



The *landmark* of success

# Creators of the world's finest developments.

Lodha is India's leading real estate developer, delivering thoughtfully designed, premium residential and commercial spaces that redefine urban lifestyles. Designed as nurturing environments that enrich the lives of our patrons, our developments bring together exemplary design, attention to detail, and unparalleled service.

By forging partnerships with global leaders in lifestyle, design, and architecture, we consistently set new standards in real estate. For four decades, we have benchmarked ourselves against the best in the world, consistently delivering the world's finest developments. Following our philosophy of 'doing good and doing well,' we are committed to growing our business, using our capabilities to support the nation's progress, and creating a positive impact on society and the environment.



### Lodha Altamount

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



### Lodha World Towers

One of India's most iconic addresses



### No.1 Grosvenor Square

The world's most desirable address



Lodha recognises the profound impact of design and service on wellbeing. Thoughtful and purposeful design in living spaces can significantly enhance both the environment and holistic user experience.

We are committed to surpassing the expectations of our customers by providing innovative, world-class solutions. We carefully curate events and experiences to delight them and their families, ensuring they relish an enriched and empowered lifestyle.

At Lodha, we understand the responsibility that comes with creating homes and workspaces for an ever-changing tomorrow, where luxury and sustainability can co-exist in perfect harmony.





# Creating a positive impact

We have the responsibility, and opportunity, to create a positive impact on society and the environment.



# Pioneers in sustainable construction

We have partnered with US think tank RMI to develop a construction blueprint that reduces environmental impact.

- 98% share of renewable energy in total electricity consumption.
- 50 million sq. ft. green-certified by Indian Green Building Council (IGBC).

# Designing for a sustainable future

Designed to be resilient to climate change, our projects encourage residents to live a sustainable lifestyle.

- 100% project wastewater is recycled and reused in flushing and gardening.
- Water-saving faucets and showers reduce consumption by 35%.
- 75%+ of regularly occupied spaces in homes are daylit to reduce electricity consumption.



# Awards and recognition

First real estate company in India to have their long-term and net zero targets validated by Science Based Targets Initiative (SBTi).

The highest scoring Indian company in S&P Global Corporate Sustainability Assessment (CSA) 2023\* and part of the prestigious Dow Jones Sustainability Index (DJSI).

Indian Green Building Council (IGBC) Green Champion Award for being the 'Developer Leading the Green Homes Movement in India'.

