

 **LODHA**
ADRINA
A joyful life

A JOYFUL LIFE

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. In keeping with our belief that 'every Indian deserves a high-quality home,' and our vision to 'build a better India,' every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the league of the world's finest

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 works relentlessly to create developments of exceptional quality, and is committed to 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 people and processes, being nimble in delivering our customers' needs, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – with self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and convenience at your doorstep.

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.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet, and society at large. We are committed to becoming 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' in more ways than we can imagine.

*By sales FY16-22. **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 March 2022



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 holistic happiness and productivity. Every aspect – from well-connected locations to carefully designed residences – is thought through so you can spend your time meaningfully in the company of your loved ones and create joyful memories.



SERVICES THAT REVOLVE AROUND YOU.

Lodha provides rich and joyous experiences, and residents enjoy our world-class service standards at every level and touchpoint. From easing your transition into a new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.



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.

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 allows 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 programs 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 their 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 & Safety Management.

WELCOME TO A TRULY JOYFUL LIFE.

Presenting Lodha Adrina, the last tower at Lodha Park – a 17-acre urban oasis with a 7-acre private park, at Worli. Offering a lifestyle designed to provide you with unending joy: thoughtfully designed residences boasting panoramic city and sea views, world-class amenities, all within an ecosystem where you live and work, happily and harmoniously, amidst a thriving community of like-minded individuals.





OF ALL THE
PRIVILEGES OF
LIVING AT
LODHA ADRINA,
THE RAREST IS
LIVING AROUND
A 7-ACRE
PRIVATE PARK.



Shot on location

ONE PARK. MANY EXPERIENCES.

Lodha Park is a tapestry of experiences so rich, it would take a lifetime to enjoy all of them. Morning walks by a garden, weekend picnics in the lawns, fruit and vegetables from a private orchard and organic garden – experiences you could never have envisioned, are now yours to enjoy in the heart of the city. Your children will revel in the delights of a sprawling playground, a sand-pit, a skating rink and an irresistibly tempting tree house, while you have a magnificent clubhouse with a world-class spa and gym, a choice of swimming pools, elegant party venues, indoor and outdoor sports courts, a private theatre and a well-stocked library – all at your disposal within Lodha Park's boundaries.

Historically, the world's most sought-after and exclusive residences have always been located around great urban parks. Central Park, New York, and Hyde Park, London, are some of the most desirable neighbourhoods to live in, pulsating with vibrant life and activity.

Lodha Park now brings the buzz and lifestyle of these landmark urban park neighbourhoods, to Mumbai. Set amidst 1,000 trees and abundant nature, this private oasis provides the perfect escape from the city. With a variety of moods and expressions, and a vast range of scales from a wide maidan to intimate spaces, this serene haven is imbued with experiences that will enrich every moment of your life.



Shot on location

WHY LIVE IN
A CONCRETE JUNGLE,
WHEN YOU CAN
LIVE IN A RICH
ECOSYSTEM?



NOT JUST AN ECOSYSTEM. A SOCIAL ECOSYSTEM TOO.

With several areas for activity, leisure and recreation dotting its vast landscape, Lodha Park creates the perfect ecosystem for its elite residents to meet, socialize, and bond with each other. Picnic spots, barbeque areas, garden pavilions, a restaurant, banquet facilities, and a 50,000 sq.ft. clubhouse – Lodha Park 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 squash.





THE JEWEL

Shot on location

EXPERIENCE A WORLD
OF LEISURE, WELL-BEING
AND PRIVILEGE.
STEP INTO A 50,000 SQ. FT.
CRYSTAL.



Inspired by a magnificent crystal, The Jewel - the clubhouse at Lodha Park with its diamond-like facets, is a two-storied structure spread over 50,000 sq. ft. on the park level. One of the largest clubhouses in any residential development in the city, it is a rare and glittering example of what happens when luxury meets grand architecture meets grand vision. With exceptional facilities in an invigorating environment, The Jewel at Lodha Park makes it easy to have a happy mind in a healthy body. The interiors of the clubhouse are designed by Patricia Urquiola, one of the most renowned contemporary interior designers in the world.



