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RICHER

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LIFE

 **LODHA**
GIARDINO

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 4 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.



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






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.

Welcome to
Lodha Giardino:
Pune's
urban oasis.





An urban oasis set in the heart of Pune's fastest growing IT hub at Kharadi, Lodha Giardino is conceived as a rich verdant landscape, designed to provide a multitude of experiences and a diverse range of delightful environments across its 5.5-acre expanse. Pulsating with vibrant life and activity, this urban park is so rich in experiences, it would take a lifetime to enjoy them all.

Themed gardens.
Vast central lawn.
Tree-lined avenues.
Outdoor pavilions.

It doesn't get
better than this.





The vast verdant landscape from which Lodha Giardino derives its name is much more than a haven of green. It is a tapestry of experiences, unfolding gradually for you. Chasing butterflies or playing tennis, movie screening under a starry night or lounging by the poolside, catching up with your favourite novel in the poolside cabana, or picking fresh vegetables from the organic garden – every nook and corner of Lodha Giardino has been designed to stimulate, enlighten and enrich.

80% open spaces.
100% joy.

Lodha Giardino is a celebration of the incredible diversity and abundance of Mother Nature. Encompassing a variety of moods and expressions and a wide range of scales from a large central lawn to intimate spaces for a couple to retreat to.





Over 80% of the development is open space

Large central lawn

Extensive tree cover to improve air quality & provide green cover

Outdoor work-from-home garden

Community garden

Senior citizens' garden

Fern & foliage garden

A young child with dark hair, wearing a black and white striped long-sleeved shirt and tan pants, is lying on their back in a field of tall, vibrant green grass. The child is smiling broadly, showing their teeth, and appears to be holding a small piece of grass in their right hand. The background is a soft-focus field of similar grass, creating a sense of being immersed in nature. The overall mood is joyful and carefree.

Give your kids
a childhood
they'll remember.

Lodha Giardino is a celebration of the incredible diversity and abundance of Mother Nature. Encompassing a variety of moods and expressions and a wide range of scales from a large central lawn to intimate spaces for a couple to retreat to.



Fun for kids

Kids' play village

Adventure play area

Toddlers' play area

Treehouse

Separate kids' pool

Pet corner

Indoor games room

Outdoor chess garden

So much to do,
the hardest part
is choosing
what to do next.

With exceptional facilities in an invigorating environment, Lodha Giardino makes it easy to have a happy mind in a healthy body. From swimming pools to playgrounds, jogging tracks to sports courts, picnic spots to barbecue cookouts, Lodha Giardino caters to a wide variety of recreational and sports activities for all ages – creating a strong social network for its residents who find several avenues to mix and bond with like-minded individuals.





The finest facilities

Pools

Barbeque cookouts

Themed gardens

Jogging track

Multi-sport court

Elders' corner

Lifestyle cabanas

Party hall


Community garden

Experience a
world of leisure,
well-being
& privilege.

Step into the
grand clubhouse.

A grand clubhouse spread over 18,000 sq. ft. brings every activity to your doorstep. A world-class gym for your daily dose of adrenaline. A party hall to celebrate your most special occasions. A café by the pool for a ladies' kitty lunch. A library to catch up with a book in a quiet corner. And a host of leisure activities to help you recharge for the week ahead.





18,000 sq. ft. clubhouse.
Immeasurable joy.

Café with outdoor seating

Party hall

Gymnasium

Indoor games room

Library

Business centre

Steam room



Ganesha temple: your wellspring of peace and serenity.

The serene Ganesha temple serves as an ever-present source of peace and tranquillity for you to draw positive energy from every morning, and to replenish yourself at the end of a long day.

Ganesha Temple | Adjacent meditation garden

Thoughtfully
designed
residences,
maximized
for you.

Your residence is designed with just one thing in mind: efficient planning. Which means, maximum space with virtually zero wastage in passages. Giving you the best utilization of space as compared to other homes of similar area. And a lavish deck in the living room, to invite the outdoors in.



*Efficient design with
minimum wastage*

Air-conditioned bedrooms

*Spacious sundeck
in living room*

*Full-height windows
for maximum natural
light & ventilation*

*Separate wardrobe niche
in master bedroom*

Vastu-compliant layout



Crafted to the minutest detail.

From marbled flooring in the living room to elegant bath fitments and finishes that rival the world's best, our materials are thoughtfully chosen, and every detail carefully considered, to match your grand interiors.

