

The background features a vertical split. The left side is a solid, dark teal color. The right side is a complex, abstract composition of wavy, layered patterns in various shades of teal and black, resembling a cross-section of a geological formation or a microscopic view of a material. The patterns are fluid and organic, with some areas appearing more textured and granular than others.

Imperial Living



THE WORLD'S FINEST
DEVELOPMENTS BY
INDIA'S NO. 1 REAL ESTATE
DEVELOPER* – LODHA.



Lodha Altamount

The finest residences on Mumbai's Billionaire Row



Lodha World Towers

One of India's most iconic addresses



No. 1 Grosvenor Square

The world's most desirable address

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. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer 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 self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and unmatched service at your doorstep.

In keeping with our belief that 'every Indian deserves a high-quality home,' and our vision to 'build a better India', we resolve to create a lasting and positive impact on 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 ensure that the women workforce improves, 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 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 work relentlessly to create developments 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 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.



A flourishing life

Lodha's enabling environments inspire us to give of our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other extra-curricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure give enthusiasts the encouragement to be the best version of themselves.

Our developments come with wide open decks and ample open spaces with picnic and BBQ spots, pavilions, tree houses, nature trails and forests – creating a rich eco-system to help you refresh, rejuvenate, and disconnect from the city. While places of worship within our developments enrich your spiritual well-being. A wide range of workshops and information sessions encourage homemakers to hone their skills and pursue their passions, from the comfort of home, while enabling working professionals to network with like-minded individuals to help them achieve greater growth. Seniors can find companionship, convenience, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth. From easing your transition into your new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.

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.

Palatial homes.

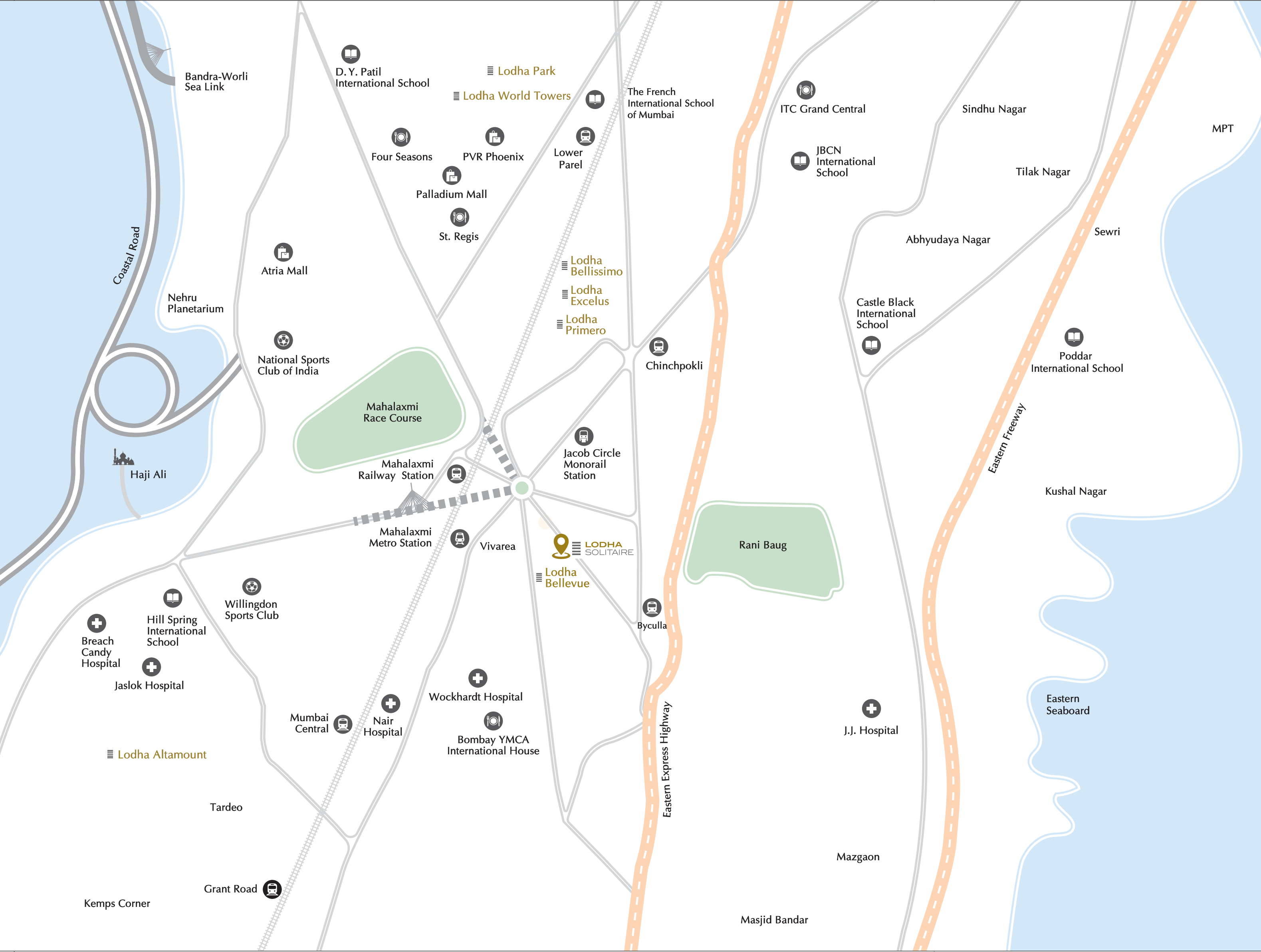
For the king and his family.

