

a
RARE
—
privilege



Rising majestically above Mumbai's skyline is a shimmering tower that transcends every definition of luxury living. Offering a chosen few, the pleasure of waking up to the twitter of birds, dining on the freshest produce from their own garden, and watching the sun set over the Arabian Sea outside their window.

Lodha Parkside is a boutique residential development with an enviable location in South Mumbai's prestigious Golden Mile in Worli - located around a glorious 7-acre park on a hill: The Park. An advantage that endows it with all the prestige and cachet of living around a great urban park - much like the highly coveted residences around New York's Central Park, or London's Hyde Park.

Along with soothing views of The Park greens and the Race Course green, Lodha Parkside also affords spectacular views of the Eastern and Western Seaboard.

With a location few can rival, easy access to The Park's rich tapestry of experiences, and a world-class lifestyle at your disposal, each moment that you live at Lodha Parkside is a rare privilege.

**Beautifully designed residences.
Accessorized by stunning views.**



Starting 70 feet above ground level and rising to a dizzying height of over 850 feet, the elegant tower of Lodha Parkside soars into the sky, commanding panoramic views of the city and the Arabian Sea. Standing over 75 storeys high, Lodha Parkside will rank among the tallest towers in Mumbai, taking pride of place in Mumbai's skyline.

Sensitively designed by WOHA, the internationally-acclaimed, Singapore-based architecture firm, Lodha Parkside is in a league of its own. From its magnificent, air-conditioned entrance lobby, high-speed elevators silently whisk you up to your luxurious abode. Inside, every square inch is designed to build in functionality, and create aesthetic appeal at every turn. Full-length corner windows and overhangs ensure that every room in every residence feels like a shaded, private retreat. While bringing in plenty of air and natural light, and framing 70 mm views.



- Tower over 75 storeys high, 2 wings
- Personal suites, 2 bedroom residences, 3 bedroom residences
- Designed by WOHA, Singapore, the world's foremost architects in green high-rises
- Breath-taking vistas of the city - the Eastern Seaboard, the Arabian Sea, and the Mahalaxmi Racecourse
- Imposing double-height, air-conditioned entrance lobby
- 5 hi-speed elevators by Otis/Schindler/Mitsubishi®
- Designer floor lobbies



Enjoy panoramic views of the Mahalaxmi Racecourse

**A residence
so rare, it's graced
only by the
world's finest.**



Showcasing the most thoughtful design, the most stylish appointments and the finest brands from across the globe, Lodha Parkside provides an unparalleled experience in luxury living. Every residence is open on three sides, assuring you of an airy, sunlit and blissfully private haven. Your spacious residence is meticulously planned to optimize space, as well as provide for all your needs, from a separate entrance foyer to a private puja room as well as a separate store room and utility area. And premium European fittings add a stylish touch, turning even a routine shower into an experience of indulgence. With the finest imported marble at your feet, every convenience at your fingertips and your floor-to-ceiling windows framing the most breath-taking views, owning a residence at Lodha Parkside is truly, a rare privilege.





- Spacious residences with 3 sides open
- Designed to ensure maximum privacy, cross ventilation and light
- Imported marble flooring in the living and dining areas, all bedrooms, bathrooms, puja and passage areas
- Fully air-conditioned homes*
- Luxury Swiss & German Laufen/Duravit sanitary ware, Grohe/Gessi/Isenberg CP fittings and designer tiling in all bathrooms#
- Separate entry foyer for each residence
- Every square inch designed, to maximize functionality with separate puja room^, separate store room^ and separate utility area.
- Imported modular kitchen fitted with gas detector
- Kitchen, utility area, store room and service areas – all finished in premium tiling

*excluding kitchen, bathrooms and service areas
 ^3 BHK residences only



You don't just step into a luxurious residence. You step into the future.

Contemporary luxury living demands fully-automated homes, with the controls to every appliance at your fingertips and easy access to technology.

At Lodha Parkside, you'll find your residence is wi-fi enabled from the moment you step in. While advanced fibre optic connectivity assures you of advanced IPTV and digital gaming on command.



