

THE KING OF EASTERN SUBURBS.



Unleash the King of Eastern Suburbs.

THE WORLD'S
FINEST DEVELOPMENTS.
BROUGHT TO YOU BY
INDIA'S NO.1
REAL ESTATE DEVELOPER*.

Whether it's getting India to meet basic needs or setting the world's most coveted residences; adding a glittering tower to Mumbai's skyline or creating staggered residences for Mumbai's glitterati - delivering meticulously designed office or commercial India's No. 1 smart city with the highest livability quotient - Lodha has been benchmarking the way we live, with environments at par with the world's best.

Our purpose is to create landmarks that set benchmarks against the highest global standards, experience the values of our family, and are built with legacy without opening a crackle. Our purpose of 'Building smarter life' extends to our group cities, markets, price points, and customer segments. By deploying the best people and process, delivering to the customer's needs and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments - designed with centralised ecosystems, green outdoor spaces, and robust infrastructure, offering every facility and unmatched service for your development.

In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to 'build a better India', we continue to create a living and positive impact on planet and society at large. We are committed to becoming a net-zero carbon emission company by 2030. Through the Lodha Foundation, we actively contribute to ensure that people live the best life possible, changing the lives of every family and contributing to 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 profits of over ₹3,000+ crore in the last 7 years. We have delivered over 200 of the city's top 100 and have 25 upcoming projects**. Our team of almost 4,000 associates work relentlessly to ensure development of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

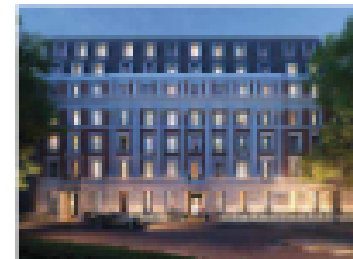
Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and reliable on-ground relationships, all come together to create the best value for our customers across residential, retail, and office spaces - ensuring their investment and operation time after time.



Lodha Altamount
The first residence at Mumbai's Billionaire's Row



The World Towers
One of India's most iconic addresses



No. 1 Crosswater Square
The world's most desirable address



A FLOURISHING LIFE

Jojoba's making environments inspire us to give of our best each day. So we can flourish in ways wep than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but to look to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other activities on our campuses are supported with instruction and coaching for leading individuals to flourish into professionals. Interpersonal and intrapersonal growth are paramount. We are engaged to be the best version of themselves. Our development zones provide open desks and empty open spaces with parks and BBQ spots, patios, tea houses, nature trails and forests – creating a rich environment to help you reflect, experience, and discover from the day. While playing at the park with our development enrich your spiritual well-being. A wide range of workshops and information sessions encourage discussion to hone their skills and pursue their passions, from the comfort of home, while making working professionals to network with like-minded individuals to help them achieve greater growth. Parents can find companionship, conversation, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth. From raising your children into a rich home to enjoying with and experiencing the delight your family, everything is thought through to ensure you find us cherished and enjoyed every day.



CARING FOR SOCIETY, AND OUR PLANET.

Building society 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 not positive.

ADVANCED TECHNOLOGIES

At Lush, we deliver the world's best-in-class by working with the best and brightest across the globe and implementing cutting-edge technology. We believe the advanced Total Quality Management (TQM) system, and the 100% computerized model (CAM) which drive a smart and better design process and improve planning and construction. We use AI to generate, optimize, harness skills, and drive innovation. Our real technology is made for people, highly flexible and available in any situation. We drive our people into the future and innovate to release human innovation and to create a truly innovative team. Innovation has a reputation for continuous, it is supported by a team of talented and creative people.

CARBON NEUTRAL BY 2035

Lush is committed to achieving a net-zero carbon footprint by 2035. We are also committed to 100% renewable energy, water, and sustainable, efficient and resilient power, and ensuring the net-zero strategy is not a one-off, but a continuous, with global support to achieve these goals and the global framework for sustainable development.

