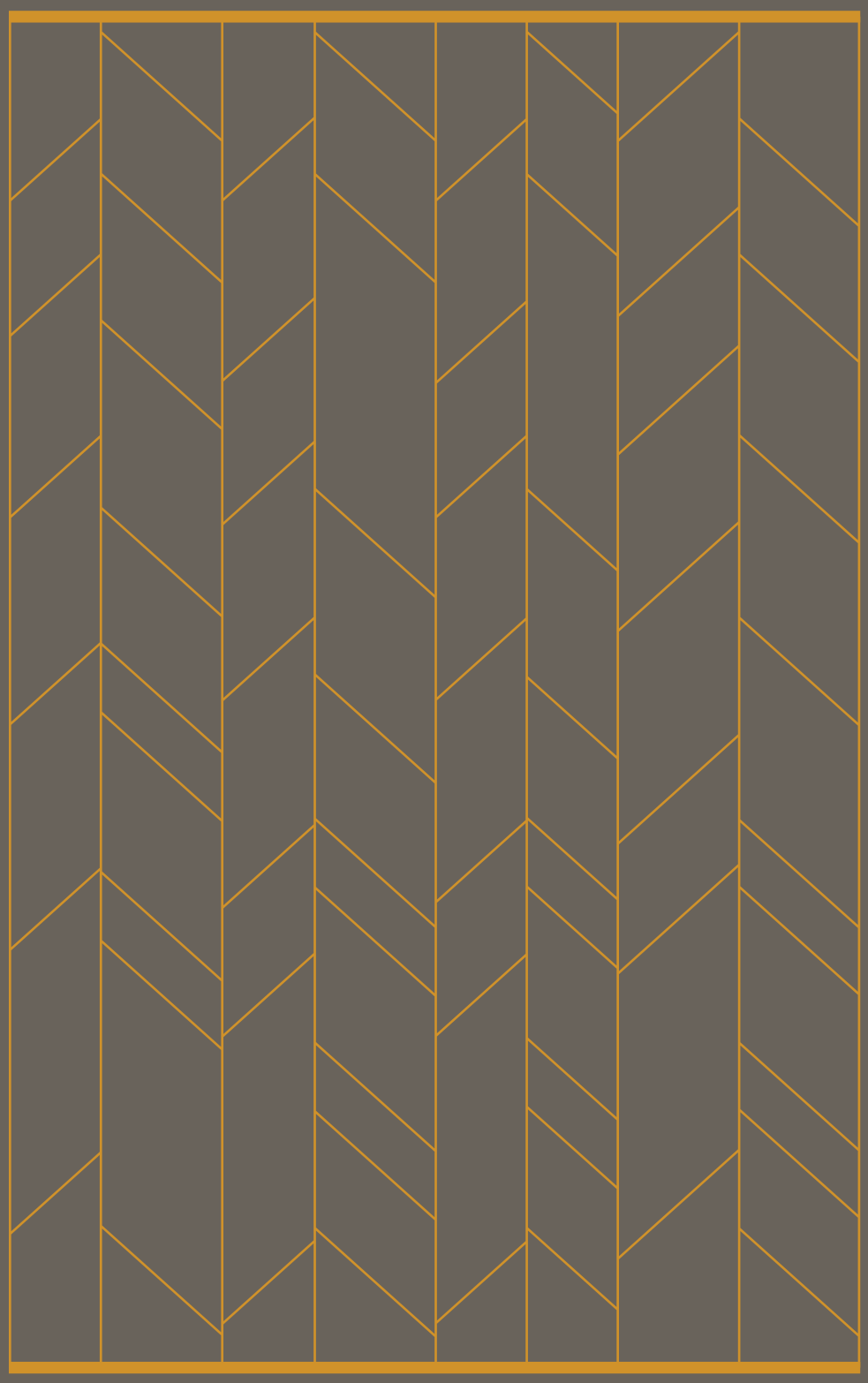


Foothills *of* luxury

LODHA
MASSIMO

Welcome to the high life.