- Wi-fi enabled homes
- Advanced Fibre Optic Connectivity with advanced IPTV and digital gaming



Happiness and peace of mind come guaranteed. With a 7-tier security system.

A world-class security system, deploying the finest technology and personnel, surrounds Lodha Parkside as well as The Park, making it the safest haven for you and your family. So wherever you are in its 7-acre expanse, you are safe and secure.



- Advanced 7-tier security system:
 - Swipe card access to lobby and elevators
 - Video door phone
 - CCTV monitoring of key common areas
 - RFID identification of vehicles
 - Pre-entry registration and visitor tracking
 - Gas detector in kitchen
 - Emergency alarm in each residence
- State-of-the-art firefighting systems

**Concierge services,
facilities management,
valet parking.
Because there's no
such thing as wanting
too much.**



At Lodha Parkside, you have every convenience in place to ensure your household runs on oiled wheels. An attentive valet is at hand the moment you drive in, to park your precious Audi. A world-class concierge service will meet every need, from the routine to the whimsical, efficiently and meticulously. And a professional facilities management team keeps every nook and corner of Lodha Parkside in immaculate condition. So you can enjoy the good life without a care in the world – a rare privilege indeed.

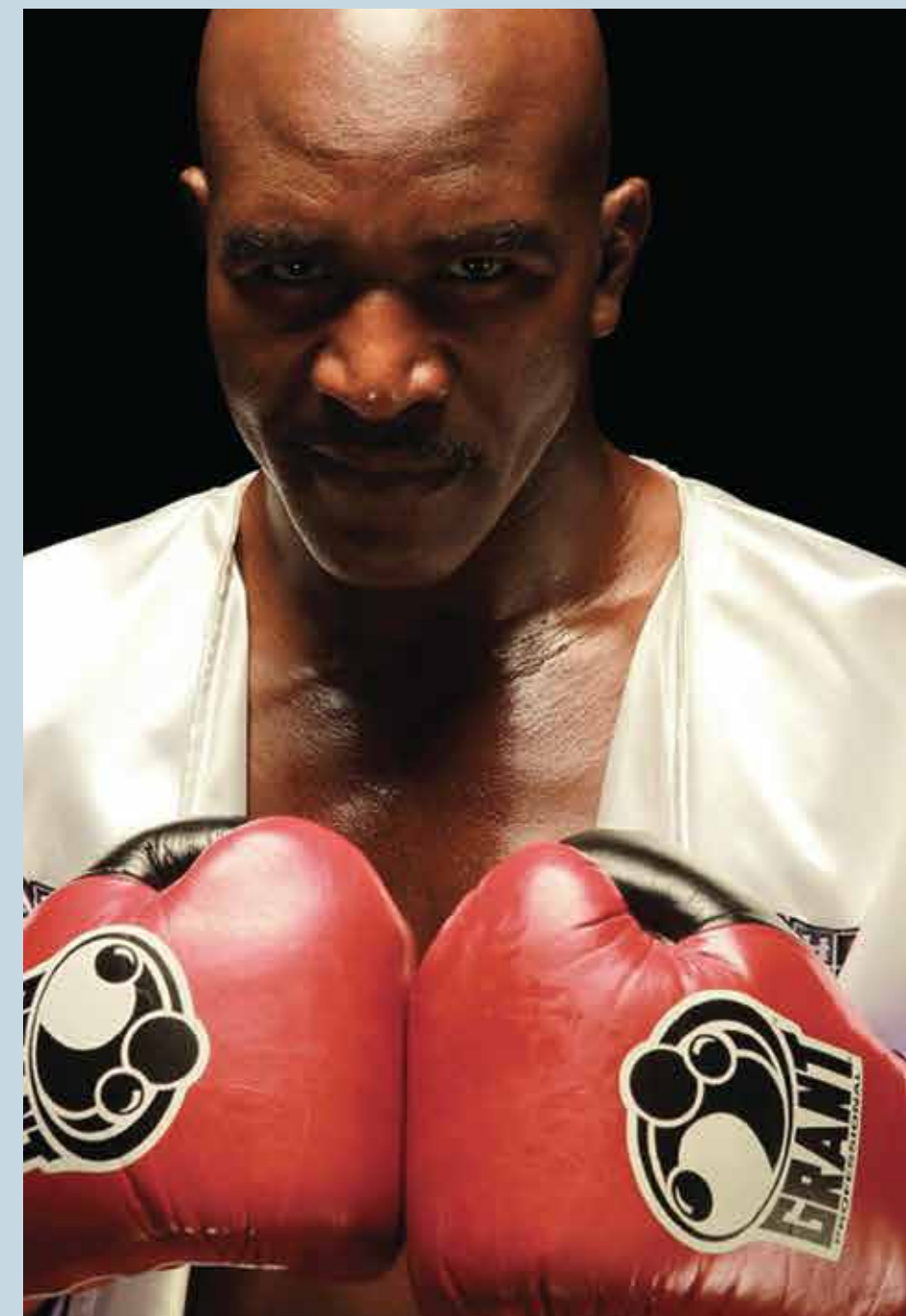
- Concierge services by Club Concierge
- Maintenance staff around the clock
- Valet parking
- Separate service elevators with separate service entry to building