Shot on location



SPORTS & FITNESS

- 7 swimming pools: full-length lap pool, covered temperature-controlled pool for ladies and children, kids' pool, toddlers' pool, family pool spread over 70 metres, Turkish 'Hamam' pool, and rain pool
- India's first Evander Holyfield gym with a boxing ring - providing a world-class fitness & training system to bring out the champion in you
- Multi-purpose sports court
- Cricket maidan with full-size cricket pitch
- 200-metre athletics track
- Sports ground with football facilities and provisions for other sports
- 1 km+ jogging & walking track
- Putting green





Shot on location

LEISURE & RECREATION

- 50,000 sq. ft. clubhouse
- World-class luxury spa
- Yoga studio
- Indoor games room with table tennis, pool, carrom and cards
- Gourmet restaurant
- Banqueting facilities, 2 party halls and party lawns
- Luxury guest suites for family & friends
- Private theatre
- Amphitheatre
- Serene Ganesha temple
- Well-stocked library
- Pet garden & walk



COMFORT & CONVENIENCE

- Convenience store provision
- Fully-equipped business centre with meeting rooms
- 24x7 medical facility

FUN FOR KIDS

- Playzone for kids (2 to 14 years):
 - Todder's Den, an indoor play area for kids (2-8 years)
 - Entertainment zone with board games and more for kids (8-14 years)
- Kids' pool
- Grand library with an extensive list of books
- Activity and dance rooms
- World-class indoor kids' playground
- Outdoor kids' play area with extensive play equipment
- Tree house
- Picnic trails
- Rock climbing
- Outdoor chess



Shot on location



HEALTH AND WELL-BEING

- Organic vegetable garden
- Organic herb garden
- Fruit orchard
- World-class health club with champions' gym
- Gourmet restaurant and juice bar

THE WORLD IS
CHANGING.

NOW, EVERYTHING WILL
COME TO YOU.



We live in exciting times. We no longer have to chase the things we desire. They come to us. All it takes is a tap on your phone, tablet or laptop to have your wishes granted, at your doorstep. And there's no reason why life at Lodha Adrina should be any different. With Saint Amand's hospitality services, you have every convenience in place to ensure your household runs like clockwork. And every need, from the routine to the whimsical, is met efficiently and meticulously.



A GEM OF A LOCATION. SET WITHIN THE MUMBAI MILE.

Lodha Adrina is located within Lodha Park and stands tall at the starting point of the Mumbai Mile- a glittering stretch where landmark residential and commercial developments rub shoulders with the finest hotels, luxury retail stores and premium entertainment hubs. The Mumbai Mile is home to one of India's most iconic addresses, The World Towers, as well as prime office developments like One Lodha Place, Peninsula Corporate Park and Peninsula Business Park. With luxury hotels such as St. Regis Mumbai and Four Seasons, retail options including Palladium and High Street Phoenix, dining outlets such as Bastian, Opa and entertainment centres such as Smaaash, the Mumbai Mile is the pulsating heart of Mumbai's urban renaissance.

With its enviable location, Lodha Adrina offers easy access to the luxury lifestyle on the Mumbai Mile, as well as effortless connectivity to Mumbai's suburbs and airport, via the Bandra-Worli Sea Link.



THE SHEER
JOY OF LIVING.
YOURS TO
ENJOY, AT
LODHA ADRINA.



Sensitively designed by WOHA, the internationally-acclaimed, Singapore-based architecture firm, Lodha Adrina is in a league of its own. Designed with 'breathing architecture', the residences are built around an advanced ventilation system, with plenty of fresh air and sunlight. Built-in aeromat ventilators naturally keep your home a few degrees cooler than its surrounds, and ensure greater energy efficiency.





- Elegant glass façade with colored weather shade boxing in aluminium for striking elevation and long-lasting durability
- Grand air-conditioned main entrance lobby
- Designer floor lift lobbies
- Each wing with 4 hi-speed passenger elevators from Mitsubishi/Schindler/Otis[®]
- 2 separate service-cum-stretcher elevators
- State-of-the-art fire-fighting system
- Advanced 5-tier security:
 - Swipe card access to lobby and lifts
 - Video door phone
 - CCTV monitoring of key common areas
 - Gas detector in kitchen
 - Emergency alarm in each residence

WHERE JOY AND
HAPPINESS RESIDE.