Presenting Lodha Massimo – where every facet has been designed to elevate your perspective on life. Nestled on the tranquil foothills of Baner Hill, it offers a refreshing lifestyle liberating you from the constraints of city life while still being situated in the heart of Baner, one of Pune's most coveted neighbourhoods. Lodha Massimo masterfully balances luxury with the natural beauty of its surroundings, indulging you with not just its niche of peace and quiet, but also world-class amenities. Enjoy a grand clubhouse and café, several avenues for sport and fitness, vast open green spaces, and the finest modern-day comforts and conveniences within your home. All managed impeccably by India's leading hospitality partners – Saint Amand.

Creators of the world's finest developments.

Lodha is India's leading real estate developer, delivering thoughtfully designed, premium residential and commercial developments that shape 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 strong partnerships with global leaders in lifestyle, design, and architecture, using the best people and processes, delivering to the highest level of customer expectations, and benchmarking ourselves against the best in the world, Lodha consistently delivers the world's finest developments that enable our patrons to fulfil their aspirations and elevate their lifestyle.

With four decades of experience in redefining real estate, we have developed the expertise to deliver both on quality and scale – at a pace that is unmatched in the industry. Following our philosophy of 'doing good and doing well,' we are committed to using our capabilities to support the nation's growth and progress, creating a positive impact on the environment and society even as we grow our business.

LODHA ALTAMOUNT
The 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 both a responsibility and an opportunity to create a positive impact on the environment and society, to ensure a brighter future for India.

Pioneers in sustainable construction

To reduce our impact on the environment, Lodha has partnered with US-based think tank RMI to research, pilot and create a blueprint for sustainable construction.

98% share of renewable energy in total electricity consumption

Our Indian Green Building Council (IGBC) green-certified footprint crossed 50 million sq. ft. in FY24

Designing for a sustainable future

Our projects are designed to be resilient to climate change and to enable residents to live a more sustainable lifestyle.

100% of wastewater in our projects is recycled and reused in flushing and gardening

Water-saving faucets and showers reduce water consumption by 35% - without compromising on experience

More than 75% of the regularly occupied spaces in our 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 22nd September, 2023

THE LOCATION

You're on top of the world.

Located at the highest point in Baner.

Set amidst the tranquility of the foothills of Baner Hill – the highest point in Baner, Lodha Massimo is a picturesque escapade. Yet, with top IT companies minutes away, and surrounded by high-end retail, renowned schools, hospitals, it keeps the world at your fingertips.

WORK HUBS

Balewadi IT Park ----- 5 mins
Hinjewadi IT Park ----- 20 mins

RETAIL / ENTERTAINMENT / F&B

Balewadi High Street ----- 5 mins
West-End Mall ----- 10 mins
Phoenix Mall ----- 12 mins

SCHOOLS / HOSPITALS

Manipal Hospital ----- 5 mins
Bhartiya Vidypeeth ----- 5 mins
Mahindra Int. School ----- 15 mins

EASY ACCESS TO BANGALORE HIGHWAY AND MUMBAI-PUNE EXPRESSWAY. *FROM LODHA MASSIMO BY ROAD

*Driving time from Lodha Massimo

Artist's impression of the lavish deck commanding unmatched views of Baner Hills.

It's not surprising that if you live by the hills you live happier than the rest. At Lodha Massimo, you spend the entire day on a high note – right from the moment you wake up. As you step out on your lavish sundeck, you are immediately greeted by the splendour and majesty of the hills. Not to mention, the crisp and refreshing air. Afternoons are best spent nestled with a good book, while evenings can be delightful soirées with friends and family – bringing the evening and the hills alive with the sound of music.

THE TOWER

MANY PEOPLE LIVE BY THE HILLS.

Few in a beacon of luxury.

Your elegant tower at Lodha Massimo commands awe and attention from the moment you arrive. Crafted with the finest designer materials, the grand lobby sets the stage for a truly elevated living experience. While well-finished floor lobbies seamlessly connect you to your private sanctuary. Each detail has been meticulously crafted, be it the façade or the common areas, to maximize your living experience.