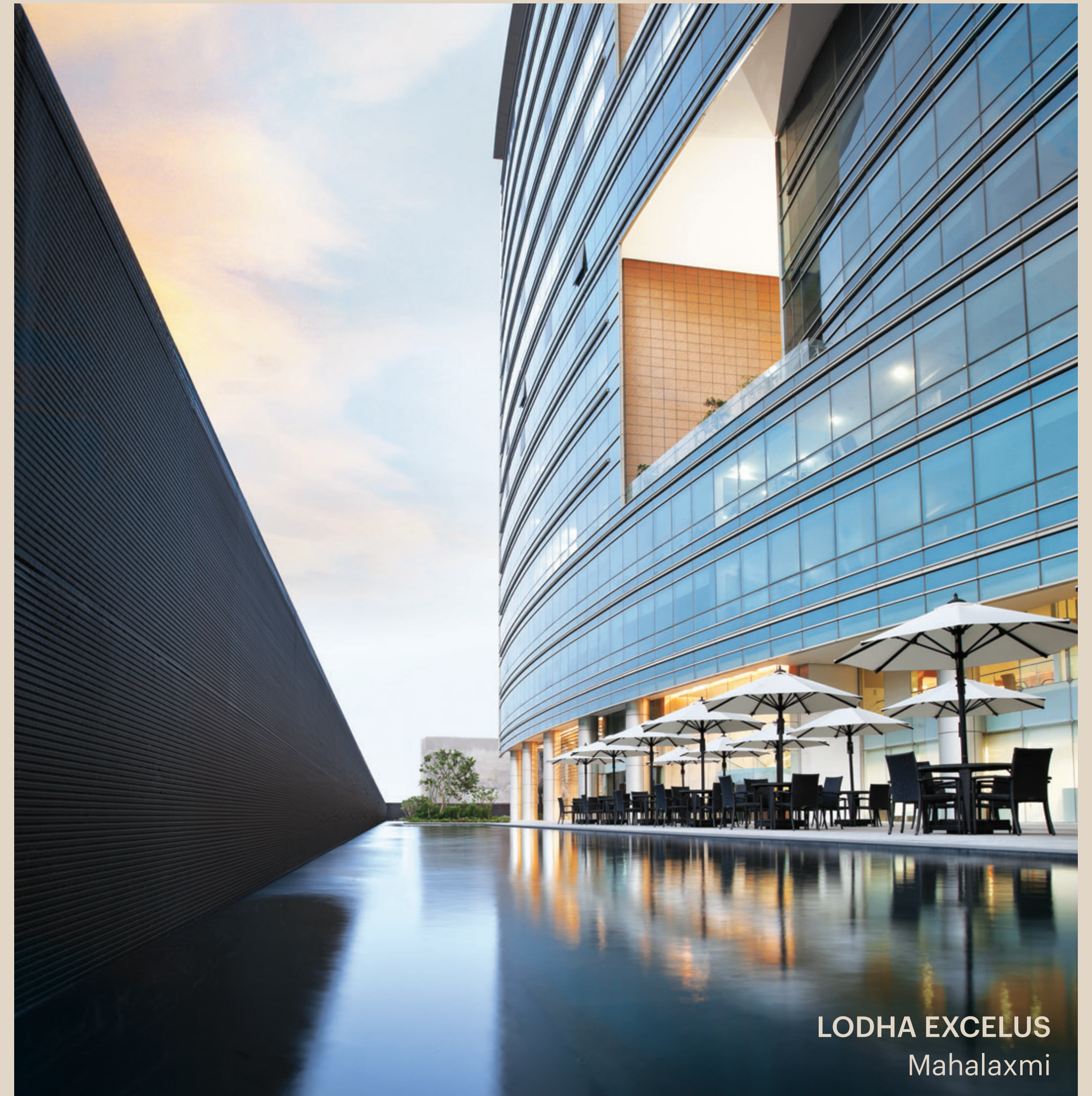


\*In the real estate management and development industry; Score as of 22<sup>nd</sup> September, 2023.



# It takes a leader to transform the way corporate India works.

Built with sustainability in mind, our offices enhance efficiency, feature lifestyle spaces that elevate productivity and well-being, and foster collaboration to inspire innovation.



LODHA EXCELUS  
Mahalaxmi



# Where unmatched connectivity meets opportunity.

Lodha Signet is located 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.

\*All distances stated in minutes are estimated travel time on 2-wheeler during normal traffic.





# There is success on the horizon.

At Lodha Signet, every office can  
boast an open, clutter-free design with  
stunning views, enhancing your creativity  
and productivity without restrictions.



Artist Impression of the Director's Cabin.



# Unrivalled potential every step of the way.

As one of the only Grade-A commercial spaces in Kharadi, Lodha Signet promises high rental yields and a strong appreciation potential, making it a wise investment.



# A workspace that works for you.

Our bare-shell office spaces are designed for flexibility and efficiency, empowering owners to customise their interiors to suit evolving business needs. With zero wastage of usable area and adherence to Vastu principles, every unit includes a reception, cabin, meeting room, ample workspace, washroom, and pantry.

Offices are situated ~100 ft above the ground, with ample natural light and full-height vision panels.

Featuring an impressive floor-to-ceiling height of 14+ ft, and a column-free layout, the spaces offer complete design freedom—enhanced with provisions for advanced, multi-tier security.

