




Signature boutique offices

Site Address: Lodha Supremus,
Near Kanjurmarg Station,
Off Jogeshwari-Vikhroli Link Road,
Kanjurmarg (E), Mumbai 400042.

Corporate Office: Lodha Excelus,
Level L2, Apollo Mills Compound,
N.M. Joshi Marg, Mahalaxmi,
Mumbai 400 011, India.
T: +91 22 6773 7373. F: +91 22 2300 0693.
www.lodhagroup.com

SIGNATURE BOUTIQUE OFFICES



Visionary in design.
World-class in amenities.
Uniquely flexible in size.

Lodha Supremus presents offices designed for companies on the rise.

With the launch of our first Signature Boutique Office, Lodha Supremus at Worli Junction, corporate India ushered in a new concept in office spaces: flexible workspaces designed to accommodate the growing needs of companies on the rise.

Centrally located, intelligently designed, world-class in aesthetics and amenities, and with flexible office sizes, Lodha Supremus offers growing businesses an unmatched opportunity. The chance to have an office that exudes stature, helps to attract and retain talent and provides a productive, stimulating environment for further growth.

With two very successful Lodha Supremus developments at Worli Junction and Upper Worli, we now introduce the first signature boutique office in suburban Mumbai at Kanjurmarg - Lodha Supremus.

A strategic location, meticulous design and luxurious amenities make Lodha Supremus, Kanjurmarg the most desirable business address in Mumbai's suburbs.

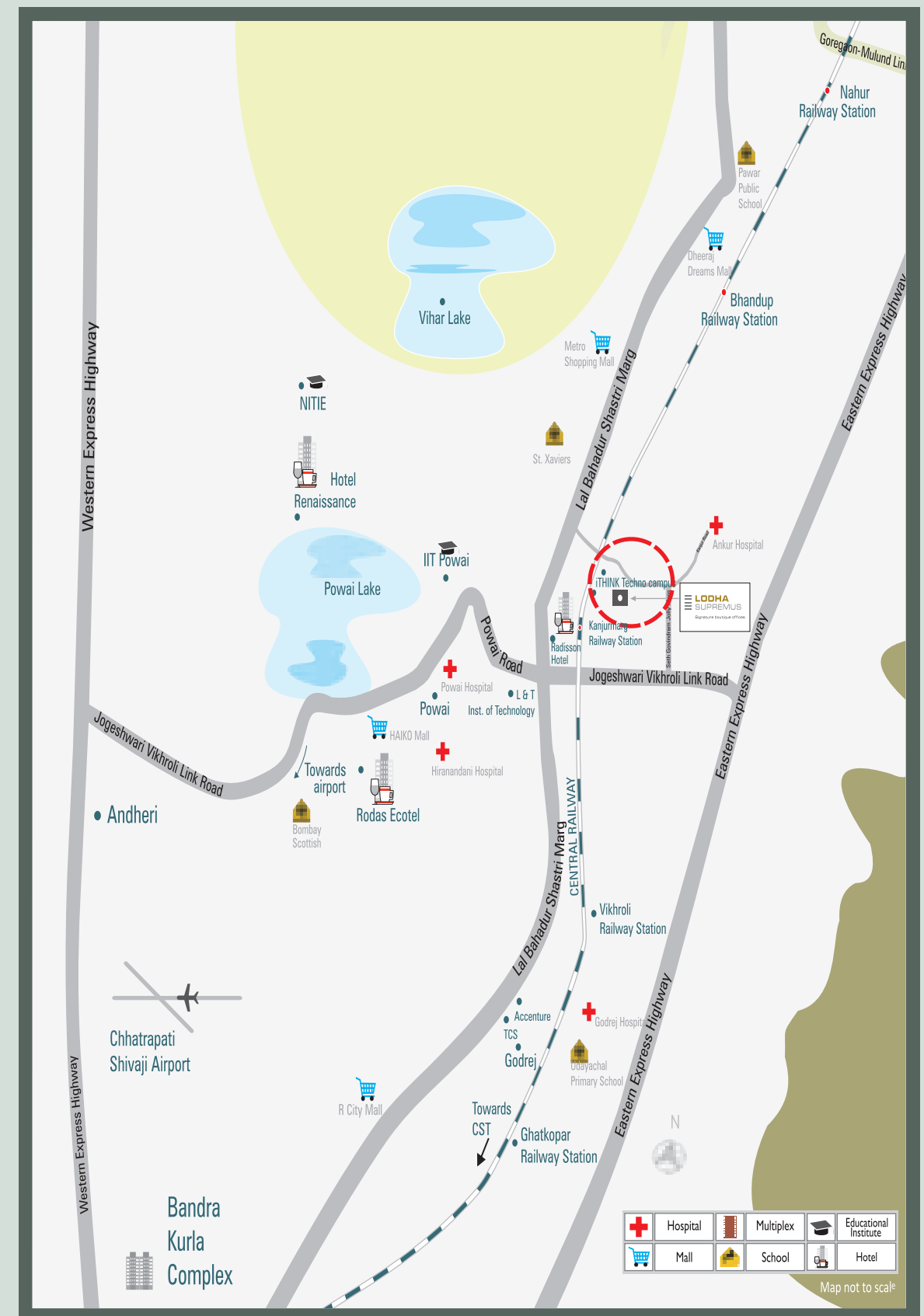
Located just where
a growing company
should be: in Mumbai's
most well-connected
business hub.

