

AURUM GRANDÉ

THE PRIVILEGED LIFE



SITE ADDRESS

*Lodha Aurum Grandé, Near Kanjurmarg Station,
Off Jogeshwari-Vikhroli Link Road, Kanjurmarg (E), Mumbai 400 042.*

CORPORATE ADDRESS

*Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.
www.lodhagroup.com*



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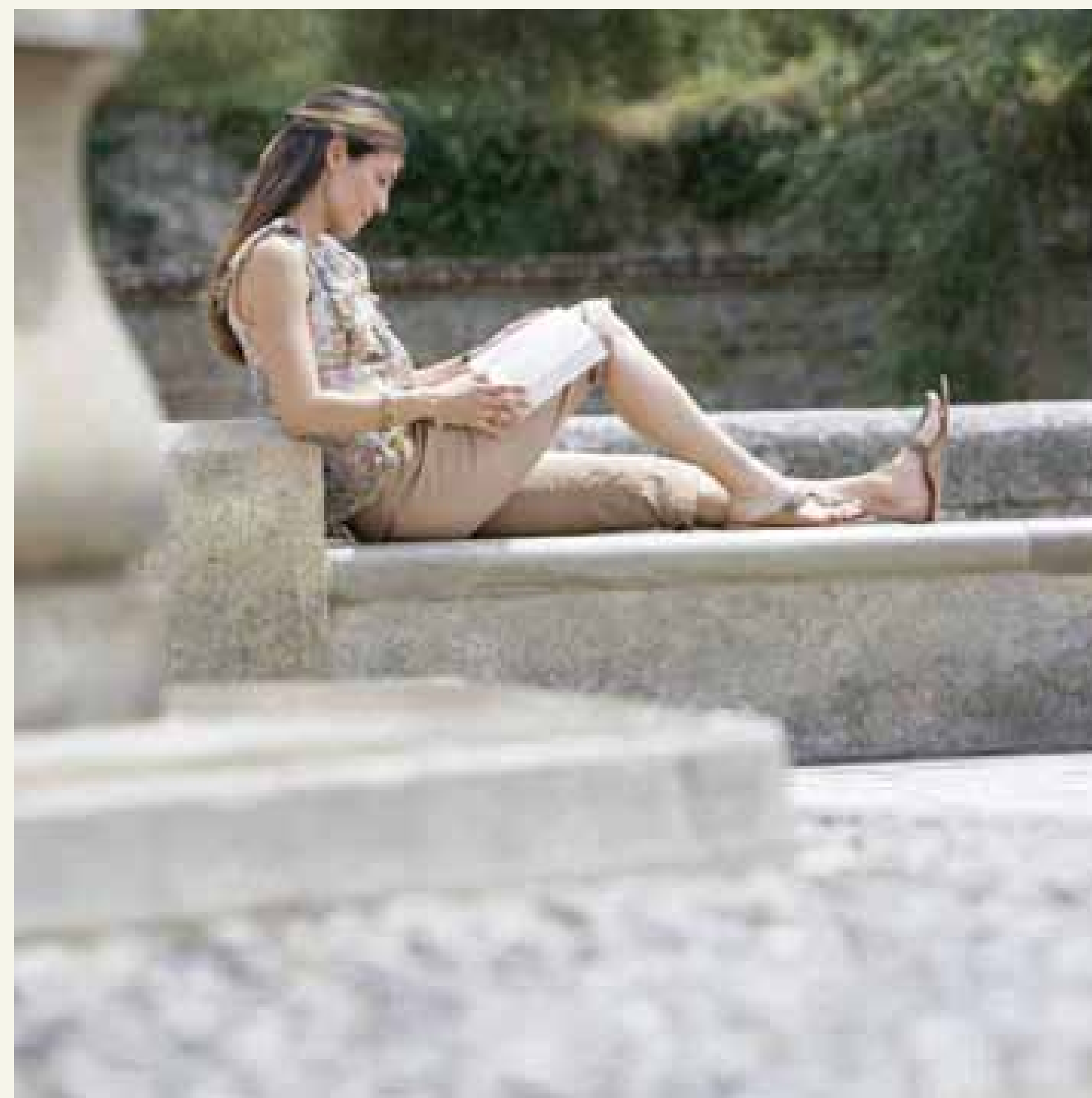


*From your vantage point in one of the tallest buildings
in the suburbs, you look at things from a different perspective.*

*You aim higher, dream bigger, want to live grander
than ever before. And at Lodha Aurum Grandé, you can.*

*Created for people seeking a lifestyle far above the ordinary,
Lodha Aurum Grandé brings together the finest
that nature and man can provide. Panoramic views, exceptional
landscaping, stunning architectural design,
world-class amenities and luxury-filled residences.*

*Take your own exclusive place in a world of privilege.
The best of everything is now at your command.*





Most people live in buildings.