Experience a world of leisure, well-being and privilege. Step into a 50,000 sq. ft. crystal.



Inspired by a magnificent crystal, the clubhouse at The Park with its diamond-like facets, is a rare and glittering example of what happens when luxury meets grand architecture meets grand vision. Its jeweled doors open into an expansive world of privilege, extending over 50,000 square feet. World-class fitness facilities, gourmet restaurants, elegant hospitality venues, a private theatre, India's first ever Evander Holyfield Gym & Boxing Ring, and a fitness regimen created by Ramona Braganza, personal trainer to Hollywood celebrities – every possible comfort is at your disposal, within its crystalline walls.



Of all the privileges of living at Lodha Parkside, the rarest is living around a 7-acre private park.

Historically, the world's most sought-after and exclusive residences have always been located around great urban parks.

Central Park, New York and Hyde Park, London, are some of the most desirable neighbourhoods to live in, pulsating with vibrant life and activity.

The Park now brings the buzz and lifestyle of these landmark urban park neighbourhoods to Mumbai.

Set amidst 1000 trees and abundant nature, this private park provides the perfect escape from the city. With a variety of moods and expressions, and a vast range of scales from a wide maidan to intimate spaces, this serene haven is imbued with experiences that will enrich every moment of your life.



The Park is a tapestry of experiences so rich, it would take a lifetime to enjoy all of them. Morning walks by a lotus water garden, weekend picnics in a butterfly garden, fruit and vegetables from a private fruit orchard and organic garden - experiences you could never have envisioned, are now yours to enjoy in the heart of the city.

Your children will revel in the delights of a sprawling playground, a sand-pit, a skating rink and an irresistibly tempting tree house, while you have a magnificent clubhouse with a world-class spa and gym, a choice of swimming pools, elegant party venues, indoor and outdoor sports courts, a private theatre and a well-stocked library – all at your disposal within the park’s boundaries.

One park. Infinite experiences.



- 7-acre private park – the size of 6 football fields put together
 - Multiple themed gardens
- Organic herb, spice and vegetable gardens
 - Lotus water garden and lily bay
 - Jacuzzi by the waterfall
- Picnic spots, sit-outs, garden pavilions
 - Green expanses and lawns



SPORTS & FITNESS

- 7 swimming pools: Full-length lap pool, covered temperature-controlled pool for ladies and children, kids' pool, toddlers' pool, family pool spread over 70 metres, Turkish 'Hamam' pool, terraced spa pool by the waterfall
- India's first Evander Holyfield gym, providing a world-class fitness & training system to bring out the champion in you
- 321 training - a fitness regimen created by Ramona Braganza, personal trainer to Hollywood celebrities
- Courts for every sport - tennis, basketball, volleyball
- Air-conditioned indoor sports courts - tennis and badminton
- Cricket Maidan with full-size cricket pitch
- 200 metre athletics track
- Sports ground with football facilities and provisions for other sports
- 1 km+ jogging & walking track
- 9-hole putting green