Presenting Lodha Solitaire: a palatial standalone tower offering stunning views of the botanical gardens of Rani Baug, Mahalaxmi Racecourse, and the Arabian Sea to both sides, world-class amenities and lavish homes with grand balconies - an exclusive lifestyle for the chosen few.



Artist's impression of the grand balcony

A desirable address
in the heart of Mumbai.



Strategically located to offer quick and easy access to every part of the city, Lodha Solitaire is set in Mahalaxmi, off Saat Rasta, offering effortless connectivity to South Mumbai and the Bandra-Worli Sea Link.

The development is situated within a kilometre of Mumbai's finest luxury hotels such as St. Regis and Four Seasons, retail options including Palladium and High Street Phoenix, entertainment hubs like Kamala Mills and PVR Cinema and gourmet restaurants.

A lifetime of leisure,
well-being and privilege.
Exclusively for you &
your loved ones.

With over 90,000 sq.ft. of amenities designed to the highest global standards and lush green open spaces, Lodha Solitaire offers something for everyone in your family. With a world of sports and lifestyle amenities at your disposal, it gives you multiple avenues to mix and meld with a like-minded community and create a spirit of camaraderie with fellow residents. Enabling you to experience a lifestyle at par with the world's best.



80% open spaces.
100% happiness.



Actual shot of children's play area at Lodha Park

Lodha Solitaire is a high-rise, low-density development, with 80% devoted to open spaces and state-of-the-art amenities, which means more area for you to enjoy with your friends & family.



A world of
luxury amenities.



Artist's impression of the outdoor swimming pool



Actual shot of the sports amenities at Lodha Amara

Never before have you seen such a vast universe of sport and leisure activities in a standalone development.

- ◆ Swimming pools
 - Outdoor pool
 - Kids' pool
 - Exclusive indoor pool for ladies & kids
- ◆ Children's play area
 - Outdoor
 - Covered
- ◆ Party hall with outdoor deck
- ◆ Large community space
- ◆ Fully-equipped gymnasium
- ◆ Indoor games room with Table Tennis, Carrom & Chess
- ◆ International standard rooftop sports arena:
 - Cricket & Football turf
 - 5-a-side Futsal court
 - 2 indoor Badminton courts
 - Multi-purpose court for Basketball and Volleyball
 - Walking track
- ◆ Flowering garden
- ◆ Exclusive drop-off & designer entrance lobby



Artist's impression of the indoor swimming pool



Artist's impression of the community space

A realm of exclusivity
and privacy.

This standalone tower offers limited luxury 3 & 4 bed residences that are truly in a league of their own. Set amidst over 1.6 acres, Lodha Solitaire soars to a height of 37 storeys. With just 2 wings, every floor has been designed to ensure the highest level of exclusivity and privacy.



LODIA

Artist's impression of the grand facade

Luxury homes that
spoil you for space.



The homes at Lodha Solitaire are thoughtfully and spaciouly designed with virtually zero wastage and abundant room for an imperial life. Every nook and corner of your home is meticulously crafted, to give you the best utilisation of space for you and your family.

Carefully crafted to the
minutest detail.



From marbled flooring in the living room to bath fittings and finishes that rival the world's best, our materials are thoughtfully chosen, and every detail carefully considered, to match your grand interiors.