# Amenities, with no room for compromise.

Practicality meets elegance at Lodha Signet with a designer, air-conditioned entrance lobby and tastefully appointed floor lobbies. Safety is paramount, and is supported with an advanced fire-fighting system, and covered parking equipped with RFID access. 100% DG power backup# ensures uninterrupted operations for your enterprise.





Artist's impression



# Partners you can trust.

## **Architecture Design: CCBA**

A globally-lauded, award-winning firm led by Christopher Benninger, now in its 23rd year.

## **Landscape Design: Sitetectonix, Singapore**

Transforming landscapes through creative solutions since 1995.

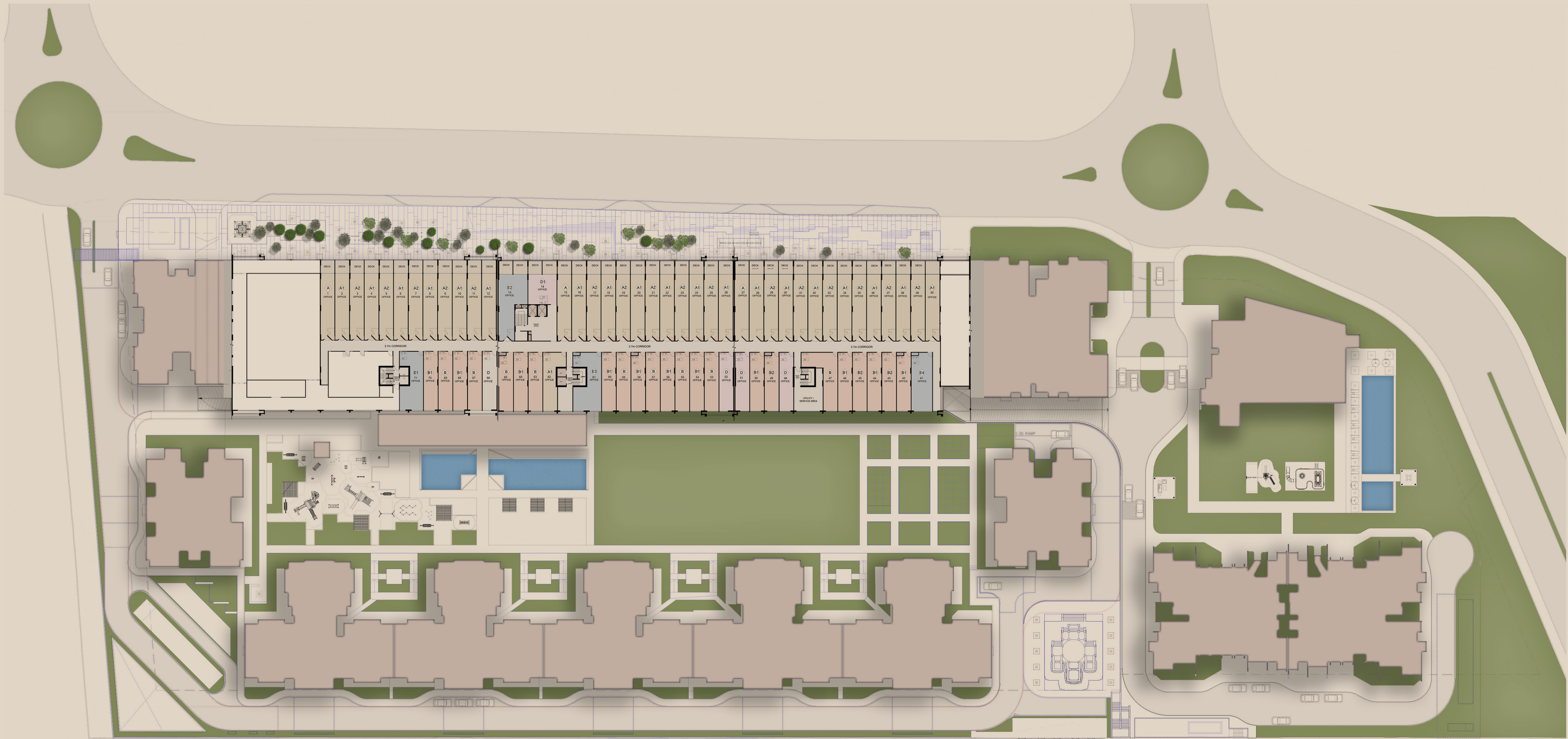
## **Hospitality Design: Studio HBA**

With an international presence across 24 cities, this firm has consistently created distinct and inspiring spaces for Lodha.