LEISURE & RECREATION

- 50,000 sq.ft. clubhouse
- World-class luxury spa
- Indoor games room for table tennis, snooker, carrom and cards
- Gourmet restaurants and cafes
- Banqueting facilities - 2 party halls and party lawns
- Luxury guest rooms for family & friends
- Outdoor cinema
- Private theatre
- Amphitheatre
- Serene Ganesha temple
- Well-stocked library
- Luxury retail plaza with ample shopping and designer brands

COMFORT & CONVENIENCE

- Convenience store provision
- ATM provision
- Fully-equipped business centre with 2 meeting rooms
- 24x7 medical facility



FUN FOR KIDS


- Playzone for kids 2 to 14 years:
- KidzFun, an indoor play area / crèche for kids 2-8 years
- Entertainment zone with video games, board games and more for kids 8-14 years.
- Kids' pool
- Extensive library with over 4000 books
- Activity Room - Dance classes by Sandip Soparkar and Music by Furtados School of Music
- World-class indoor kids' playground
- Outdoor kids' play area with extensive play equipment
- Pet garden & walk
- Tree house
- Picnic trails
- Rock climbing
- Outdoor Chess



HEALTH AND WELLBEING

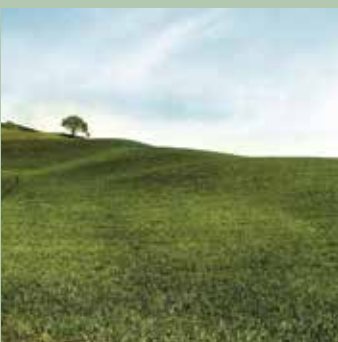
- Organic vegetable garden
- Organic herb garden serving herbal infusions
- Fruit orchard
- Organic café serving the freshest teas
- World-class health club with champions' gym
- Juice bar





Blessed by Nature's bounty. And designed to stay so forever.

Endowed with its own eco-system,
Lodha Parkside has been designed to enrich life
in a responsible manner, and safeguard
its natural splendour for all time.
Incorporating every system and process to
protect and preserve the environment.