- ◆ All homes come with lavish sundecks and East or West views
- ◆ Full height sliding French windows frame idyllic vistas and invite fresh air & sunlight
- ◆ L-shaped living and dining areas that help create a natural segregation
- ◆ WCs in bathrooms are North-South oriented
- ◆ Carved out wardrobe niches in select bedrooms to maximise usable space
- ◆ Flexibility in layouts with provision to make living room or master bedroom larger
- ◆ Separate entrance foyer & staff quarter^{\$}

What's better than having
a spacious residence?
Having one with
a grand balcony.

Want a special corner to relax with your family over the weekend? Your lavish balcony can serve as the sweetest spot in your regal abode.

The tower has been oriented to offer stunning views overlooking the two lungs of South Mumbai - Rani Baug to the East and Mahalaxmi Racecourse to the West. And with the glistening waters of the Arabian Sea on both sides, Lodha Solitaire is truly surrounded by the best that the city has to offer.



Artist's impression of the lavish sundeck

Every corner,
safe and secure.

At Lodha Solitaire, every corner is armed with security features to preserve your home as the safe haven it was meant to be. From swipe card access at the entrance to the fire alarm in your residence, every feature is thoughtfully integrated into the security system to ensure your family is always safe and secure.

Advanced 5-tier security

Swipe card access | Video door phone | Gas detector in kitchen
Fire alarm system | 24x7 CCTV monitoring of key common areas



Master plan

Legend

1. Entrance feature
2. Grand entrance area & drop-off
3. Flowering garden
4. Children's play area
5. Outdoor deck for party hall
6. Swimming pool
7. Pool deck
8. Kids' pool
9. Entry to indoor pool
10. Indoor Badminton courts
11. Multi-purpose court - Basketball/Volleyball
12. Futsal court
13. Cricket/Football turf
14. Walking track
15. Multi level car park with indoor amenities
 - Indoor pool
 - Gymnasium
 - Games room
 - Community space
16. Retail plaza
17. Retail entry & exit

← TO
M. A. ROAD

D. P. ROAD



WING B

WING A

27.45 M. BAPURAO JAGTAP ROAD

ADJACENT DEVELOPMENT

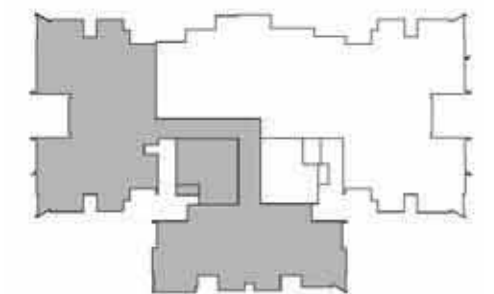


Floor plans



Wing A Plan

| | |
|--------|--------------------|
| Unit 1 | 3 Bed with Study A |
| Unit 2 | 3 Bed with Study B |
| Unit 3 | 3 Bed Optima |
| Unit 4 | 3 Bed Optima |



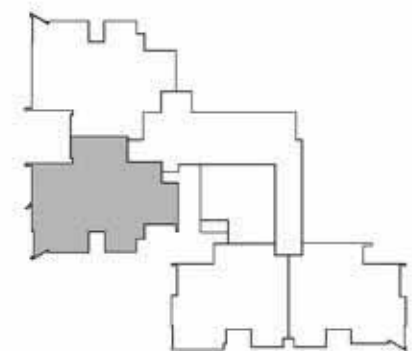


Wing B Plan

| | |
|--------|--------------------|
| Unit 1 | 4 Bed with Study |
| Unit 2 | 3 Bed with Study B |
| Unit 3 | 3 Bed with Study A |