Artist's impression

Spacious and grand, your residence is meticulously planned to optimize space. 8 ft. high windows extend from corner to corner in every room, inviting fresh air and natural light, to keep you bright and cheerful through the day. While spectacular views of the city make you feel you're on top of the world. From the moment you step into your expansive living room and feel the touch of fine Italian marble under your feet, you are transported into a world of luxury.

Your spacious master bedroom keeps you cocooned in comfort, high above the din of the city rushing below. While the master bathroom equipped with top-of-the-line European bath fittings turns even a routine shower into an indulgence.

Your high-end kitchen provides all the inspiration you need to hone your culinary skills to perfection. From a study/office, to a separate store and utility area, every square inch of your residence has been designed to maximise functionality. And with the latest conveniences at your fingertips, Lodha Adrina provides an unparalleled experience in holistic living.

Thoughtfully-designed homes with full-height windows offering access to plenty of natural light and stunning views.

- Fully air-conditioned*
- Imported marble flooring in living/dining, passage areas and all the bedrooms
- Toilets finished in imported marble flooring and designer tiles in dado
- Vitrified tiles in kitchen and ceramic tiles in utility, store and service areas
- Sanitary ware and CP fitting of European Duravit / Laufen / Grohe / Gessi[‡]
- Well-designed layouts with optimal space usage:
 - Separate utility area in each residence
 - Separate powder toilet**
 - Staff room with toilet for select residences
- Advanced FTTH for data and voice

*Excluding kitchen, toilets and service areas.

** Select units only.

‡ All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Project Designers.