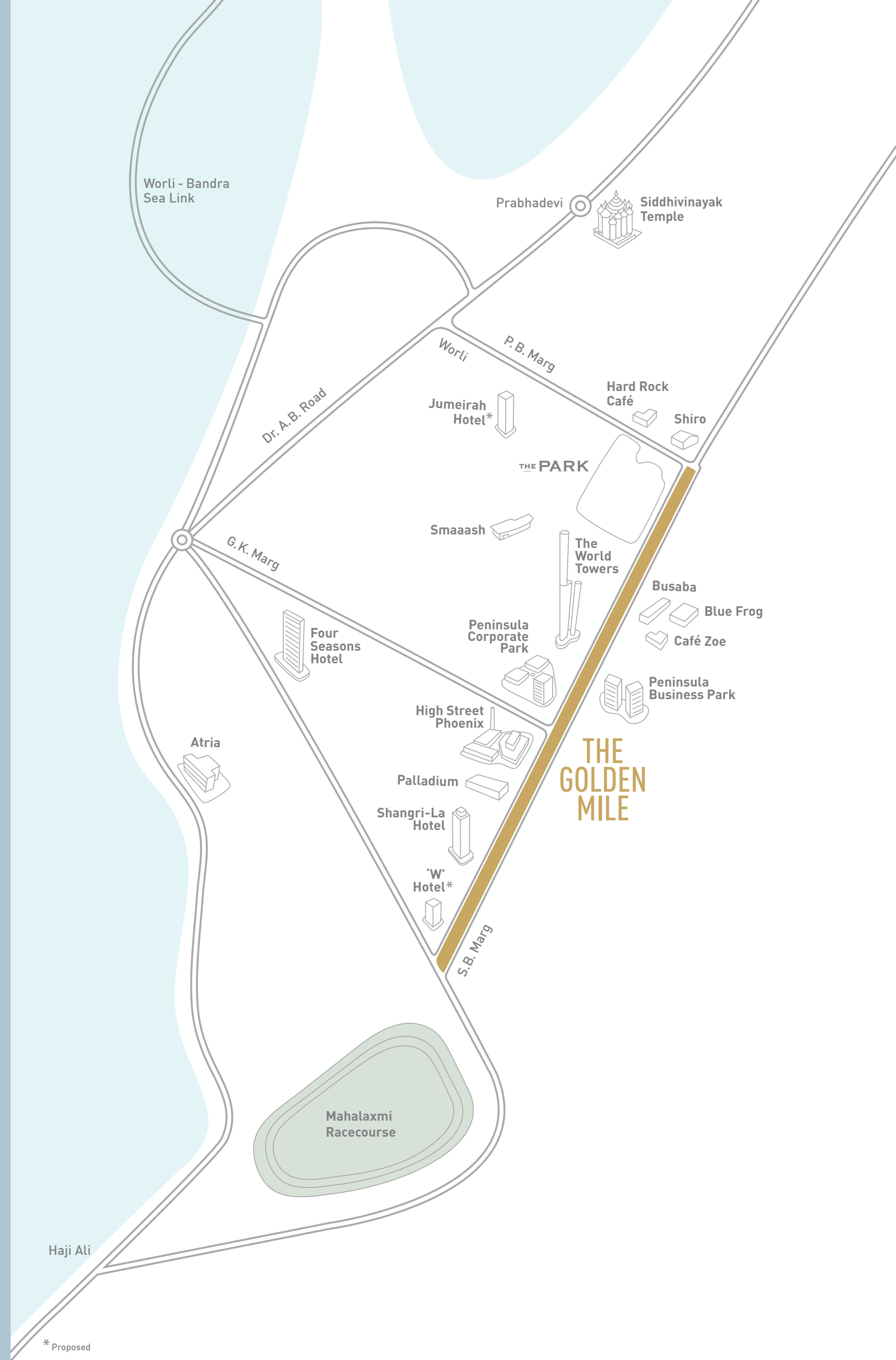
Over 85% of the development is open space • Over 1000 trees to improve air quality and provide green cover
Solar power for common areas, reducing maintenance costs and adverse environmental impact • Green walls to reduce
noise and pollution • Waste-water recycling with advanced MBR technology • Advanced rain-water harvesting system

A gem of a location. Set within the city's Golden Mile.

Lodha Parkside stands tall at the starting point of Mumbai's contemporary Golden Mile - a glittering stretch where landmark residential and commercial developments rub shoulders with the finest hotels, luxury retail stores and premium entertainment hubs. The Golden Mile is home to the world's tallest residential tower, World One, as well as prime office developments like Peninsula Corporate Park and Peninsula Business Park. With luxury hotels such as the Shangri-La, Jumeirah* and W*, retail options including Palladium and High Street Phoenix, dining outlets such as Hard Rock Café and Café Zoe, and entertainment hubs such as Smaaash, the Golden Mile is the pulsating heart of Mumbai's urban renaissance, offering a world-class lifestyle in the very heart of Mumbai.

With its enviable location, Lodha Parkside offers easy access to the luxury lifestyle hubs on the Golden Mile, as well as effortless connectivity to Mumbai's suburbs and airport, via the Worli-Bandra Sea Link.

*Proposed





Lodha Parkside



Swimming Pool



Cricket Maidan with full-size cricket pitch



Luxury Retail Plaza



Grand entry to The Park

Lodha Parkside: The Plans

Developers

The Lodha Group

Established in 1980, the Lodha Group is India's No 1 real estate developer. The Group is currently developing in excess of 35 million sq.ft. of prime real estate, with over 30 projects in and around Mumbai, from Nepean Sea Road to Dombivali. The Group has further extended its promise of luxury living with successful projects in Hyderabad and Pune. 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 - India's most livable city, spread over 4,000 acres and located close to the upcoming Navi Mumbai international airport. The Group has made history by achieving the world's first billion dollar pre-launch for a prime South Mumbai project that received IPO style applications exceeding ₹5,400 Cr.