EMPOWERING WOMEN

With the ability to their uplifting work to upliftment and empowerment leads to empowerment, the Lush Foundation will run skill development programs designed to make sure we ready for the job market. Building not just a skilled workforce that meets industry-specific requirements, but also the long and supportive ecosystem that will help women to flourish in their workplaces.

SOCIAL HOUSING

We will have the potential for sustainable, resilient nation. The data for home ownership is critical and, by offering good quality housing, we are able to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

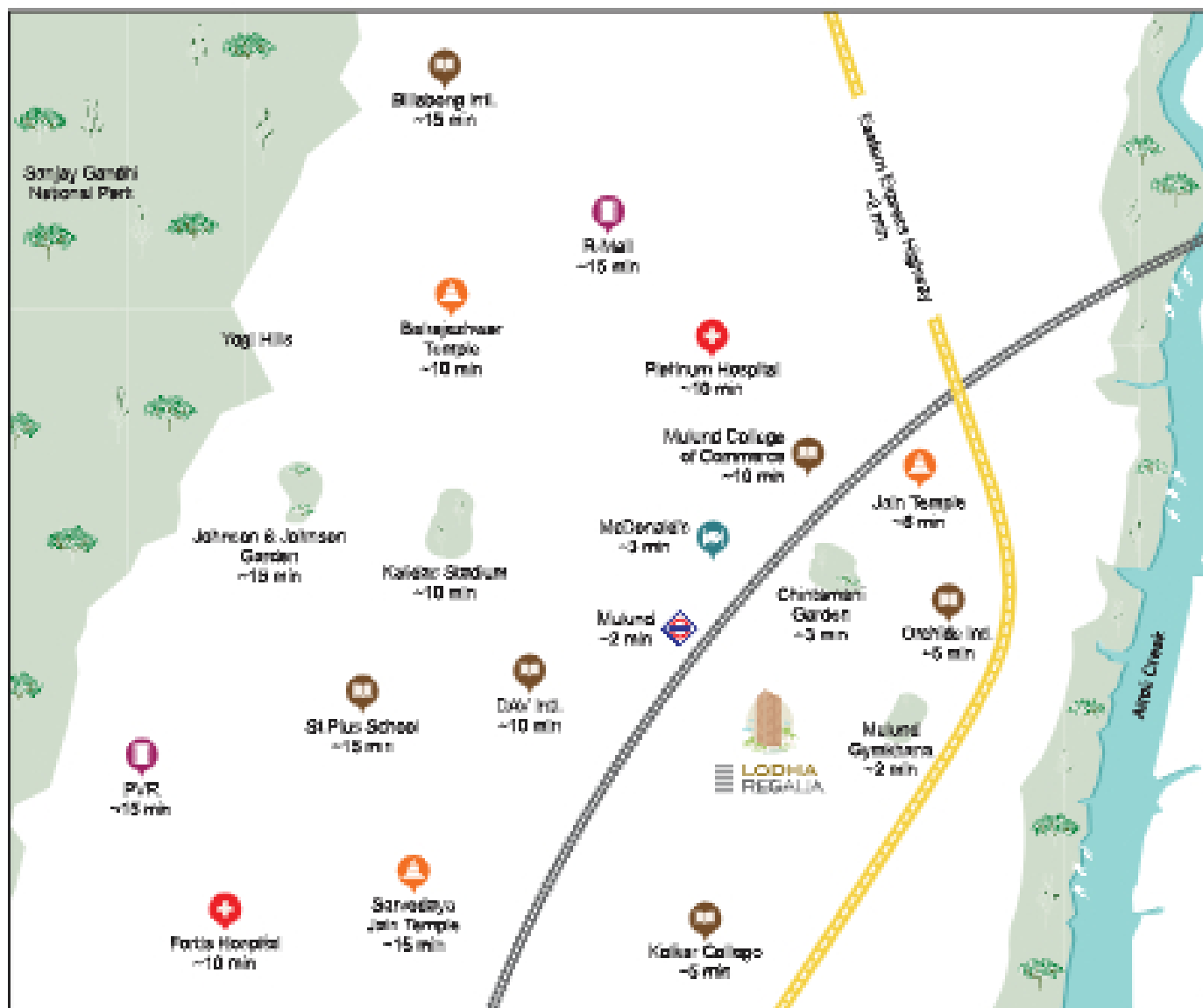
Our highest priority is our customers' health and well-being. Our efforts to improve safety levels have resulted in Lush being recognized as best-in-class by industry partners in Occupational Health & Safety Management.