Artist's impression
of the 34-storey tall tower.

Artist's impression of the elegant porte cochere.

Artist's impression of the grand double-height lobby.

- Grand double-height entrance lobby
- Well-finished floor lobbies
- 3 passenger lifts from Otis / Schindler / Thyssenkrupp / Hyundai**
- Separate service lift
- Advanced 5-tier security
  - CCTV monitoring of key common areas
  - RFID controlled access to parking areas
  - Access controlled main lobby
  - Visitor registration
  - Video door phone in each apartment
- International standard firefighting system
- D.G. Power backup for lifts & common area lighting
- Ample parking

THE RESIDENCES

Artist's impression of the expansive living room with lavish deck.

Artist's impression of the super-sized living area.

Artist's impression of the
lavish deck with lifetime views.

Your residence greets you with a sense of abundance from the moment you step in. There's abundance of space, never-ending vistas, modern design, and good energy. Your super-sized living room provides an elegant setting for your family to get together. The lavish deck is a private space that creates a comfortable and soothing environment, as you soak in spectacular views of the Baner hills. While the bedrooms are bright and expansive, and exquisitely finished to provide a touch of luxury.

- Well-designed residences with minimal passage for optimal space utilization
- Wide living room
- 8 feet wide deck offering stunning views of Baner Hills or Central Greens
- Large bedrooms
- Separate powder toilet
- Fully air-conditioned home*
- Imported marble flooring in living, dining, passage and master bedroom.
- Marbital@ flooring in other bedrooms and kitchen
- Full-height windows% to maximize light and ventilation
- Kitchen with high-quality countertop
- Toilets with high quality fitments from Kohler / Grohe** and Marble*** / designer tiles
- Separate utility area
- Power backup in the residence for select emergency use#
- Select garden residences with private gardens
- Select duplex penthouses with terraces

THE LANDSCAPE

Vast open spaces.

NATURALLY, YOU LIVE ON A HILL.

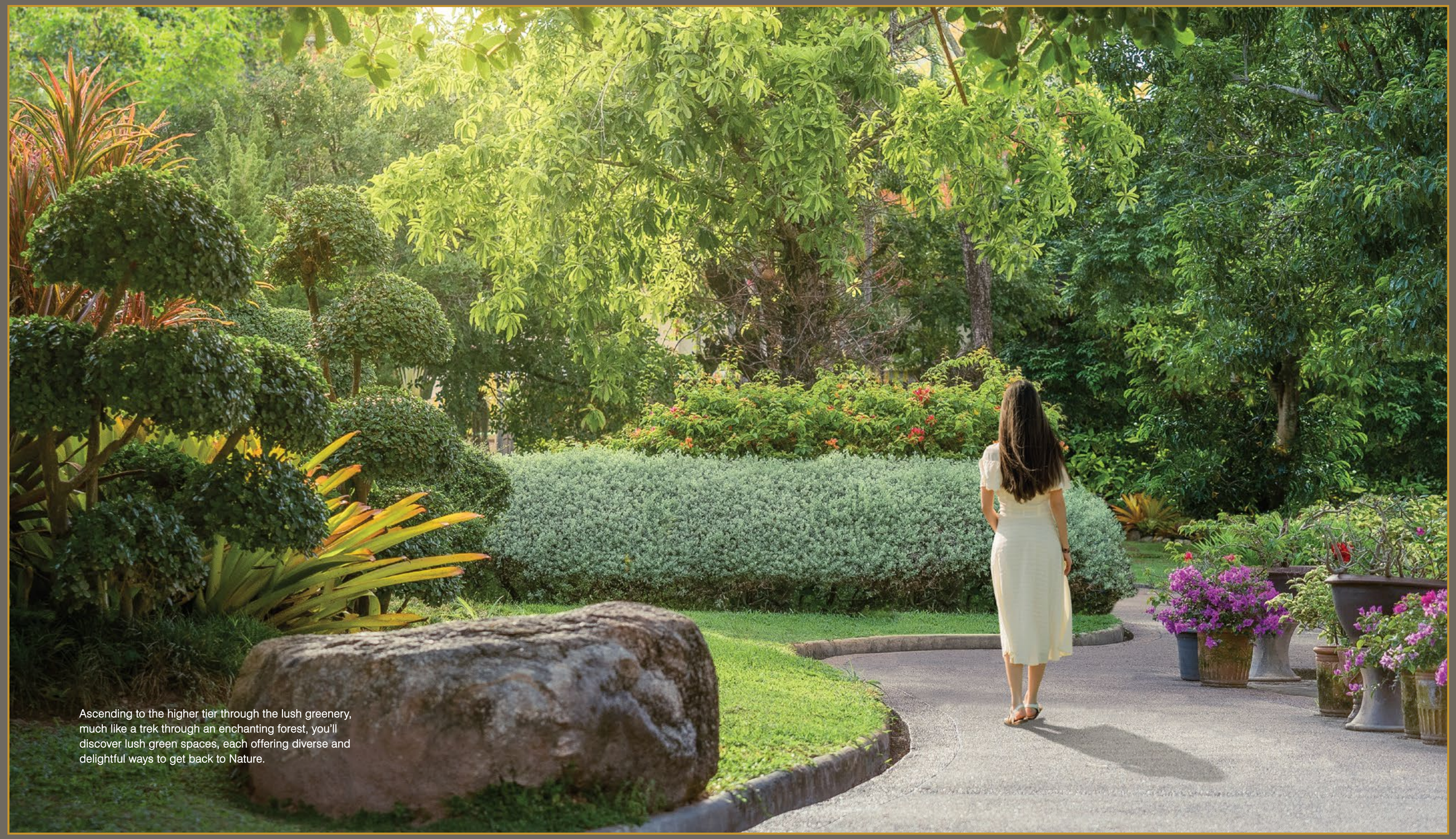
Artist's impression of the central greens.