The Group has also recorded the biggest land deal in India till date, buying a plot for ₹4,053 Cr., from the Mumbai Metropolitan Region Development Authority (MMRDA), where it is developing New Cuffe Parade, a world-class mixed use development set to become the new city centre of Mumbai. Continuing to set new benchmarks, the Group completed the acquisition of a 17-acre prime land parcel in Worli for ₹2,725 Cr., the largest realty deal in 2012.

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 3200 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

- Mumbai's most preferred Real Estate Brand – Morgan Stanley Report, 2012
- Winner of Green Good Design Award 2012 for World One
- Winner of International Property Awards, 2012^ 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

Recent Completed Projects

Lodha Costiera, Nepean Sea Road | Lodha's Château Paradis, Worli Seaface | Lodha Bellissimo, Mahalaxmi | Lodha Aria, East Parel
Lodha Grandeur, Prabhadevi | Lodha Palazzo, JVPD Scheme, Juhu | Lodha One, JVPD Scheme, Juhu | Lodha Aurum, Kanjurmarg
Lodha Imperia, Bhandup | Lodha Paradise, Thane | Lodha Aristo, Thane | Lodha Goldcrest, Lonavala | Casa Ultima, Thane | Casa
Essenza, Dahisar | Lodha Excelus, Mahalaxmi | Lodha Supremus, Worli | iTHINK by Lodha, Kanjurmarg | iTHINK by Lodha, Thane
Boulevard Shopping, Thane

Ongoing Projects: Office Spaces`

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

Ongoing Projects: Residences

Lodha Primero, Mahalaxmi | World One, Upper Worli | World Crest, Upper Worli | Lodha Venezia, Parel | Lodha Elisium, New Cuffe
Parade | Lodha Dioro, New Cuffe Parade | Lodha Evoq, New Cuffe Parade | Lodha Fiorenza, Goregaon | Lodha Aurum Grandé,
Kanjurmarg | Lodha Luxuria, Thane | Lodha Aqua, Dahisar | Lodha Golflinks, Palava | Lodha Belmondo, Pune | Lodha Bellezza,
Hyderabad | Lodha Meridian, Hyderabad | Casa Ultima, Thane | Casa Royale, Thane | Casa Bella, Palava | Casa Bella Gold, Palava
Casa Rio, Palava | Casa Rio Gold, Palava | Casa Paradiso, Hyderabad

Projects To Come

Residences at Altamount Road, Walkeshwar, Prabhadevi, Andheri and Thane | Bungalows at Palava and Pune

All details valid as on August 2013

Commitment to our Communities

Lodha is a committed and 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. The 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 provide upto 75% of the school fees and other education-related costs for students who exhibit good academic performance.

Vocational 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

- **Shri Sai Dham:** Will cater to devotees who travel 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 the rest of India. Includes a temple, library, food facilities and meeting 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 upkeep of temples, schools and cremation centres in needy areas

Environmental Stewardship

Lodha is committed to ensuring that development is achieved with the greatest respect and reverence for Mother Nature, in line with the ideals of our ancient scriptures.

Some of the Group’s initiatives include:

- One of Mumbai’s first completed Gold LEED rated office buildings
- 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
- Extensive landscaping and tree plantation at all developments
- Use of local materials for construction to minimize pollution
- Recycling of waste materials to conserve resources

Design Partners

Architects: WOHA, Singapore

WOHA's architecture is notable for the fact that no two WOHA buildings feature the same design. Each project constitutes a specific response to the potential of the plan and the site. Combining a profound awareness of local context and tradition, as well as contemporary architectural forms and ideas, WOHA projects create a unique fusion of practicality and invention. WOHA has received numerous international awards for excellence in design, particularly for the green high-rise, Newton Suites; and the luxury resort, Alila Villas, Uluwatu, for which they won The Green Good Design Award, The International Highrise Award 2010, The President Design Awards 2010 and the World Learning Building of the Year Good Design Award, at the World Architecture Festival. WOHA's well-known projects span the Asia-Pacific region, including Singapore, Malaysia, Thailand, Indonesia, Taiwan, Australia, Maldives and China.