REGAL LIVING NOW IN MULUND.

Lodha Regalia - grand towers with stunning views, set in the most prime location of Mulund, minutes from the Eastern Express Highway and at the doorstep of the railway station. The open spaces and amenities have been designed by world renowned landscape designers from Singapore, Bielestonix and the architecture is by India's best known architect, Hafeez Contractor. With Lodha Regalia, Mulund will experience the Lodha Life for the first time ever; with large, open green spaces, high-end amenities, grand views, excellent connectivity, and an upgraded lifestyle. Lending itself to a higher standard of living and the badge of value of living in a development by India's No.1 developer - Lodha.

Representative image





SO WELL-CONNECTED, EVERYTHING IS JUST AROUND THE CORNER.

A quiet and green residential area means more peace and serenity for you, as compared to other areas in Mumbai. And with the station a quick 2 minutes walk away, and the Eastern Express Highway less than 2 minutes by car, you'll find nothing out of your reach. Located near Harrower Chowk and adjacent to Shree Sureshwarayan Mandir, you will be surrounded by every essential outlet within easy reach – from medical clinics to the renowned Jupiter Hospital, from the recreational Vrihana Mall to reputed educational institutions like DAV International School and St. Pius School. Everything 10 minutes away, and quite in your radar.

- 2 mins. drive from Eastern Express Highway
- 2 mins. walk to Mulund Station
- 10 mins. to upcoming Metro station
- 10 mins. drive to Fortis Hospital
- 15 mins. drive to lifestyle destination Vrihana Mall & Vrihana Mall
- 5 mins. drive from Orchids The International School & NIS International School
- 15 mins. drive to EuroSchool Airoli, maiden of Lodha Regalia yet preference for education****
- 20 mins. drive to business belt in NCC



Artist's impression of the swimming pool

AN INTERNATIONAL LIFESTYLE. IN YOUR LUSH GREEN BACKYARD.

Basketball game after a long day at work? A cricket game on Sunday with your friend? A leisurely dip in the pool? Or maybe a quiet stroll amidst the large open greens. Whichever it may be, take your pick.

Ladha Regalia also envisions a children's play area for your little ones to monkey around. With unique outdoor and indoor walk from here spaces that allow you to work in the midst of nature.

A clubhouse with a fabulous gym, indoor games, a cafe for lazy Saturdays, and a party hall to create sweet memories on special occasions. Not to mention, a serene temple for peace and tranquility.

With a range of the finest amenities and facilities at your disposal, and top services that ensure smooth running, we are sure, it will be a home you and your family will cherish forever.

- Landscaped design by world renowned Stalactonia, Singapore
- 60,000+ sq. ft. of open, landscaped and amenity spaces
- Rooftop sports field (for cricket, football, volleyball, basketball, etc.)
- Lap pool
- Kids' pool
- Outdoor children's play area
- 'Walking' jogging track



Artist's impression
of the outdoor play area for children.



Artist's impression
of the indoor games lounge



Artist's impression
of the designer gymnasium

10,000 SQ. FT. INTERNATIONAL STANDARD CLUB-HOUSE* WITH:

- a) Gymnasium with world-class fitness equipment
- b) Work-from-home spaces
- c) Party hall(s)
- d) Activity and learning room(s)
- e) Steam room
- f) Massage room
- g) Children's indoor play area/ cricket
- h) Indoor games area with table tennis, carrom and chess
- i) Lounge with cafe & library
- j) Toilet & changing rooms
- k) Jain, Shiva* and Ganesha temples



Artist's impression
of the elegant facade

AS TALL AS YOUR ACHIEVEMENTS. DESIGNED EXCLUSIVELY FOR A RARE FEW.