You reside in an architectural icon.

Everything about Lodha Aurum Grandé signals a residence in a league of its own, especially its striking appearance.

Standing 34 storeys tall, the 3 towers of Lodha Aurum Grandé soar literally and metaphorically over every other building in the suburbs. With a contemporary international façade and design that make it a landmark.

Each elegant tower has an impressive entrance lobby, with 3 high-speed elevators standing ready to whisk you up to your residence, and exclusive floor lobbies on each floor.

Surrounding you with style and luxury, even before you step into your residence.

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Grand entrance lobby

1st residential floor starts almost 30 feet above ground

*3 high-speed passenger elevators
(from Toshiba)*

Separate service elevator in each tower

State-of-the-art fire fighting equipment

D.G power back-up for lifts and common area lighting

Bathroom for domestic staff on every 4th floor



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*The best of the world in your home.
The city outside your window.*

*Sometimes,
you can have it all.*

Panoramic views of the city outside, and the finest international brands and styling within - your residence at Lodha Aurum Grandé would transcend even the highest expectations.

Every corner of your fully air-conditioned, spacious home speaks of luxury and fine taste, with elegant marble and stylish wooden flooring, international fittings and immaculate finishes. Advanced technology ensures that appliances flick on at the touch of a button. While intelligent planning provides for every possible requirement, from storage to utilities to a serene puja space.

As you dine under the stars, on your own open-air deck, the city lights glittering at your feet, you savour the pleasure of having everything you could possibly desire, within the walls of your fabulous home.

*Best-in-class technology for
a future-ready home*

At Lodha Aurum Grandé, we've ensured you have effortless access to everything - systems, appliances and all the advantages of the internet. Deploying the most advanced technology to free up your time, so you can enjoy your privileges in a secure and comfortable environment.

- Smart, iPad controlled automated homes
- Exclusive e-corner in each residence with internet connectivity
- Clubhouse library with e-learning facilities
- Multi-level security, with gated entry and video door phone



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2 and 3 BHK residences

6 exclusive garden residences with private gardens

Fully air-conditioned homes*

Floor-to-ceiling height of 10'0"

Finest agglomerated marble flooring in living room, dining area, master bedroom, puja area and passage

Laminated wooden flooring in all other bedrooms

*Sundecks with French windows in living room and bedrooms***

*4-fixture master bathroom with marble flooring***

Bathrooms with international Grohe bath fittings, American Kohler* sanitary ware and motion sensor-driven automated lighting*

Designer kitchen with granite platform and premium stainless steel sink

*Elegant powder room***

Separate puja area

Separate rooms for storage and utilities

Provision for telephone connection





*Just what a contemporary
urban residence needs.*

A traditional country garden.

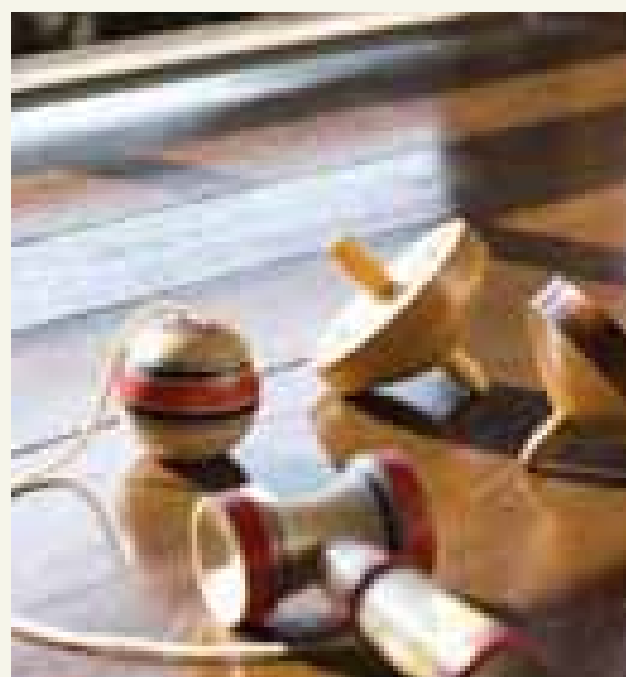
*The simple, unfettered joy of playing outdoors with friends, with trees to climb,
games to enjoy and pools to splash around in, is the best thing you can offer
your children.*

