to your floor. You are surrounded by luxury even before you step into your residence.

Residential wing privileges

Direct access for cars from entrance to basement parking, ensuring a vehicle-free landscape

Grand air-conditioned entrance lobby

Designer floor lobbies

Private garden residences in each building

Provision for rainwater harvesting

Sewage treatment plant

Two high speed elevators for each building by Schindler* ThyssenKrupp*, including a stretcher elevator

Staff shower or toilet on each floor at mid-landing

Drivers waiting room

*Or equivalent.



Luxury at your fingertips.

Serenity in your soul.

Sophisticated design, elegant aesthetics and sheer luxury come together to create the perfect residence at Lodha Eternis. Fully air-conditioned^ and spacious beyond your expectations, your exclusive home surrounds you with privilege, comfort and indulgence.

Italian marble flooring graces your magnificent living room, dining room & passage, while the other bedrooms are enhanced with marbital flooring. And with premium European/

American bath fittings by Grohe*/Kohler*/Roca* and imported marble & designer tile finishes, the bathrooms could grace the pages of an interiors magazine.

Besides, the finest technology has been deployed to give you a home as efficient as it is elegant.

No detail is forgotten, a separate utility area and even a separate self-contained room for your household staff**, with a separate entrance and wash room.

So while your tea brews in the imported modular kitchen, all you need to do is step through the full-height French windows** onto your private open-air sundeck, and contemplate the sunset in peace.

A residence beyond compare

| |
|---|
| Fully air-conditioned homes ^ |
| Italian marble flooring in living room, dining & passage |
| Lavish decks with grand full-height French windows** |
| Lavish 4 fixture master bathroom** |
| Imported fitted kitchen with Hob and Hood |
| Imported marble finish in master toilet and designer tile finish in other toilets |
| Marbital® flooring in all bedrooms |
| Premium vitrified tiles in kitchen and utility areas |
| European / American bath fittings by Grohe*/Kohler*/Roca* |
| Separate utility area in residence |
| Separate domestic staff room with bathroom** (with separate entrance) |
| Residences with private garden** |

*Or equivalent. **in select residences.
^ Except for kitchen, toilets & service areas.





Garden residences: Luxury villa living that will grow on you.

For those who yearn for the exclusive charm and privacy of villa living, Lodha Eternis offers a select number of premium residences, each with its own private garden. There are a limited number of these residences in each building making them that much more exclusive. Enjoy alfresco dinners on your own lush green lawn, host stylish open-air parties for friends: your private garden provides the perfect setting. Besides, the garden residences are located on the vehicle-free, lush, green podium, giving you an unmatched view of the stunning landscape of Lodha Eternis.

Limited garden residences in the entire development

Your own private garden

The best view of the landscape from the podium level

Lodha Eternis has been conceived, designed and built with a single-minded mission: to make every day of your life a truly relaxing, refreshing and invigorating experience. With aesthetics, planning, amenities and luxuries beyond your expectations, leave the stress and din of city life behind. Come home to your garden paradise in Lodha Eternis.



Grand entrance



Clubhouse with swimming pool



Cabanas with timber deck





Water channel



Swimming pool with children's splash pool





- Idyllia
- Natura
- Serena



LEGEND

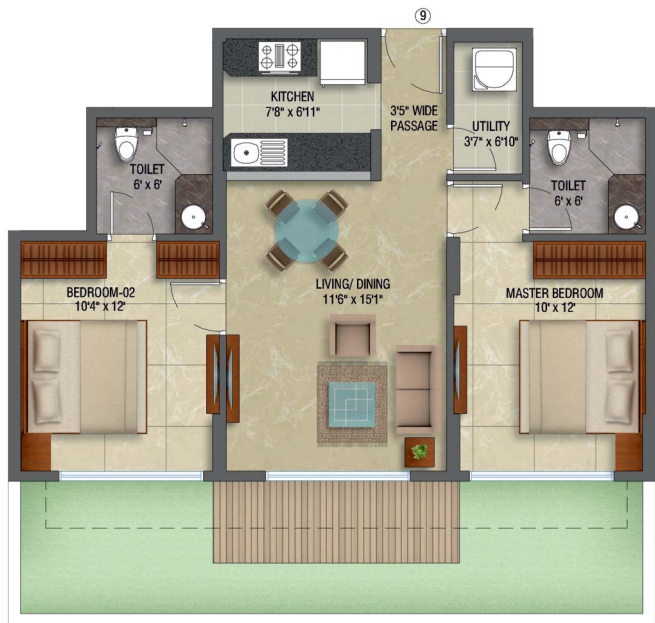
- | | |
|--------------------------------------|----------------------------|
| 1 SHALLOW POOL WITH GLASS WATER CUBE | 16 ALFRESCO DECK |
| 2 MEDITATION DECK | 17 KID'S POOL (0.5M DEEP) |
| 3 WELLNESS CORNER | 18 YOGA LAWN |
| 4 RAISED WATER TROUGH | 19 POOL SIDE LOUNGE |
| 5 MULTI-PURPOSE LAWN | 20 POOL SIDE COURT |
| 6 TERRACE PLANTING | 21 25M LAP POOL |
| 7 GRAND STEPS | 22 JACUZZI LOUNGE |
| 8 DECK WITH LINED FEATURE TREES | 23 MULTIPURPOSE HARD COURT |
| 9 HEDGE PLANTING | 24 CLUB HOUSE |
| 10 SPORTS LAWN | 25 GANESHA TEMPLE |
| 11 CHILL-OUT COURT | 26 ELDERLY CORNER |
| 12 FAMILY DECK | 27 SEATING CORNER |
| 13 KID'S PLAY AREA | 28 OUTDOOR SHOWER |
| 14 PARTY LAWN | 29 PES GARDEN |
| 15 FAMILY PAVILION | 30 DROP-OFF LOBBY |