A company with vision will immediately spot the overwhelming advantages of an office in Lodha Supremus, Kanjurmarg.

Located adjacent to Kanjurmarg railway station, off the 8-lane Jogeshwari-Vikhroli Link Road and very close to the Eastern Express highway, LBS Marg and Powai, your office at Lodha Supremus is easy to reach by road and rail, from virtually any part of the city – north, south, central and even Navi Mumbai. Besides, its unique location quickly connects it to both, the Eastern and Western Express Highways. And with the completion of the first phase of the Metro rail, Lodha Supremus will have excellent rail connectivity to the western suburbs too.

So it's not surprising that the elite of the corporate world - HDFC Bank, Sandoz, Aker Solutions, Hafele, Sharekhan and other large corporations – are already located in the neighbourhood.

Imagine a world-class office, with an awe-inspiring range of recreational facilities and conveniences to take the stress out of your work life and enhance productivity at every level. And you'll know why Lodha Supremus at Kanjurmarg is an address no other office in Mumbai can match up to.



UNIQUELY SITUATED NEXT TO THE EASTERN EXPRESS HIGHWAY

EASY ACCESS TO WESTERN EXPRESS HIGHWAY THROUGH
JOGESHWARI-VIKHROLI LINK ROAD (JVLR)

OFF L.B.S. MARG

ADJACENT TO KANJURMARG RAILWAY STATION

AT THE HEART OF THE RAPIDLY DEVELOPING KANJURMARG CBD

LOCATED NEXT TO ITHINK BUSINESS CAMPUS, WITH EVERY
CONVENIENCE, SERVICE, RECREATIONAL OPTION & LEISURE AMENITY
AT YOUR DOORSTEP

UNIQUE LOCATION PROVIDING EASY ACCESS TO BUSINESS HUBS OF
BANDRA-KURLA COMPLEX, ANDHERI, 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.

PHASE 2 WILL CONNECT GHATKOPAR TO MULUND & PHASE 3 WILL
CONNECT BANDRA-KURLA COMPLEX TO KANJURMARG

CLOSE TO AIRPORTS, AS WELL AS UPSCALE MALLS, LEISURE HUBS AND
LUXURY HOTELS

12 KMS. FROM INTERNATIONAL AIRPORT

16 KMS. FROM DOMESTIC AIRPORT





Iconic in design.
Intelligent in plan.

A new corporate landmark
takes shape.

Lodha Supremus presents a new development for corporate India's upcoming stars. Appropriately, it boasts of an iconic design and a breakthrough flexible floor-plan, specially devised to meet the ever-changing needs of growing businesses.

Its contemporary façade makes a strong architectural statement, designed to impress clients and associates. A feeling that deepens as its insightful, intelligent planning becomes more and more evident. World-class boutique offices, with a unique, column-free design, give you the flexibility to expand your office space as your business grows. And in a city where parking is the bane of all office-goers, it's a welcome relief that Lodha Supremus has 7 (2 basement + 5 podium) levels reserved for parking.

Besides, Lodha Supremus, Kanjurmarg is supported by world-class amenities and conveniences. Ensuring that everything from a cappuccino to a crèche, is at your disposal.

Why settle for a large space in an awkward location, or compromise on space for a good address? Get the best of both: a right-sized, world-class office, in the heart of suburban Mumbai. An office that sends the right signals to potential clients, associates and employees.