*Recreate your own joyous childhood experiences for your children,
in the sprawling, imaginatively designed garden at Lodha Aurum Grandé.*

*The best part of the two and a half acre landscape has been devoted
to creating the magical garden of every child's dreams, with flowers, mazes,
floor games, pools and open spaces to run around.*

*While herb and flower gardens, quiet deck on lotus ponds, tree-lined avenues,
a stately clock tower, a separate full-size pool and charming pavilions, offer you
an enchanting environment to relax, unwind and catch up with friends.*

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2 and half acre landscape

Children's maze

Floor games

Themed gardens filled with herbs and floral creepers

Pavilions and sit-outs

Lotus pond

Clock tower

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All the privileges of a charmed life.

Including God's blessings.

Lodha Aurum Grandé raises the bar for luxury living, with every privilege of a global lifestyle at your disposal.

Smooth green expanses, charming little nooks and a sprawling, podium-level landscaped garden cocoons you and your family in a haven of natural beauty.

With a world-class gym, swimming pool, indoor games arena, jogging track, yoga deck, courts for basketball or tennis and even a cricket pitch at your command, you can enjoy every moment of your free time without needing to step outside your exclusive world.

Let the kids let their hair down in their own play area and pool. You have the tranquil spa, the well-stocked library, the cosy private theatre and the water-front café, to help you make the most of a relaxed weekend. And your own exclusive party venue, with an open-air lawn, to host alfresco brunches or dinners with flair.

Carrying work home? The well-equipped business centre help you deal with it quickly and efficiently.

Blessed with every privilege life can offer, all you need to do is step into the serene Ganesha temple within your gates, and seek the Almighty's continued favour.

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15,000 sq.ft. clubhouse

Swimming pool with separate kids pool

Specially designed sunken children's play area

World class gym & Jacuzzi

Basketball, tennis, volleyball and badminton courts

Cricket pitch

Indoor games arena

Yoga/meditation deck

Jogging/walking track

Water-front café

Private movie theatre (25 pax)