The landscape, designed by world-renowned firm **Sitectonix, Singapore,** draws inspiration from the slopes of Baner Hill to create a unique tiered design. Thoughtfully woven to revitalize you, it enhances and reinforces your innate connection with nature. As you wander through lush trees and ornamental palms, the various shades and varieties of evergreen shrubs evoke the charm and beauty of a forest trail.

Artist's impression of the unique 'stepped' landscape.

The lowest tier of the landscape hosts **The Health & Lifestyle Zone.** Here, you can get your adrenaline pumping on the exercise terrace or take a few brisk laps in the pool. Or simply unwind at the Teppenyaki pavilion, which also provides a vantage point to keep an eye on your kids at their play area and pool.

A lavish central lawn provides the perfect space to gather with friends and family for outdoor screenings, festive events, or yoga and meditation. Sheltered nooks and corners invite you to curl up on a Sunday afternoon with your favorite novel.



Ascending to the higher tier through the lush greenery, much like a trek through an enchanting forest, you'll discover lush green spaces, each offering diverse and delightful ways to get back to Nature.

At the highest level, The Sky Sports Club offers top-notch facilities for sports enthusiasts. Gather your family for a game of the latest craze – Padelball, or invite your peers for a friendly game of 5-a-side football. There's something here for everyone.

- Central landscape (almost 100,000 sq. ft.)
- Swimming pools
  - 25 m lap pool
  - Kids' pool
- Sky Sports Club featuring
  - 3 Badminton courts
    (can also be used for Basketball / Volleyball / Pickleball)
  - Padelball court
  - Football turf (5-a-side)
  - Cricket pitch
- Central sports lawn
- Walking / Jogging track
- Ganesh temple^^
- Outdoor kids' play area
- Senior citizen's corner
- Pets' area

THE CLUBHOUSE

Here, everything is elevated.

INCLUDING YOUR LIFESTYLE.