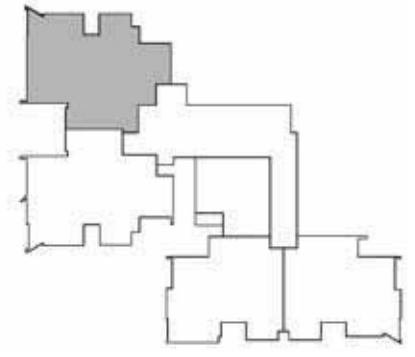


Unit plans



Wing A

Unit 1 | 3 Bed with Study A



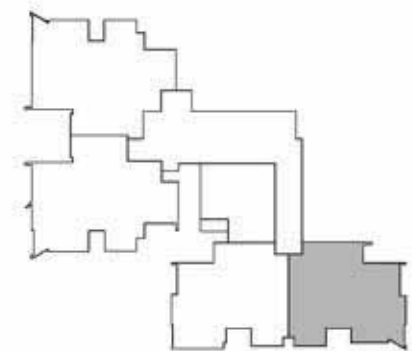
Wing A

Unit 2 | 3 Bed with Study B



Wing A

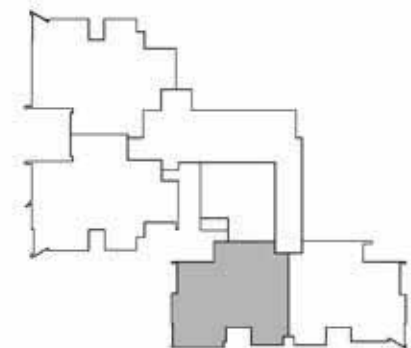
Unit 3 | 3 Bed Optima

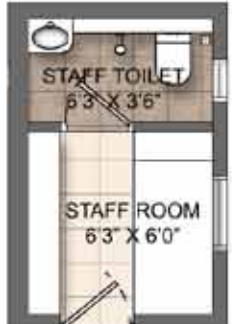




Wing A

Unit 4 | 3 Bed Optima

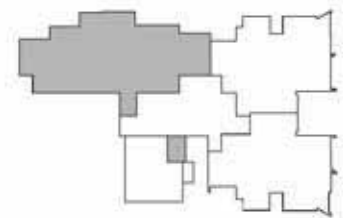


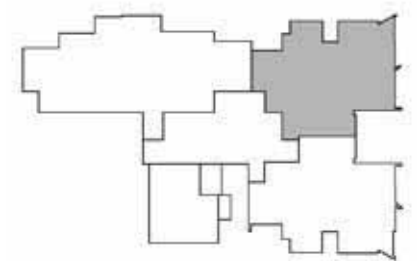


Staff Room for 4 Bed

Wing B

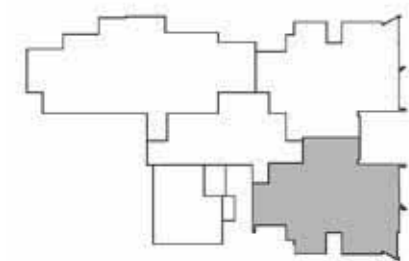
Unit 1 | 4 Bed with Study





Wing B

Unit 2 | 3 Bed with Study B



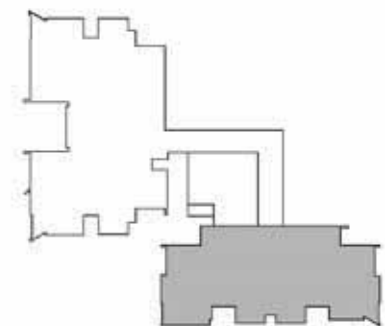
Wing B

Unit 3 | 3 Bed with Study A



Wing A

Unit 3 & 4 | 4 Bed with Study Jodi



Design partners

Architecture design: Kapadia Associates, Mumbai

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

Landscape design: Sitetectonix, Singapore

A consulting firm that specialises in landscape architecture, master planning and urban design, STX harnesses the creativity, experience, and expertise of its staff to serve as a trusted partner for clients, and to give form and definition to projects. Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesising its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces.

Interior architecture: Studio HBA, Mumbai

HBA creates the signature looks of today's luxury brands, independent contemporary boutique hotels, urban resorts spas, world-class residences and restaurants. From continent to continent, each HBA interior is the result of a unique and sensitive response to location, architecture and client vision. With more than 1,200 designers around the globe in 24 offices in nearly every major city, HBA is a true global company. HBA's international presence, combined with its extensive knowledge of the interior design industry, has facilitated the ability to rewrite the language of design with each new project.

Corporate office: Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.
Sales gallery: Lodha Excelus, 1st Floor, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.
Site address: Lodha Solitaire, Bapurao Jagtap Marg, Off Saat Rasta, Mahalaxmi, Mumbai - 400 011.

*By residential sales FY16-22 | **85 million or ~8.5 crore square feet completed till March 2022 | ^Based on liveability quotient ranking by JLL in its 'Liveability Quotient - A Paradigm Shift in India's Emerging Cities' Report | ^^As on March 2022 | \$In select units.

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 community hall(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 Organization / Federation shall have no involvement in this regard. Developing in partnership with Terraform Realty. RERA registration no. P51900046594 available at website maharera.mahaonline.gov.in. Date of Printing: March '23.





 **LODHA**
SOLITAIRE

Imperial living