PLANS

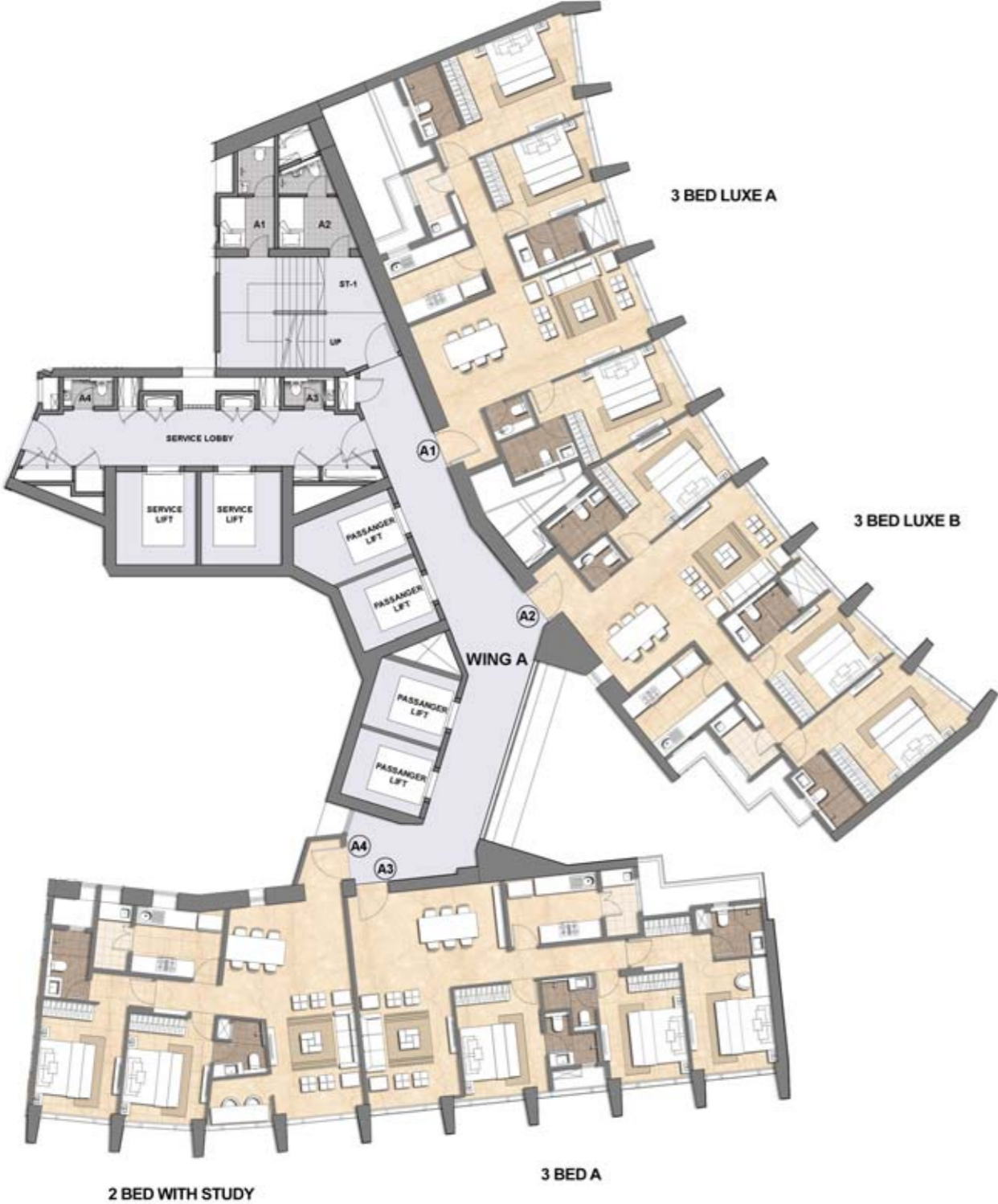
MASTER PLAN



LEGEND

- | | |
|------------------------|--------------------------------|
| 1. Kids Play Area | 29. Family Pool |
| 2. Tree House | 30. Hammam |
| 3. Skate Park | 31. Picnic Island |
| 4. Rock-climbing Wall | 32. Reflexology Garden |
| 5. Lodha Marquise | 33. Allura & Parkside Drop-off |
| 6. Jogging Path | 34. Reading Area |
| 7. Marquise Drop-off | 35. Outdoor Chess |
| 8. Trump Tower, Mumbai | 36. Lodha Kiara |
| 9. Picnic & BBQ Area | 37. Lounge |
| 10. Pet Garden | 38. Kiara & Adrina Drop-off |
| 11. Reflection Avenue | 39. Lodha Adrina |
| 12. Entrance Plaza | 40. Relaxing Area |
| 13. Athletic Track | 41. Community Hall |
| 14. Cricket Ground | 42. Herb & Spice Garden |
| 15. Outdoor Cinema | 43. Fragrance Garden |
| 16. Pavilion | 44. Temple |
| 17. Function Lawn | 45. Meditation Court |
| 18. Sit Out Area | 46. Fruit Orchard |
| 19. Outdoor Lounge | 47. Tea Pavilion |
| 20. Lodha Parkside | 48. Vegetable Garden |
| 21. Game Courts | 49. Townhouses |
| 22. 30m Lap Pool | 50. Retail at Ground Level |
| 23. Toddler Pool | 51. Senior Citizens Gym |
| 24. Kids Pool | 52. Nature Garden |
| 25. Indoor Pool | 53. Mini Golf |
| 26. Rain Pool | 54. Lodha Allura |
| 27. Pool Bed | 55. Communal Pavilion |
| 28. Pool Deck | |