Ground Floor Plan



Serena C

Unit Plans - 2 BHK (Garden Homes)







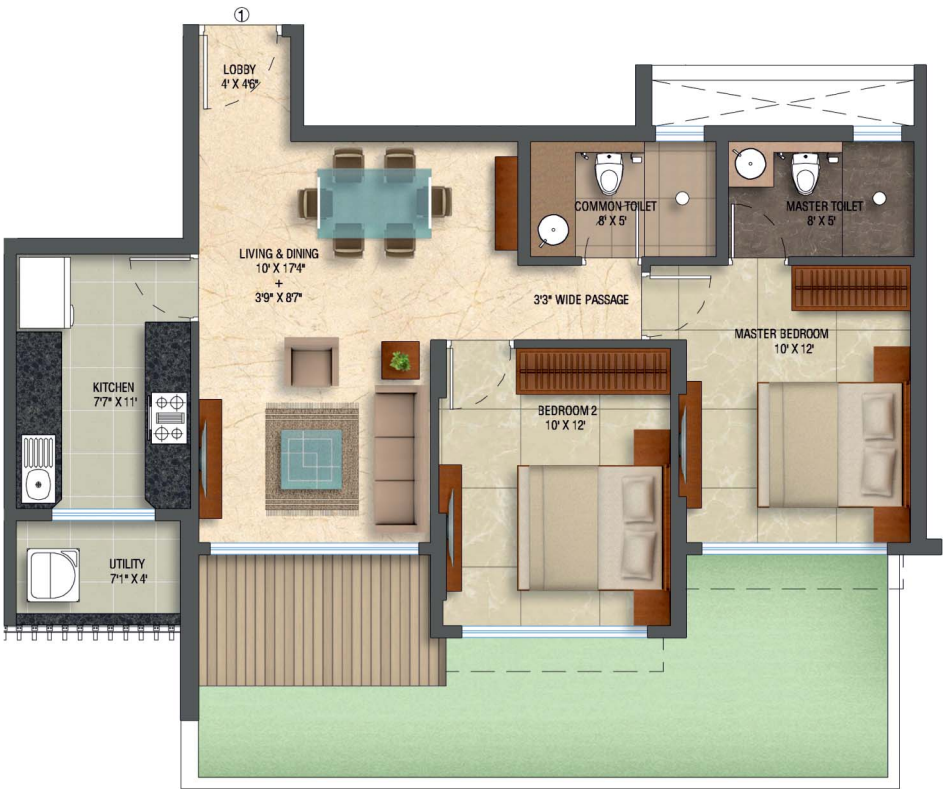








3 BHK (Garden Home)



2 BHK (Garden Home)





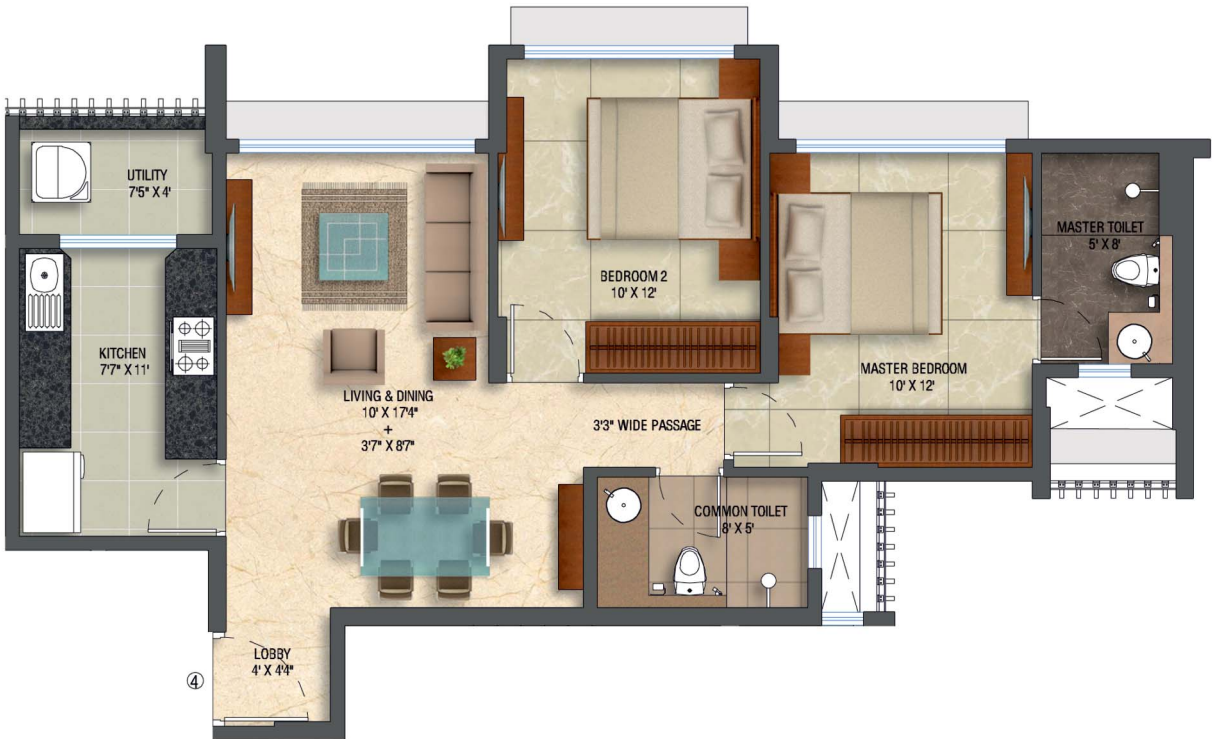
3 BHK with deck



2 BHK with deck



3 BHK



2 BHK