# Plans



Master Plan

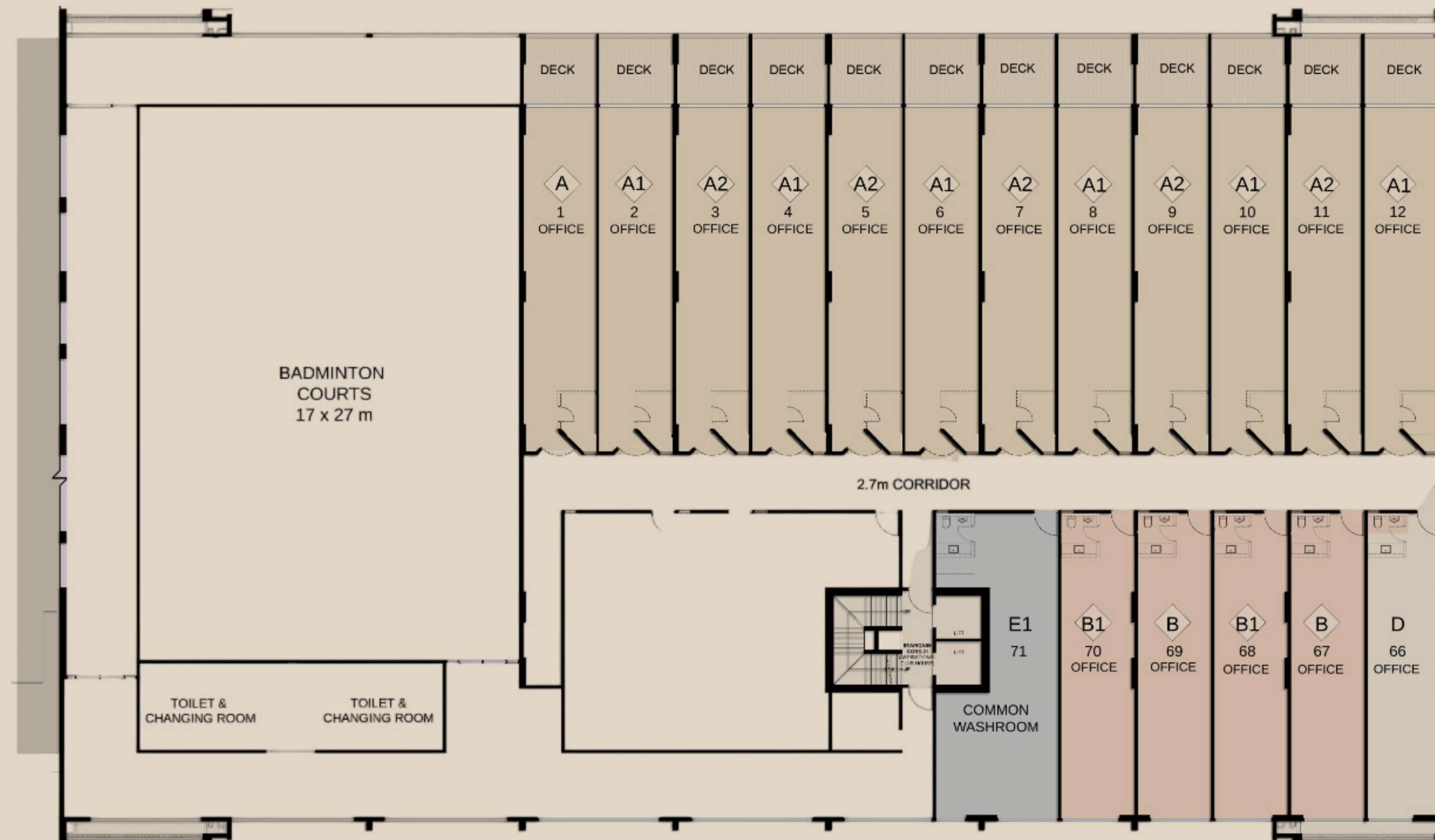






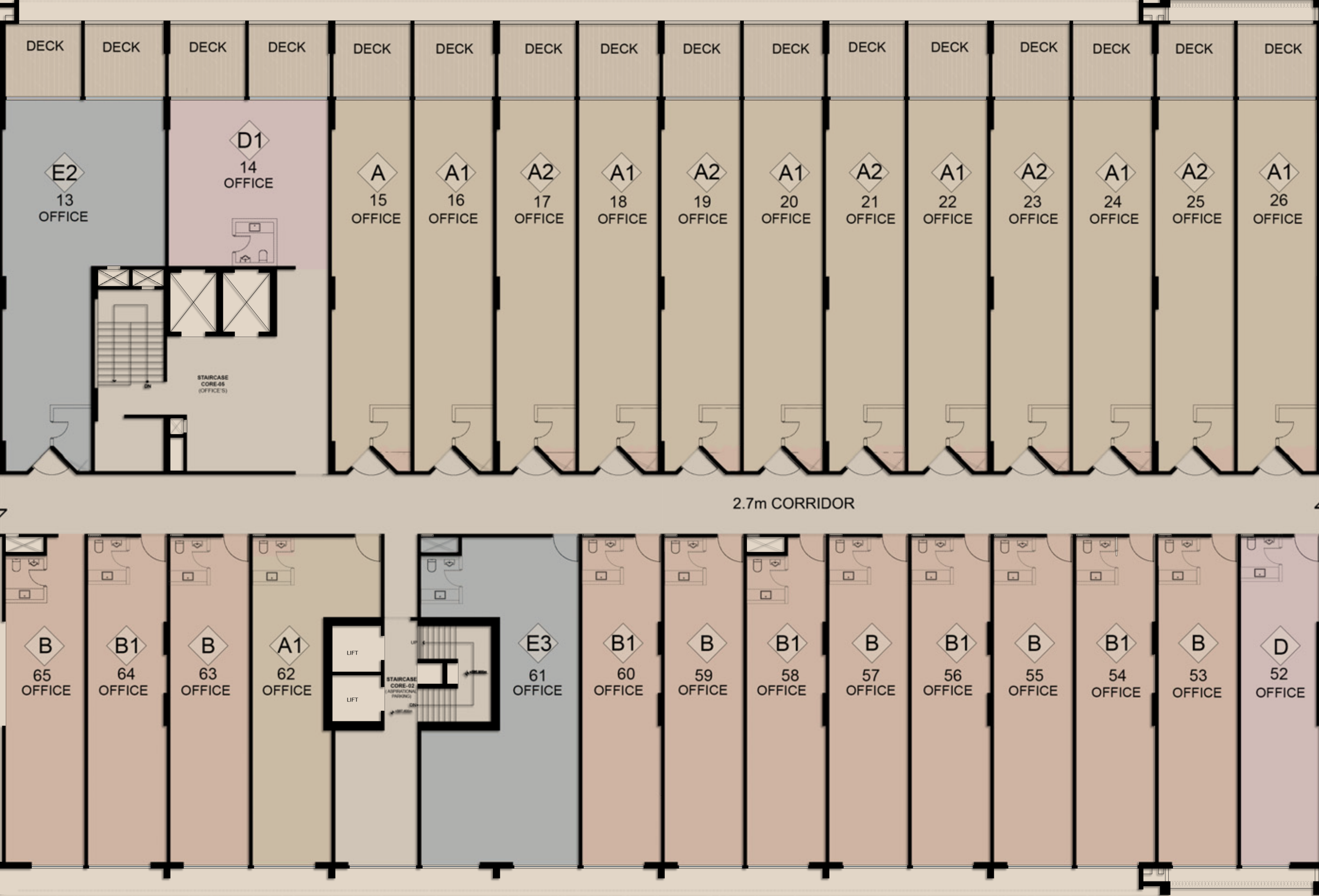
Sales Plan





Wing A





Wing B