Your grand clubhouse at Lodha Massimo embraces the idea of 'slow living' as it facilitates a seamless transition from hectic work days to tranquil living spaces. Designed by Studio HBA, the world's leading hospitality design firm, it strikes the perfect harmony between nature and luxury. Its spaces nourish, pamper and rejuvenate the senses, with colours and textures that emphasize the beauty of nature.

Artist's impression of the well-appointed poolside zone.

Indulge in scrumptious meals with family and friends at the chic café or find solitude in the library. If you are looking to indulge in some quiet me-time at the spa, there are several activities to keep the kids entertained and away from mischief. The banquet hall offers a stylish venue for entertaining guests, while the world-class gym helps you burn off the excess party calories.

- Hi-tech gymnasium
- Café-cum-library
- Party hall
- Activity and learning room(s)
- Kids' indoor play area
- Indoor games area with table tennis, carrom and chess
- Spa treatment rooms
- Steam rooms

SERVICE

SERENITY BY MOTHER NATURE.
5 star services by Saint Amand.

- Reception management
- Virtual concierge (via app)
- General upkeep and maintenance
- Housekeeping services
- Solid waste management
- Emergency engineering services
- Landscaping management
- Clubhouse management
- Personal training^
- Sports coaching^
- Wellness and nutrition^
- Café^
- Catering services^

THE PLANS

MASTER PLAN

1. Entrance / Exit
2. Driveway
3. Tower drop-off
4. Kids play area
5. Central lawn
6. Temple
7. Swimming pool
8. Kids pool
9. Senior citizen corner
10. Walking trail
11. Pet park (B)
12. **Club-house (B)**
    - Café Lounge
    - Party hall
    - Gymnasium
    - Indoor games area

Sky sports club (E)

13. Badminton / Basketball courts (indoor)
14. Padel ball court
15. Football turf
16. Cricket pitch
17. Offices and retail*
18. School and playground*

*(E) - Elevated | (B) - Below | * - Adjacent development (not part of our project)*