WORLD-CLASS OFFICES FROM
MUMBAI'S LEADING DEVELOPER,
ENHANCING A COMPANY'S IMAGE
AND HELPING TO ATTRACT AND
RETAIN TALENT

CONTEMPORARY FAÇADE WITH
ICONIC DESIGN

BOUTIQUE OFFICES SPECIALLY
DESIGNED FOR GROWING
BUSINESSES WITH FLEXIBLE
FLOOR-PLATES AND UNIQUE
COLUMN-FREE DESIGN

7 LEVELS OF PARKING

BEST-IN-CLASS INFRASTRUCTURE

100% DG BACKUP

World-class, flexible-plan offices.

To match your
ever-expanding goals.

Step into Lodha Supremus, and you know this is exactly the kind of setting your company deserves. The impressive triple-height air-conditioned entrance lobby, the whisper-soft high-speed elevator that whisks you up to your floor – every detail exudes world-class styling.

But the true beauty of the Lodha Supremus design lies within – in its unique floor plan. Each floor has a flexible plan that can accommodate up to 9 offices ranging in size from 2,000 sq.ft. to 27,000 sq.ft. Regardless of the size, every office has been designed to give you the maximum column-free space** to maximize space efficiency, while the expansive 4.2 m. floor-to-floor height enhances the open, airy ambience of your office.

With clear vistas and natural light, independent energy-efficient VRV/Split air-conditioning systems, and its own executive wash room and pantry, each office is a delight to work in. So all you need to do is furnish it to your specific taste and requirements, and you're ready for business.





LUXURIOUS TRIPLE-HEIGHT AIR-CONDITIONED ENTRANCE LOBBY

4 HIGH-SPEED ELEVATORS

SEPARATE SERVICE ELEVATOR AND DROP-OFF POINT FOR SERVICE VEHICLES

FLEXIBLE FLOOR PLATE WITH OFFICE SIZES FROM 2,000 SQ.FT. ONWARDS

VAASTU-COMPLIANT OFFICE SPACES, WITH ALL ENTRANCES EAST OR WEST-ORIENTED

VIRTUALLY COLUMN-FREE OFFICE SPACE*

EXPANSIVE FLOOR-TO-FLOOR HEIGHT OF 4.2 M.



OFFICES FITTED WITH INDEPENDENT ENERGY-EFFICIENT
VRV/SPLIT AIR-CONDITIONING SYSTEMS

PROVISION FOR EXECUTIVE WASH ROOM** AND PANTRY
FOR EACH OFFICE

SEPARATE DESIGNER WASH ROOMS FOR LADIES AND
GENTLEMEN ON EACH FLOOR

SEPARATE WASH ROOM FOR THE PHYSICALLY CHALLENGED

ABUNDANT NATURAL LIGHT FOR ALL OFFICES



An evening walk?
A game of squash?
A good workout?

Just step outside your office.

Taking a break can be wonderfully productive; which is why at Lodha Supremus, you'll find almost as many recreational amenities as business facilities. Just step out and indulge in the array of options at your disposal.

Stroll around the beautifully landscaped, lush green expanse, dotted with serene water bodies. Or walk into the clubhouse for a round of squash or a workout at the world-class gym. Indoor games, a library, a lively café and even a salon are all at hand, to refresh, revive and recharge you.

LARGE CENTRAL GREEN EXTENDING ACROSS
ONE ACRE, DOTTED WITH WATER BODIES

CLUBHOUSE WITH WORLD-CLASS GYM, CAFÉ,
INDOOR GAMES, LIBRARY, CRECHE



Energy-efficient. Resource-efficient.

Naturally,
it's also cost-efficient.

Guided by a strong moral and corporate code, Lodha Supremus incorporates a range of environment-friendly systems.

Energy-efficient split ACs have been installed in each office. Waste water recycling plants ensure that a precious natural resource is conserved and re-used to keep the surrounding landscape lush and green. And rainwater harvesting systems help Lodha Supremus meet some of its water requirements independently.

Environment-sensitive planning that brings down a company's costs, while it enhances the atmosphere you work in.



You can focus on growth and profits.

Because we'll focus on the rest.

At Lodha Supremus, you can finally enjoy the pleasure of focusing on what you do best. While everything else – maintenance, security and parking – is taken care of, efficiently and unobtrusively.

A world-class professional facility management company ensures that every facility is perfectly maintained day to day. While the finest in manpower and technology has been deployed to safeguard every aspect of your business, 24x7.