Lecho Regalia brings with it features, amenities and a lifestyle that is rather new to Malindi, and is reserved for a lucky few. With 3rd residences on each level and 4 wings, it's created exclusively for a limited set of families who have the finest taste.

As your car comes in discreetly, and drops you off at your dedicated parking spot, a grand lobby invites you in with 3 high-speed elevators that whisk you away to your grand home.

- Grand entrance lobby
- Designer lift lobby on each floor
- Elegant facade
- 3 passenger lifts in each wing with additional service/ fire lift from Otis/ Schindler/ ThyssenKrupps/ Hyundai
- Advanced 5-tier security with
 - a) CCTV monitoring of key common areas
 - b) RFID controlled access to parking areas
 - c) Access controlled near lobby
 - d) Visitor registration
 - e) Video door phone in each apartment
- D.G power backup for lifts & common area lighting
- Bahama's staff toilet/ shower facilities (at staircase mid landing level)



Artist's Impression
of the entry and drive-way



Representative image

SPACIOUS RESIDENCES WITH LARGE SUNDECKS. LIFE HERE IS A BREATH OF FRESH AIR.

Presenting spacious residences that have been painstakingly designed to ensure that every sq. inch is used to enhance your lifestyle and there are virtually no wasted spaces. Your home offers you ample space to comfortably work from home and for your kids to be able to study and attend classes in peace. What's more, you have tall windows that present gorgeous views, and large open decks that invite in plenty of fresh air and sunlight. Each room is perfectly complemented by ample wardrobes to hold away all your belongings, so your home stays well-organized and clutter-free. At Laguna Regalia, everything has been thoughtfully designed to create the perfect private haven, for you and your family.

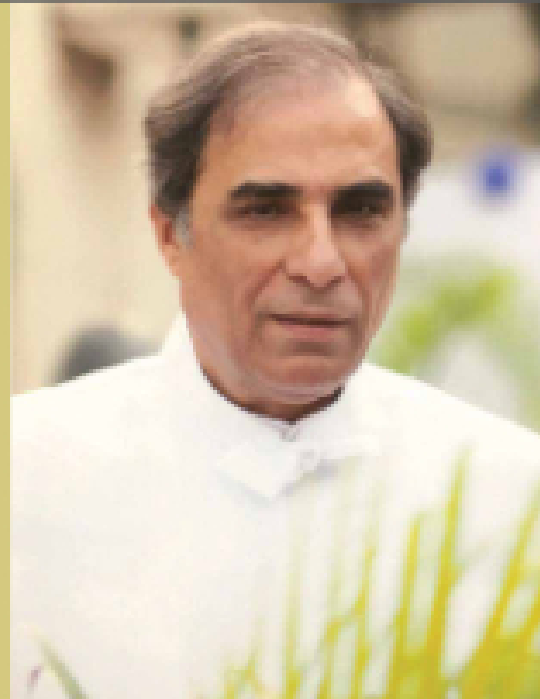
- Fully air conditioned homes!
- Tall windows* to maximize light and ventilation in all bedrooms
- Large sundeck in living room
- Imperial marble flooring in living/ dining and passage
- Marble flooring in master bedrooms and other bedrooms
- Toilet, with European designed Kohler/ Roca/ CP fittings and sanitary ware
- Separate cupboard area in bedroom
- Designer tiles in all the toilets
- Vitrified tiles in kitchen
- Granite/ marble vanity counters in toilet*
- Well-finished kitchen with high quality granite countertop, sink with drain board and designer tiles in dado
- Utility area with anti-slip ceramic tile flooring in each apartment
- Provision for telephone and TV connectivity
- Fibre-optic connectivity providing hi-speed internet access*

PEACE,
HAPPINESS
AND VIEWS:
EVERYTHING'S
LIMITLESS.