TOWER 4

-

TYPICAL FLOOR PLAN

TOWER 5

-

TYPICAL FLOOR PLAN

N

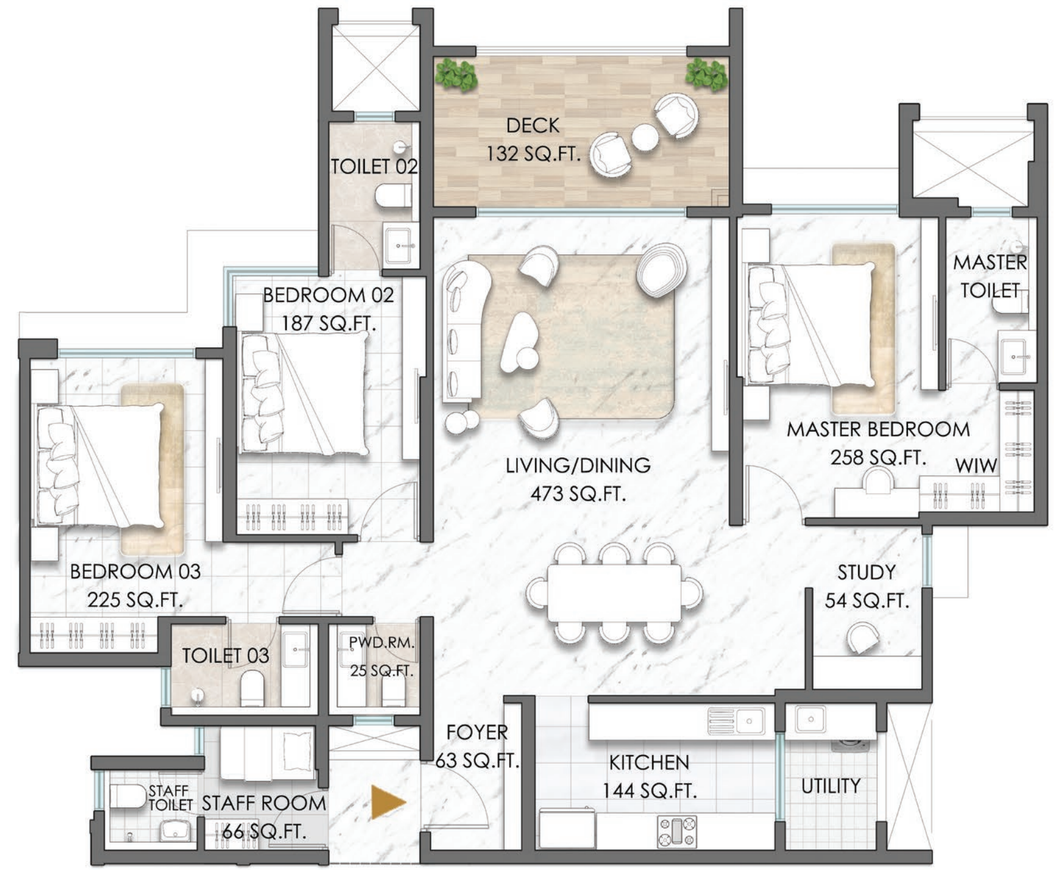
TOWER 5 UNIT 1 & 4

TOWER 4 UNIT 2 & 3

-

3 BED RESIDENCE

1.	Foyer	4'10" x 8'0"
		+ 5'0" x 5'0"
2.	Living / Dining	16'0" x 26'0"
		+ 4'0" x 9'3"
		+ 5'0" x 4'1"
3.	Deck	16'0" x 8'3"
4.	Kitchen	13'0" x 8'0"
5.	Utility	5'0" x 8'0"
6.	Powder room	5'0" x 5'0"
7.	Study	6'0" x 9'0"
8.	Master bedroom	11'0" x 16'6"
9.	Master WIW	4'10" x 6'8"
10.	Master toilet	5'0" x 9'0"
11.	Bedroom 02	10'6" x 14'0"
12.	Toilet 02	5'0" x 8'0"
13.	Bedroom 03	10'6" x 14'0"
		+ 6'0" x 4'0"
		+ 7'0" x 2'0"
14.	Toilet 03	8'0" x 5'0"
15.	Staff room	6'3" x 6'10"
		+ 5'0" x 4'6"



TOWER 5 UNIT 2 & 3

TOWER 4 UNIT 1 & 4

-

4 BED RESIDENCE

1.	Foyer	5'6" x 8'8"
		+ 5'0" x 5'0"
2.	Living / Dining	17'0" x 25'9"
		+ 4'0" x 15'6"
		+ 5'0" x 4'1"
3.	Deck	17'0" x 8'0"
4.	Kitchen	13'0" x 8'0"
5.	Utility	6'0" x 8'0"
6.	Powder room	5'0" x 5'0"
7.	Study	6'0" x 8'4"
8.	Master bedroom	11'0" x 18'3"
10.	Master WIW	6'4" x 7'0"
11.	Master toilet	6'0" x 9'0"
12.	Bedroom 02	10'4" x 14'0"
13.	Toilet 02	5'0" x 8'0"
14.	Bedroom 03	10'6" x 14'0"
		+ 6'0" x 4'0"
		+ 7'0" x 2'0"
15.	Toilet 03	8'0" x 5'0"
16.	Bedroom 04	13'2" x 10'4"
		+ 5'2" x 5'6"
17.	Toilet 04	8'0" x 5'0"
18.	Staff room	6'3" x 6'10"
		+ 5'0" x 4'5"

^Additional charges apply | *Excluding kitchen, toilets and any service areas | **Or equivalent | ***For select units | @Vitrified tiles with marble effect | ^Services by 3rd party provider on chargeable basis | ^^Also accessible for other developments; not exclusively part of this development. The community hall(s) / temple(s) (if any) and appurtenant land(s) there to shall be transferred to a charitable trust / its non-profit nominee and managed by them at their sole discretion | %Starting from ~150 mm above finished floor level #Light, fan & small power point in Living room, kitchen & Bedrooms on D.G. power backup

"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 maybe available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe 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 Organization / Federation shall have no involvement in this regard.

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