Library with e-learning facilities

Party venue with open-air lawn

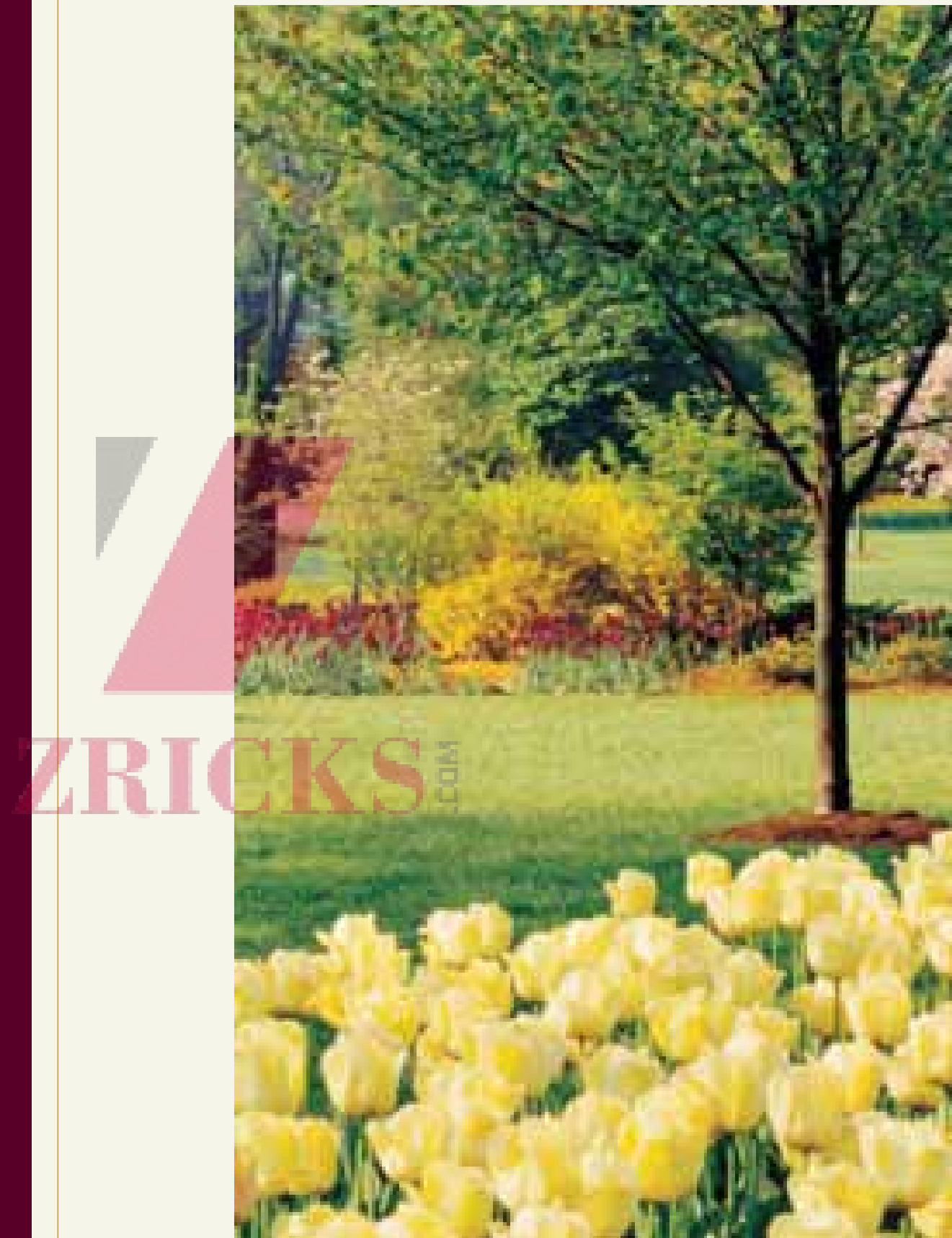
Business centre and lounge

*Medical desk for first aid and assistance
in emergency services*

Ganesha temple

Provision for ATM

*Designated drivers' room with
attached bathroom on podium*







- Hospital
- Mall
- Multiplex
- School
- Educational Institute
- Hotel



Urban hub or country retreat? Connectivity or tranquility? *How about both?*

We aim to offer you every possible privilege at Lodha Aurum Grandé ; naturally, the location too is hand-picked for your convenience. Situated adjacent to the Kanjurmarg (E) railway station and just off the Jogeshwari-Vikhroli Link Road (JVL), you have easy access to both Eastern and Western Express Highways. A location that ensures you're connected to South, Central and North Mumbai and even Navi Mumbai, while you enjoy all the benefits of living in the tranquil, yet rapidly developing central business district of Kanjurmarg.

Lodha Aurum Grandé is enviably situated in an upscale hub that boasts of premium Lodha residential and commercial developments, including the landmark iTHINK business complex and Lodha Supremus, offering signature boutique offices. So you can walk to work, and perhaps even dash back for lunch!

Besides, your neighbourhood features every requirement of a contemporary urban lifestyle: fine educational institutions, malls, leisure complexes, hospitals and reputed corporate offices. And when you want to get away from it all, just drive through your gates and enter the secluded luxury of your private retreat.

- At the heart of the rapidly developing CBD of Kanjurmarg
- Off JVL Road, with easy access to Western and Eastern Express Highways
- Kanjurmarg railway station just a walk away
- Connectivity to South, Central, North and Navi Mumbai
- Unique location providing easy access to business hubs of Powai, Mulund and Ghatkopar, as well as South & Central Mumbai, Thane and Navi Mumbai
- Enhanced connectivity with Phase 1 of the Metro rail connecting Versova and Andheri on the western side to Ghatkopar on the eastern side merely two stations away
- Close to airports, as well as upscale malls, leisure hubs and luxury hotels

In the neighbourhood:

- Schools: Pawar Public School, Bhandup (W), Kendriya Vidyalaya, Kanjurmarg (W), St. Xavier's High School, Bhandup (W), Bombay Scottish School, Chandivali, Udayachal Primary School, Bright High School, Bhandup (W), IES, Bhandup (W), Cosmos English High School, Bhandup (W)

- Hospitals: Aditi Hospital, Mulund (W), Godrej Memorial Hospital, Vikhroli (E), Hira Mongi Nanheet Hospital, Mulund (W), Powai Polyclinic & Hospital, Powai, Yashwant Hospital, Vikhroli (E)