Living in one of the tallest buildings in Mulund, you are guaranteed to enjoy gorgeous views of the open greens, with ample light and ventilation, bringing in fresh breeze every morning. Perfect to accompany your morning cup of tea.

CREATED BY MASTERS OF THEIR CRAFT.

Developed alongside the dynamic duo of architect Hafeez Contractor and landscapers Sitetectonix, it amounts to you already being in the best of hands.

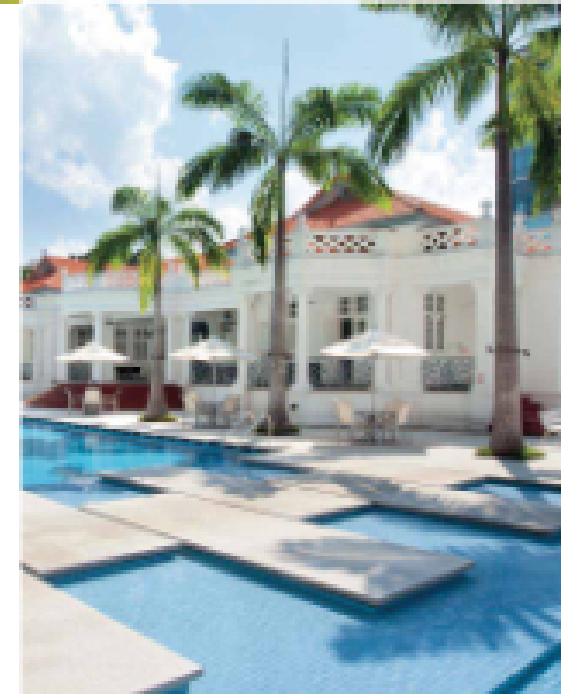


HAFEEZ CONTRACTOR

Hafeez Contractor needs no introduction. Awarded one of India's highest civilian honours – the Padma Bhushan – for his contribution to architecture in India, he has become a household name throughout the country.

SITECTONIX

Renowned Japanese landscape design firm – Sitetectonix, known for their innovative and luxurious designs, take into account the environmental, social, cultural and lifestyle circumstances of each project, enabling them to deliver high-quality designs every time.



PLANS





FLOOR PLAN | TOWER 1

WING A & B



FLOOR PLAN | TOWER 2

WING C & D



2 BED RESIDENCES | TYPE A | TOWER 1

WING A - 03 | WING B - 02



2 BED RESIDENCES | TYPE B | TOWER 1

WING B - 01



2 BED RESIDENCES | TOWER 2
WING C - 02 TYPE A | WING D - 03 TYPE C



2 BED RESIDENCES | TYPE B | TOWER 2
WING C - 01



2 BED RESIDENCES WITH STUDY | TOWER 1 WING A - 02



3 BED RESIDENCES | TOWER 1 WING B - 03



2 BED RESIDENCES WITH STUDY | TOWER 2
WING D - 02



3 BED RESIDENCES | TYPE A | TOWER 2
WING C - 03



3 BED RESIDENCES WITH STUDY TYPE A | TOWER 1

WING A - 01



3 BED RESIDENCES WITH STUDY TYPE B | TOWER 1

WING B - 04



3 BED RESIDENCES | TYPE B | TOWER 2

WING C - 04



3 BED RESIDENCES | TYPE B | TOWER 2

WING D - 01



JODI RESIDENCES | TOWER 1

2 BHK - TYPE A + 2 BHK WITH STUDY | WING A



JODI RESIDENCES | TOWER 1

2 BHK - TYPE A + 3 BHK | WING B



JODI RESIDENCES | TOWER 2

2 BHK - TYPE C + 2 BHK WITH STUDY | WING D



JODI RESIDENCES | TOWER 2

2 BHK - TYPE A + 3 BHK - TYPE A | WING C



[illegible][illegible]