Imported marble flooring in living room

Marbital flooring in bedrooms

Kitchen with high quality granite top & designer tiles in dado

Washrooms with high-quality fitments from Kohler/ Rocca or equivalent

Every corner, safe and secure.

At Lodha Giardino, every corner is armed with security features to preserve your home as the safe haven it was meant to be. From swipe card access at the entrance to the emergency alarm in your residence, every feature is thoughtfully integrated into the security system to ensure your family is always safe and secure.





Advanced 5-tier security

CCTV monitoring in key common areas

RFID-controlled access to parking

Access-controlled main lobby

Video door phone in each apartment

Visitor registration

There's no
such thing as
wanting
too much.

At Lodha Giardino, you have every convenience you need to ensure your household runs on well-oiled wheels. A dedicated facilities management team fulfils every demand from the mundane to the whimsical, with absolute efficiency and utmost meticulousness.

Maintenance staff round the clock

Separate service elevators



A location that
puts you at the
centre of everything.

Lodha Giardino is set in Kharadi – Pune's fastest growing IT hub with great connectivity, a thriving business and social infrastructure, and the city's top schools, hospitals and offices within 10 minutes driving distance.





Driving time to key social & commercial destinations

EASY ACCESS TO WORK

- Commerzone – 4 minutes
- EON IT park – 10 minutes
- World Trade Centre – 10 minutes
- International Tech Park – 10 minutes
- Zensar Technologies Campus – 10 minutes

PUNE'S TOP SCHOOLS & COLLEGES NEARBY

- Podar International School – 1 min
- Dhole Patil College of Engineering – 3 minutes
- Euro School Kharadi – 4 minutes
- Phoenix World School – 10 minutes
- CP Goenka International School – 10 minutes

THE BEST TO RECREATION, ENTERTAINMENT & HEALTHCARE WITHIN YOUR REACH

- Retail & entertainment: Phoenix Market City – 20 minutes, Seasons Mall – 25 minutes, Amanora Mall – 25 minutes
- Hospitals: Manipal Hospital – 12 minutes, Shri Siddhnath Hospital – 10 minutes, Viloo Poonawala Memorial Hospital – 25 minutes
- Hotels & Restaurants: Radisson Blu – 10 minutes, Farfield by Marriott – 10 minutes, Irani Café – 10 minutes, Chokhi Dhani – 5 minutes, The Flour Works – 5 minutes

Design partners

ARCHITECTURE DESIGN: CCBA

Visiting India in 1968 on a Fulbright Scholarship, Christopher Benninger, having studied Urban Planning and Architecture at the Massachusetts Institute of Technology and Harvard, began a journey that was to change the course of his life. Moving to India in 1972, he founded institutions and prepared development plans for the Governments of India, Bhutan, Nepal, Malaysia, Indonesia and Sri Lanka before setting up CCBA in Pune. CCBA is based out of Pune and has a core team lead by four directors & associates. Now in its 23rd year, CCBA's professional works have a national reputation for design excellence, many awards and a rich and extensive body of work that includes the Mahindra United World College of India, the "Suzlon One Earth" world headquarters and the National Ceremonial Plaza at Thimphu, Bhutan. CCBA has also been awarded some of India's most sought-after commissions, including the Azim Premji University at Bengaluru, the Indian Institute of Technology at Hyderabad, Forbes Marshall Campus at Pune, Bajaj Institute of Technology at Wardha and the Indian Institute of Management at Kolkata. Christopher Benninger has received, among other honours, the 'Golden Architect Award for Lifetime Achievement'.

LANDSCAPE DESIGN: SITECTONIX, SINGAPORE

A consulting firm that specialises in landscape architecture, master planning and urban design, STX harnesses the creativity, experience, and expertise of its staff to serve as a trusted partner for clients, and to give form and definition to projects. Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesizing its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces.

In partnership with Annuj Goel, Ammul Goel and Palesha Group

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

Sales Gallery: Lodha Giardino, Opp. Podar International School, Upper Kharadi Main Road, Pune – 412207.

Disclaimer:

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 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. Developing in partnership with Terraform Realty. RERA registration no. P52100047587 available at website maharera.mahaonline.gov.in.

Date of printing: February 2023.

*By residential sales FY16-22.

**85 million or ~8.5 crore square feet completed till Mar 2022.

^Based on liveability quotient ranking by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report

^^As on March 2022

 **LODHA**
GIARDINO

A richer life