FLOOR PLAN - WING A



FLOOR PLAN - WING B



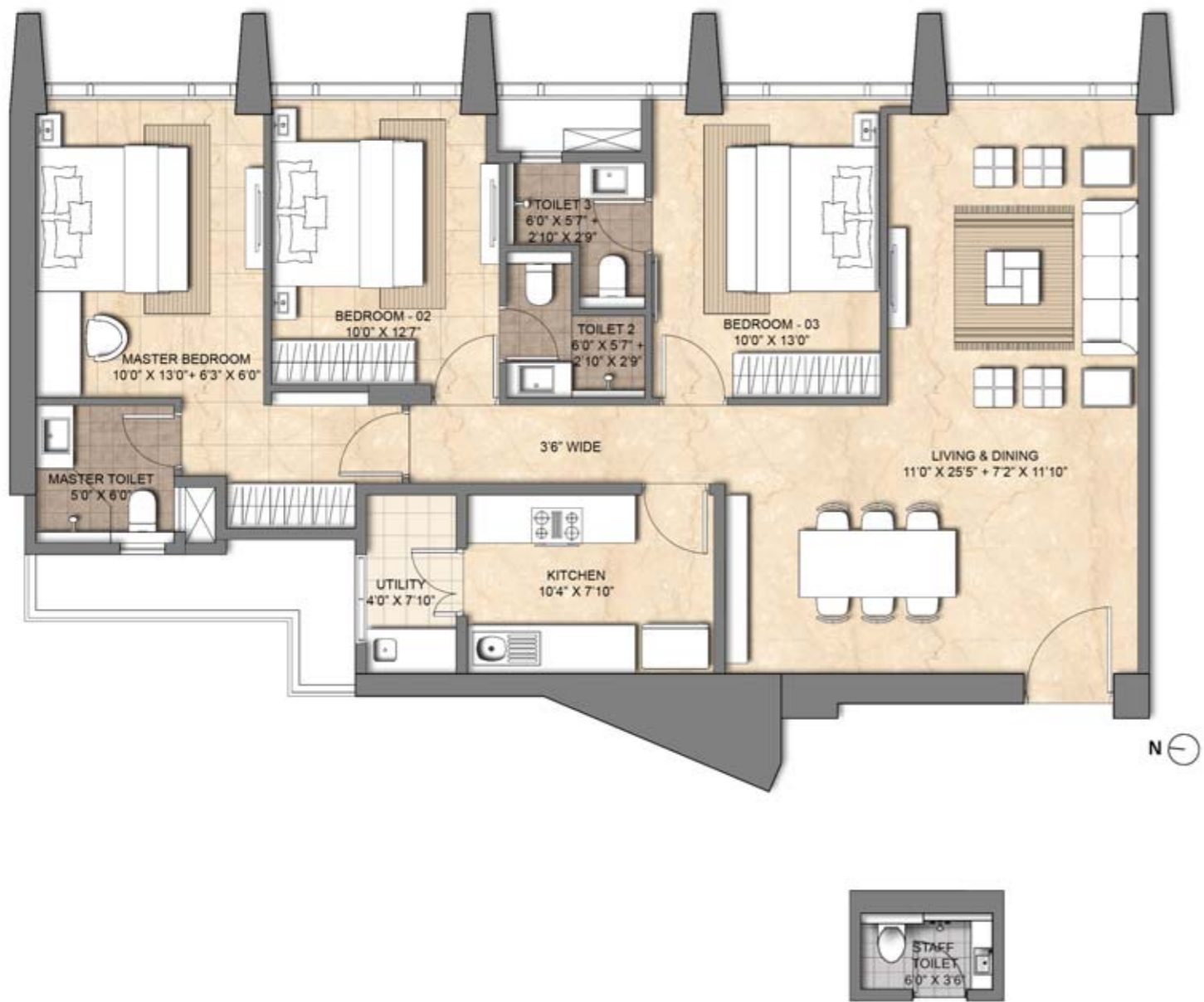
UNIT PLAN - 2 BED



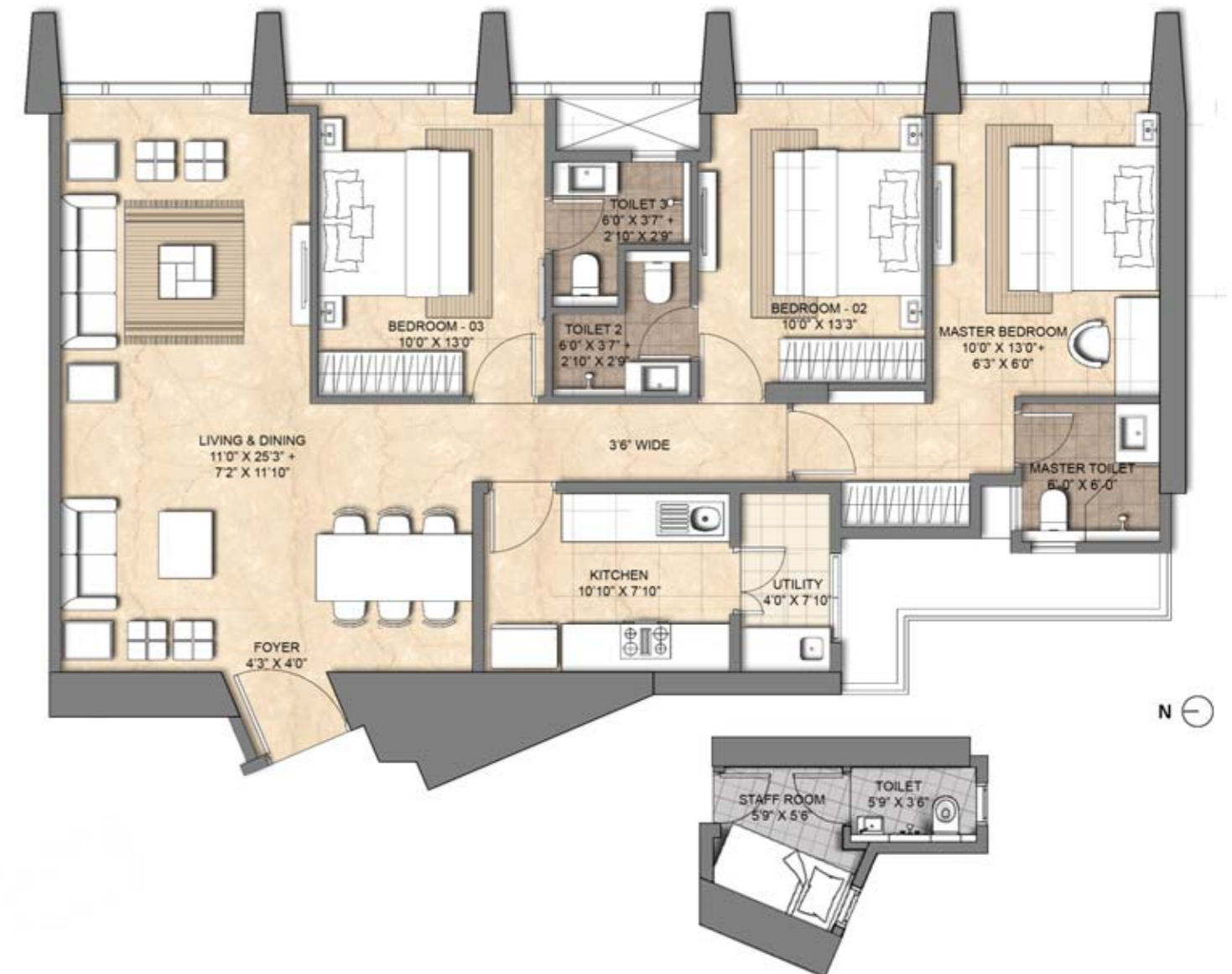
UNIT PLAN - 2 BED WITH STUDY



UNIT PLAN - 3 BED A



UNIT PLAN - 3 BED B



UNIT PLAN - 3 BED LUXE A



UNIT PLAN - 3 BED LUXE B



UNIT PLAN - 3 BED LUXE C



PARTNERS

Architects: WOHA, Singapore

WOHA's architecture is notable for the fact that no two WOHA buildings feature the same design. Each project constitutes

a specific response to the potential of the plan and the site. Combining a profound awareness of local context and tradition,

as well as contemporary architectural forms and ideas, WOHA projects create a unique fusion of practicality and invention.

WOHA has received numerous international awards for excellence in design, particularly for the green high-rise, Newton Suites;

and the luxury resort, Alila Villas, Uluwatu, for which they won The Green Good Design Award, The International Highrise

Award 2010, The President Design Awards 2010, and the World Learning Building of the Year Good Design Award,

at the World Architecture Festival. WOHA's well-known projects span the Asia-Pacific region, including Singapore, Malaysia,

Thailand, Indonesia, Taiwan, Australia, Maldives and China.