Landscape Design: P Landscape (PLA)

A landscape design studio based in Bangkok, Thailand, PLA is a creatively diverse team of landscape architects, designers, horticulturists, and artists, driven by unique and refreshing ideas. The firm's vision of landscape architecture goes beyond the physical and functional aspects of a site, to integrate creativity, culture and local heritage, while also enhancing the site's existing environment and ecology. PLA specializes in high-end resort, hotel, and residential projects, with a global presence across Thailand, China, the Middle East, Maldives, the Fiji Islands and India. With memorable landscapes that capture the unique essence of a destination, every PLA landscape fosters a deep connection between people and nature.

Local Architects: Kapadia Associates

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines 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 and has to its credit some of Mumbai's finest developments, including Lodha Bellissimo and Ashok Towers.

Structural Engineers: Magnusson Klemencic Associates Inc., New York

Over the past 80 years, the Seattle-based Magnusson Klemencic Associates (MKA) has consistently delivered safe, enduring, creative and cutting-edge solutions in structural, civil, seismic and wind engineering, shoring, building preservation and sustainable design projects. The firm is known worldwide for its ability to expertly handle any project, regardless of its size, complexity and location. MKA's projects span 48 countries, and the company has won 337 awards for engineering excellence.

Local Structural Engineers: Sterling Engineering Consultancy Pvt. Ltd., Mumbai

Led by one of the foremost names in structural design in India, Kamal Hadker, the company offers engineering design services for the built environment, including large office complexes, hotels, shopping centres, hospitals, industrial projects, multi-storeyed buildings and townships. Over the years, Sterling has earned a reputation for creative contributions to engineering and architectural design, technical excellence, cost and material efficiency and responsive service to clients in India and abroad.

MEP Engineers: Buro Happold

Buro Happold is one of the world's leading MEP engineers. Known for having designed the Louvre at Abu Dhabi, and the iconic World Towers in Mumbai, the Buro Happold team brings a holistic approach to every project, by focussing simultaneously on design, concepts, details, execution, value for money and efficiency. The team is dedicated to creating world-class internal environments, deploying advanced energy-efficient systems and technology to ensure the highest level of safety, comfort and environmental responsibility.

Elevator Engineers: Barker Mohandas

Vertical Transportation consultants providing system design and evaluation services for elevators and escalators, Barker Mohandas is based in the USA, with varied projects worldwide. The backgrounds of their people are uniquely strong in the industry, not just in VT system design, but in high-speed elevator product R&D, engineering, manufacturing, construction, modernization and codes behind such systems. Such backgrounds are useful in their everyday planning work for VT systems for large and small buildings. For productivity, they use advanced software, the most powerful of these tools developed in-house for high-rise buildings. They provide various vertical transportation services to some of the most iconic buildings across the world including the Burj Khalifa, Dubai and World One, Mumbai.

Façade Engineers: Arup, Singapore

Founded in 1946, Arup first came to the world's attention with the structural design of the Sydney Opera House, followed by its work on the Centre Pompidou in Paris. Arup has since grown into a truly multidisciplinary organisation, with designers, planners, engineers, consultants and technical specialists offering a broad spectrum of professional services. Arup's reputation is grounded in its unconventional approach to design, independent outlook, and dedication to technical excellence. Most recently, its work for the 2008 Olympics in Beijing has reaffirmed its reputation for delivering innovative and sustainable designs that reinvent the built environment, and make a positive difference to the world. Arup's projects leave behind a legacy for subsequent generations: a legacy that outlasts any one individual. With 10,000 projects on at any given time, Arup is making the best possible effort for current and future generations.



Site address: Opposite Hard Rock Cafe, Next to Shree Simandhar Swami Jain Temple, Worli, Mumbai 400 013.

Corporate Address: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.

www.theparkmumbai.com

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- **All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer / Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand.