- Malls: R Mall, Nirmal Lifestyle, R-City Mall



Plans & Views

Building Views



Landscape Views



Childrens's maze with floral creepers and playwalls



Sit out with fruit trees



Multi purpose deck on lotus pond



Sitout amidst pooja flowers, tulsi court and floral creepers

Site Map

LEGEND

1. Clubhouse
2. Swimming pool
3. Kid's pool
4. Lounge pool
5. Jacuzzi
6. Children's play area
7. Lotus pond
8. Amphi theatre
9. Cricket pitch
10. Sitout amidst fruit trees
11. Tennis court
12. Children's maze
13. Basketball court
14. Clock tower
15. Temple
16. Floor games
17. Party lawn
18. Volleyball/ Badminton court



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Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

Typical Floor Plan: Building - Augusta



Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

Typical Floor Plan: Building - Belvedere



Typical Unit Plan



Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

Typical Floor Plan: Building - Celestia

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2 BHK Residences - Type A



Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

2 BHK Residences - Type B



Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

3 BHK Residences



Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

3 BHK Primo Residences



ZRICKS



3 BHK Garden Residence - Augusta

3 BHK Primo Garden Residence - Augusta



Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

Tolerance of +/-2% is possible in the unit areas on account of design & construction variances

3 BHK Garden Residence - Belvedere

3 BHK Primo Garden Residence - Belvedere



3 BHK Primo Garden Residence - Celestia (Type - A)

3 BHK Primo Garden Residence - Celestia (Type - B)

The Lodha Group

Established in 1980, the Lodha Group is Mumbai's premier real estate developer. The Group is currently developing in excess of 30 million sq.ft. of prime real estate, with over 27 projects in and around Mumbai, from Napean Sea Road to Dombivali. With Lodha Bellezza, an unparalleled super-luxury residential project and Casa Paradiso, a mid-income luxury residential project in Hyderabad, and with the launch of its first project in Pune, the Group has expanded geographically.

The Lodha Group has several landmark developments to its credit, including World One – the world's tallest residential tower, Lodha Bellissimo – the only Indian residential development to feature amongst the top 1000 landscapes in the world, and Palava – 21st century India's largest planned city, spread over 3,600 acres. The Group has also made history by recording the biggest land deal in India till date, buying a plot in Wadala for Rs. 4,053 crore, from the Mumbai Region Development Authority (MMRDA).

Pioneering new trends in the market, the Group introduced CASA by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices to large-scale office campuses to signature boutique offices for growing businesses.

The Group's tremendous success has been marked by financial investments from the finest global investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures.

The Group currently employs over 2,300 associates and provides site-based employment to over 25,000 workers. And going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

Other accomplishments include:

- Winner of International Property Awards, 2011 ^ in association with Bloomberg
 - Lodha Fiorenza, Mumbai for 'Best high-rise development'
 - Lodha Bellezza, Hyderabad for 'Best high-rise architecture'
 - Lodha Golflinks, Palava for 'Best residential golf development'
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava
- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com
- Leaders of Indian Infrastructure & Construction Award by Economic Times ACETECH

PROJECTS COMPLETED

Lodha Bellissimo, Mahalaxmi | Lodha Excelus, Mahalaxmi | iTHINK by Lodha, Kanjurmarg | iTHINK by Lodha, Thane | Lodha Costiera, Napean Sea Road | Lodha's Chateau Paradis | Worli Seaface | Lodha Aria, East Parel | Lodha Grandeur, Prabhadevi | Lodha Palazzo, JVPD Scheme, Juhu | Lodha Paradise, Thane | Lodha Goldcrest, Lonavala | Lodha Aurum, Kanjurmarg |

ONGOING PROJECTS – OFFICE SPACES

Lodha Supremus, Upper Worli | Lodha Supremus, Kanjurmarg | Lodha Supremus, Thane

ONGOING PROJECTS – RESIDENCES

Lodha Primero, Mahalaxmi | World One, Upper Worli | World Crest, Upper Worli | Lodha Fiorenza, Goregaon | Lodha Aurum Grande, Kanjurmarg | Lodha Imperia, Bhandup | Lodha Aristo, Thane | Lodha Luxuria, Thane | Lodha Aqua, Dahisar | Lodha Golflinks, Palava | Lodha Bellezza, Hyderabad | Lodha Splendora, Thane | Casa Ultima, Thane | Casa Royale, Thane | Casa Essenza, Dahisar | Casa Bella, Palava | Casa Bella Golf, Palava | Casa Rio, Palava | Casa Paradiso, Hyderabad | Lodha Belmondo, Pune