Following the highest international benchmarks of security, every person, vehicle and object entering Lodha Supremus is subjected to rigorous checks before being allowed access to the building. Boom gates allow only registered vehicles to enter the parking areas. Every visitor is registered and screened by a metal detector. At the building entrance, swipe card entry ensures controlled access at all times. And 24x7 CCTV monitoring keeps a close watch on visitors on every floor.



PROFESSIONAL FACILITIES MANAGEMENT SERVICE TO
ENSURE HIGHEST LEVELS OF COMFORT

GATED ENTRY AND CONTROLLED ACCESS FOR VEHICLES

BOOM BARRIERS WITH PROXIMITY CARD READER

VISITOR REGISTRATION AND TRACKING SYSTEM

TURNSTILES WITH SWIPE CARD ENTRY TO BUILDING

FIRE DETECTION





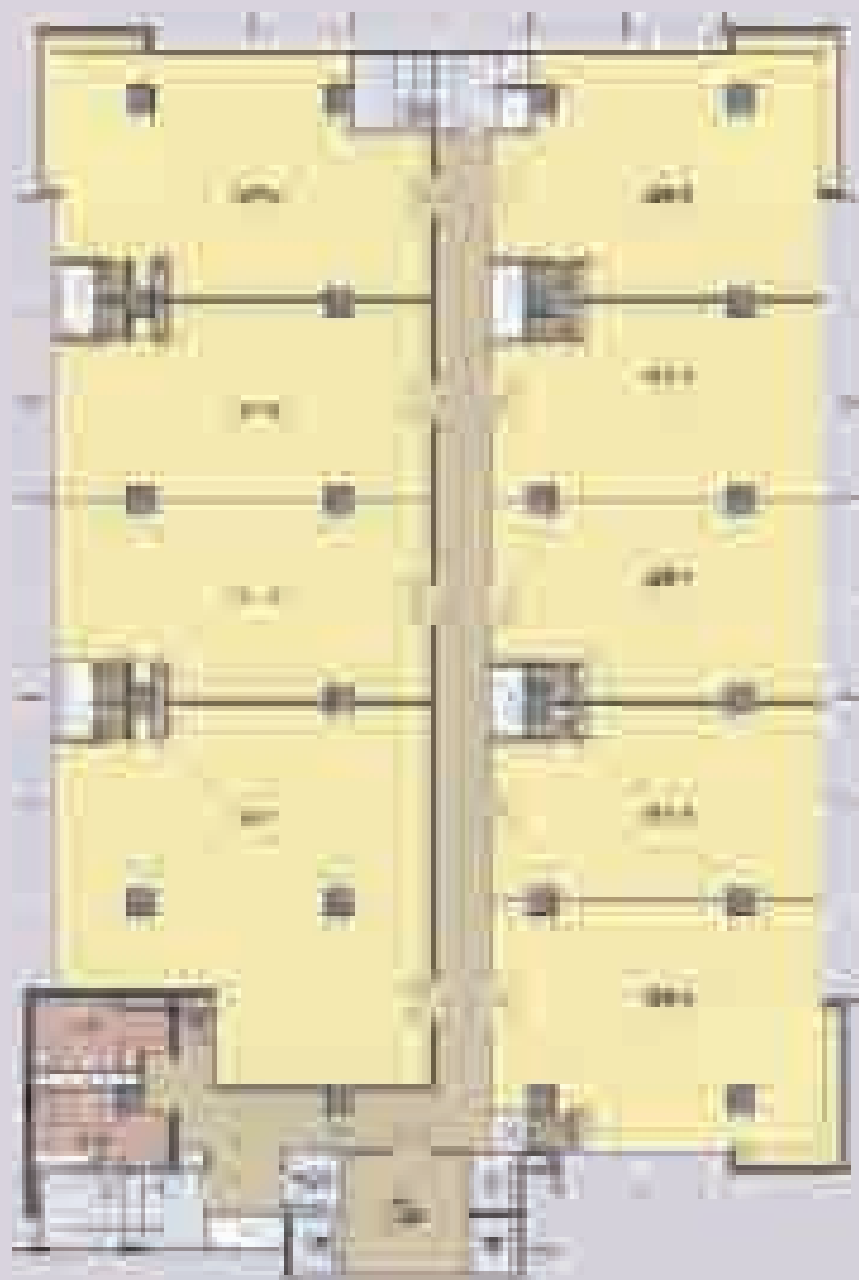
8TH FLOOR REFUGE FLOOR PLAN



TYPICAL FLOOR PLAN



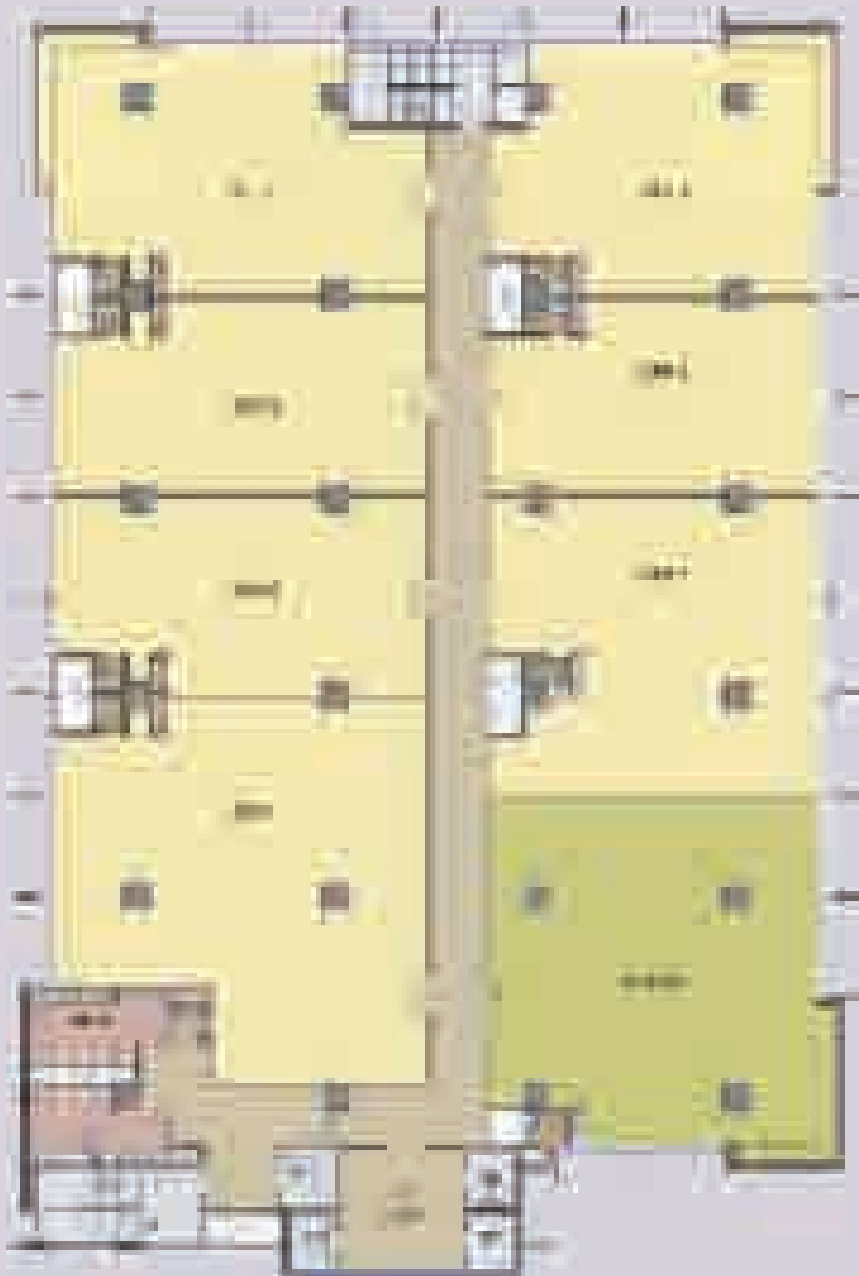
12TH FLOOR REFUGE FLOOR PLAN



TYPICAL FLOOR PLAN



8TH FLOOR REFUGE FLOOR PLAN



12TH FLOOR REFUGE FLOOR PLAN

Views and plans



ELEVATION



LOBBY



COMPLEX ENTRANCE

The people behind Lodha Supremus.

When the industry’s finest and best pool in their collective expertise, the result is Lodha Supremus, an office development in a class of its own.

THE DEVELOPERS: THE LODHA GROUP

Established in 1980, the Lodha Group is a premier real estate developer headquartered in Mumbai. The Group is currently developing in excess of 29 million sq.ft. of prime real estate over 38 projects in and around Mumbai, from Napean Sea Road to Dombivali, making it the largest developer in Mumbai and one of the largest in the country. The Group is now expanding into Western and Southern India. It has embarked on its geographic expansion with Lodha Bellezza, an unparalleled super-luxury residential project in Hyderabad, and is soon expected to launch its first project in Pune.