Wing C



Office Type: A

+11'10" x 55'05" (Workspace)  
+11'10" x 10'10" (Deck)

Net Area: 789 sq.ft.  
661 sq.ft + 128 sq.ft (Deck)



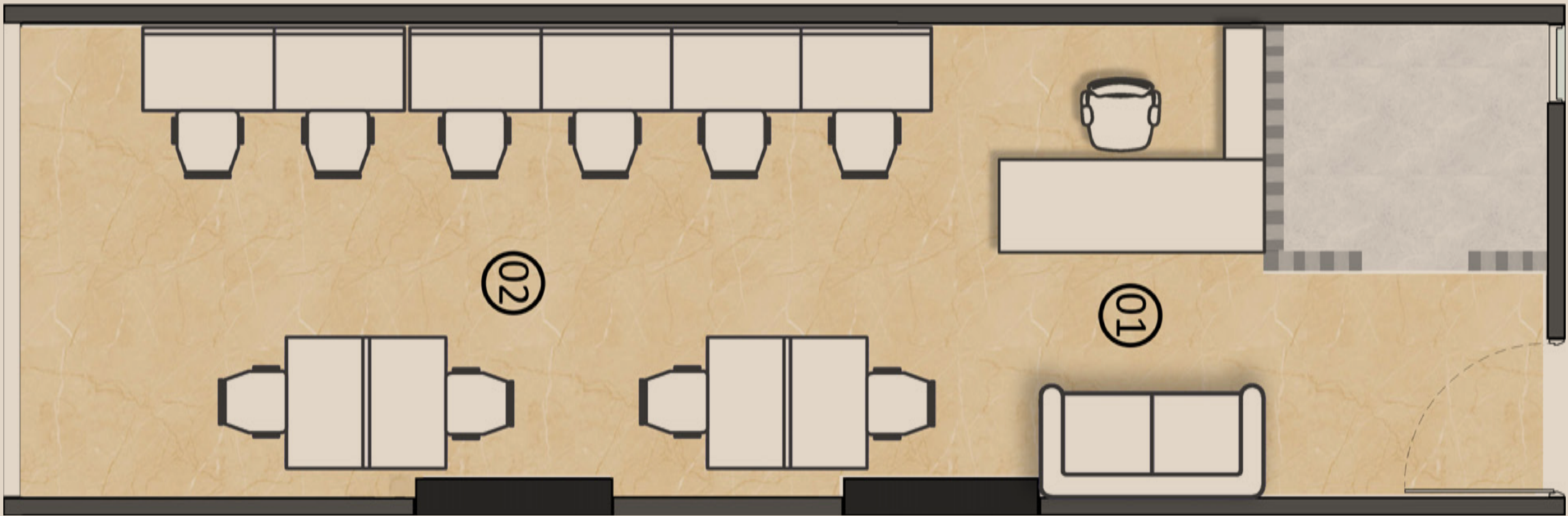
- Legend:
- 01. Reception
  - 02. Workstations
  - 03. Deck



Office Type: B

+11'10" x 48'06" (Workspace)

Net Area: 575 sq.ft.