OUR PROJECTS TO COME

Lodha Supremus, Powai | Residences at Walkeshwar, Prabhadevi, Andheri and Thane | Bungalows at Palava



*Or equivalent **3 BHK Primo residence only #Except in kitchen, bathrooms, passages and service areas ^ PropEquity Research, Jan 2010 & Lokmat BDI Survey, Jan 2010

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the Developer/Owner and the recipient. Any purchaser /lessee of any unit shall be governed by the terms and conditions of the Agreement to Sell / Lease entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.

Project financed by HDFC Ltd.

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INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC 2011-2012

in association with **Bloomberg**
TELEVISION



ASIA PACIFIC PROPERTY AWARDS

in association with
Bloomberg
TELEVISION

**HIGHLY
COMMENDED**
HIGH-RISE
ARCHITECTURE
INDIA

Lodha Bellezza
by Lodha Developers
Limited

2011



INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC 2012 - 2013

in association with **HSBC**

Pleased to share with you all the results of our entries into the International Property Awards 2012-13. Last year's foray won us 3 "HIGHLY COMMENDED" awards. This year we have bettered our performance with 2 of our developments winning 5-STAR awards – the highest recognition in the respective categories, and 3 of our developments winning "HIGHLY COMMENDED" awards. The set of winners is as given in the winners'

5 - STAR CATEGORY :



HIGHLY COMMENDED CATEGORY :



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Commitment to our Communities

Lodha is a committed & responsible corporate citizen of our society and makes significant efforts for the improvement and upliftment of the areas and communities that it works in. Over 2% of our annual profits are dedicated to social programs.

Lodha Foundation

The foundation focuses on ensuring that every family is made self-sufficient by ensuring that at least one member of the family is employable. In order to achieve this goal, the foundation has a special focus on education and vocational training.

Education:

- Chandresh Lodha Memorial School** – Over 5000 students from low income families receive high quality, subsidized education through the two branches of the Chandresh Lodha Memorial School in Dombivali and Nalasopara. Highest quality education is provided at a fee of less than ₹ 500 per month, ensuring that every child is able to access a brighter future without regard for the current financial ability of his/her family.
- Lodha Foundation Scholarships** – Each year, the Foundation offers scholarships to over 1000 students from economically disadvantaged backgrounds. The scholarships provides up to 75% of the school fees and other education related costs for students who exhibit good academic performance.

Vocation Training:

- The Foundation conducts vocational training in a variety of fields like computer programming, vehicle repair, mobile repair, mehendi application etc. Over 2000 people take advantage of these courses each year, giving them life skills to ensure long-term employment.

Religious Activities:

- Sai Vishram Gruh – Specially catering to devotees who walk on foot from Mumbai to Shirdi, a grand temple and resting place for all devotees of Shirdi Sai Baba. Opening shortly on the Mumbai-Nasik Highway, near Thane.
- Lodha Dham – Catering to Jain saints who travel on foot from Mumbai to rest of India. Includes a temple, library, food facilities and gathering place for devotees.

Other Social Activities:

- Lodha Foundation's Mumbai Ganpati – Celebrating the 10-day festival of the Elephant God. Voted by Times of India as 'Best Ganpati Mandal' (1st runner-up) in 2012.
- Lodha Foundation's Ambulance Service
- Lodha Foundation's Hearse Service
- Lodha Foundation's Pilgrimage Services for Elderly Citizens
- Lodha Foundation's Mahila Bachat Gat – Special savings scheme for self-sufficiency of women from lower income households
- Funds for the upkeep of temples, schools and cremation centres in needy areas

Environmental Stewardship

Lodha is committed to ensuring that development is done with the greatest respect and reverence for Mother Nature, in line with the ideals of our ancient scriptures. Some of the initiatives by Lodha include:

- One of Mumbai's first completed Gold LEED rated office building
- Mumbai's first multi-tenant Platinum LEED office building (under construction)
- Use of solar power through solar power farms at various locations
- Rain water harvesting at all developments
- Recycling of fresh water at all developments
- Large amount of landscaping and tree plantation at all developments
- Usage of local materials for construction to minimize pollution
- Recycling of waste materials to ensure that resources are not wasted