In 2009, the company has emerged as the No.1 unlisted developer in the country, the No.1 developer in Mumbai and the No.1 real estate brand in the city[^]. The group has several innovative firsts to its credit: Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world; Lodha Luxuria - Mumbai’s first fully-automated township; Lodha Aqua - Mumbai's first water-inspired township, and many more.

The group has also created an entirely new residential category: mid-income luxury. A new sub-brand, CASA by Lodha, was created for this category, providing 'right sized' and 'right priced' products in Mumbai's suburban locations. The group was also one of the first in India to introduce the concept of branded office spaces through its unique offerings: Lodha Excelus - signature offices catering to front-office requirements of large corporates; iThink by Lodha - the ultimate office campus for every business need; and Lodha Supremus - signature boutique offices targeted specifically at growing businesses.

According to the JP Morgan Property Report 2008, the Lodha Group was ranked second in the list of companies most sought after for PE investment in the realty sector. And also selected as one of India’s top 10 builders by Construction World.

Other accomplishments include:

- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com
- 'Leaders of Indian Infrastructure & Construction' Award by The Economic Times ACETECH
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Dombivali
- Awarded 'Luxury Project of the Year' at Realty Plus Excellence Awards 2010, for Lodha's Chateau Paradis

Going beyond being a premier real estate developer, the group has been a socially responsible corporate, focussing on education as the best medium to enrich society. The group has consistently delivered luxury lifestyles through innovative solutions, not just by building structures but by building better lives.

RECENTLY COMPLETED PROJECTS

Lodha Excelus, Mahalaxmi | Lodha’s Chateau Paradis, Worli Seaface
Lodha Palazzo, JVPD Scheme, Juhu | Lodha Grandeur, Prabhadevi
Lodha Paradise – Phases I, II and III, Thane | iTHINK by Lodha, Kanjurmarg

ONGOING PROJECTS

Office spaces

Lodha Supremus, Worli Junction | Lodha Supremus, Upper Worli | iTHINK by Lodha, Thane

Residences

Lodha Costiera, Napean Sea Road | Lodha Bellissimo, Mahalaxmi | Lodha Primero, Mahalaxmi
World One, Upper Worli | Lodha Aria, East Parel | Lodha One, JVPD Scheme, Juhu
Lodha Aurum, Kanjurmarg | Lodha Imperia, Bhandup | Lodha Aristo, Thane | Lodha Luxuria, Thane
Lodha Aqua, Dahisar | Lodha Golflinks, Palava | Lodha Goldcrest, Lonavala | Lodha Bellezza, Hyderabad
Casa Univis, Thane | Casa Ultima, Thane | Casa Royale, Thane | Casa Essenza, Dahisar
Casa Bella, Palava | Casa Bella Gold, Palava | Casa Rio, Palava

OUR PROJECTS TO COME

Residences at Walkeshwar, Prabhadevi, Andheri, Goregaon, Kanjurmarg and Thane
Bungalows at Palava and Pune

PROJECT ASSOCIATES

Design Architects: Kapadia Associates

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and designs. As a professional architecture firm, they combine a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards.

Landscape Design: Prabhakar Bhagwat Associates

After redefining landscape design in India, Prabhakar Bhagwat Associates have continued evolving - exploring new and evocative idioms that infuse a richer meaning into our physical space. They are ably supported by a vast database of landscape techniques and plant material. Their practice includes residential, industrial, recreational, urban and institutional landscapes, besides ecological redevelopment projects.

Services Design: Spectral Services

Spectral Services is a multi-disciplinary engineering consultancy organization, specializing in providing mechanical, electrical and vertical transport, low-voltage communication, public health engineering, fire suppression, building management systems and security system engineering. The firm has varied experience in offering services to high-rise residential buildings, corporate and commercial offices, IT parks, institutional buildings, hotels and hospital buildings.

Structural Consultant: Sharad Shah

A post graduate from Michigan University, USA, Sharad Shah has been a practicing Structural Consulting Engineer in Mumbai for the last 40 years. He is a fellow of the Institute of Engineers (India) and has been a consultant to NID, Ahmedabad and CIDCO. He is also a visiting faculty member to several architectural colleges in Mumbai.

^{*}except at periphery

^{**}unfinished

[^]Prop Equity 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 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. Tolerance of +/- 2% is possible in the unit areas on account of design & construction variances.