Landscape Design: P Landscape (PLA)

A landscape design studio based in Bangkok, Thailand, PLA is a creatively diverse team of landscape architects, designers,

horticulturists, and artists, driven by unique and refreshing ideas. The firm's vision of landscape architecture goes beyond the physical

and functional aspects of a site, to integrate creativity, culture and local heritage, while also enhancing the site's existing environment

and ecology. PLA specialises in high-end resort, hotel, and residential projects, with a global presence across Thailand, China,

the Middle East, Maldives, the Fiji Islands and India. With memorable landscapes that capture the unique essence of a destination,

every PLA landscape fosters a deep connection between people and nature.

Local Architects: Kapadia Associates

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted

terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects

with optimised managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number

of prestigious awards and has to its credit some of Mumbai's finest developments including Lodha Bellissimo and Ashok Towers.

Structural Engineers: Magnusson Klemencic Associates Inc., New York

Over the past 80 years, the Seattle-based Magnusson Klemencic Associates (MKA) has consistently delivered safe, enduring,

creative and cutting-edge solutions in structural, civil, seismic and wind engineering, shoring, building preservation and

sustainable design projects. The firm is known worldwide for its ability to expertly handle any project, regardless of its size,

complexity and location. MKA's projects span 48 countries, and the company has won 337 awards for engineering excellence.

Local Structural Engineers: Sterling Engineering Consultancy Pvt. Ltd., Mumbai

Led by one of the foremost names in structural design in India, Kamal Hadker, the company offers engineering design services

for the built environment, including large office complexes, hotels, shopping centres, hospitals, industrial projects, multi-storey

buildings and townships. Over the years, Sterling has earned a reputation for creative contributions towards engineering

and architectural design, technical excellence, cost and material efficiency, and responsive service to clients in India and abroad.

MEP Engineers: Buro Happold

Buro Happold is one of the world's leading MEP engineers. Known for having designed the Louvre at Abu Dhabi, and the iconic

World Towers in Mumbai, the Buro Happold team brings a holistic approach to every project, by focussing simultaneously

on design, concepts, details, execution, value for money, and efficiency. The team is dedicated to creating a world-class internal

environment, deploying advanced energy-efficient systems and technology to ensure the highest level of safety, comfort

and environmental responsibility.

Elevator Engineers: Barker Mohandas

Vertical Transportation consultants providing system design and evaluation services for elevators or lifts, escalators, etc.,

Barker Mohandas is a firm based in the USA, with varied projects worldwide. The backgrounds of their people are uniquely strong

in the industry, not just in VT system design, but in high-speed elevator product R&D engineering, manufacturing, construction,

modernisation and codes, behind such systems. Such backgrounds are useful in their everyday planning work for VT systems

for large and small buildings. For productivity, they use advanced software, the most powerful of these tools developed in-house

for high-rise buildings. They provide various vertical transportation services to some of the most iconic buildings across the world

including the Burj Khalifa, Dubai, and World One, Mumbai.

Façade Engineers: Arup, Singapore

Founded in 1946, Arup first came to the world's attention with the structural design of the Sydney Opera House, followed

by its work on the Centre Pompidou in Paris. Arup has since grown into a truly multidisciplinary organisation, with designers,

planners, engineers, consultants and technical specialists offering a broad spectrum of professional services. Arup's reputation

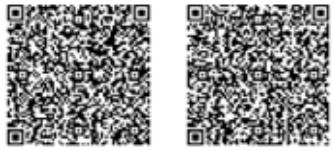
is grounded in its unconventional approach to design, independent outlook, and dedication to technical excellence.

Most recently, its work for the 2008 Olympics in Beijing has reaffirmed its reputation for delivering innovative and sustainable

designs that reinvent the built environment, and make a positive difference to the world. Arup's projects leave behind a legacy

for subsequent generations: a legacy that outlasts any one individual. With 10,000 projects on at any given time, Arup is making

the best possible effort for current and future generations.



Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.

Sales Gallery: Lodha Adrina, Lodha Park, Next to Shree Simandhar Swami Jain Temple, Worli, Mumbai, 400 018.

*Maharashtra RERA Registration No. P51900001339 and P51900014937 available at maharera.mahaonline.gov.in.

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 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 units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organization.

^By sales FY16-22 | # - **All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer/ Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand.

Date of Printing: 01/24