Legend:

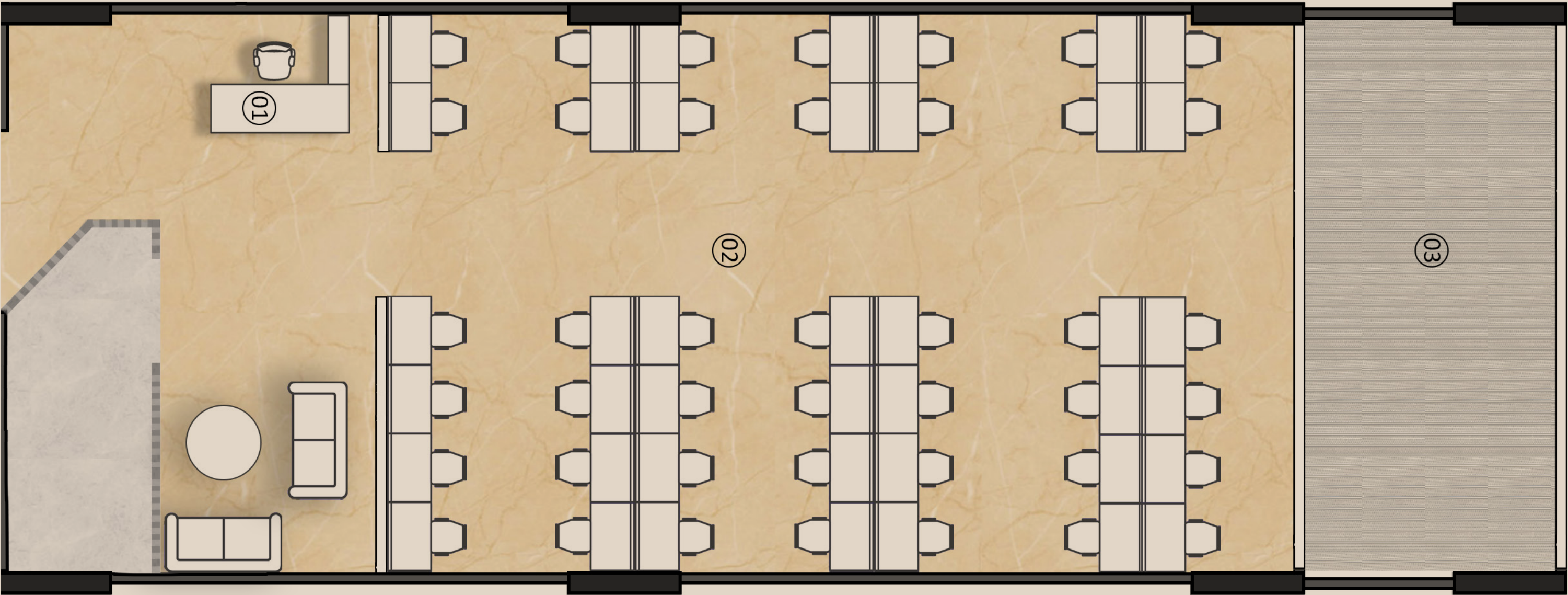
01. Reception

02. Workstation

Office Type: 2-Module-Office

+24’01” x 55.09” (Workspace)  
+24’01” x 10’10” (Deck)


Net Area: 1569 sq.ft  
1315 sq.ft + 254 sq.ft (Deck)



- Legend:
- 01. Reception
  - 02. Workstations
  - 03. Deck



MahaRERA No. P52100079487  
maharera.mahaonline.gov.in



Lodha Gallery, Upper Kharadi Main Road, Pune - 412207 | **Corporate Office:** One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai - 400 013

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. The garden & terrace units are entitled to exclusively use the area earmarked for private garden/terrace. The community hall(s)/temple(s) (if any) and appurtenant land(s) shall be transferred to a charitable trust/its non-profit nominee and managed by them at their sole discretion and Ultimate Organisation/Federation shall have no involvement in this regard.

Date of publication: July 2025.