

LODHA CODENAME
RARE FORTUNE

LBS Marg, Near R-City Mall

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

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. In keeping with our belief that 'every Indian deserves a high-quality home,' and our vision to 'build a better India', every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the league of the world's finest

Today, Lodha is India's No. 1 real estate developer.* The company has recorded sales of over Rs. 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 23 planned projects.^ Our team of 3,000 associates works relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By forging the finest global partnerships, deploying the best people and processes, being nimble in delivering our customers' needs, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – with self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and convenience at your doorstep.

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.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our 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 our communities and nation building. 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.



*By sales FY16-22.

**85 million or ~8.5 crore square feet completed till Mar 2022.

^Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report

^^As of March 2022



Lodha Altamount

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



The World Towers

One of India's most iconic addresses



No.1 Grosvenor Square

The world's most desirable address

**NET POSITIVE.
BECAUSE TOMORROW
SHOULD BE
BETTER THAN TODAY.**



A FLOURISHING LIFE

Lodha's enabling environments inspire us to give of our best each day. So we can flourish in ways we cannot even 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 and Olympic-standard sports complexes 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.

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.

NET ZERO CARBON BY 2035

Lodha is committed to reducing its scope 1 and 2 carbon emissions significantly, and intends to be 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 are working closely with global experts, including the Rocky Mountain Institute (Colorado, USA) to achieve these goals and set a global benchmark for sustainable development.

SOCIAL HOUSING

We are building hundreds of homes, which will be given to families in need at a nominal cost. The desire for home ownership is universal and by offering good quality housing to the weakest economic strata, we aim to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

The world's finest developments are built by individuals who stop at nothing to ensure that every detail is perfect. To us, 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 by bodies like BSI for Occupational Health & Safety Management System.

IT TAKES A LEADER TO TRANSFORM THE WAY CORPORATE INDIA WORKS.

The way people work is changing. Naturally, where they work needs to change too. Lodha offices are designed to reflect this evolving corporate culture and actively facilitate businesses of the future.

Our offices are sustainable to increase efficiency and cut costs. They offer lifestyle spaces to boost productivity and well-being. They foster collaboration to inspire innovation. And, at their core, they are powered by the latest innovations in technology. Because we want to give you more than just a place to work in, we want to provide you with a framework for success.



LODHA EXCELUS

**UPGRADE
YOUR BUSINESS.**

LODHA CODENAME
RARE FORTUNE

LBS Marg, Near R-City Mall



**A MARK
OF YOUR SUCCESS.**

**A MESSAGE TO
YOUR CUSTOMERS.**

**A CALLING CARD
THAT SAYS IT ALL.**

**IT'S TIME TO
MOVE YOUR BUSINESS
TO THE NEXT LEVEL.**

**IT'S TIME FOR GROWING
BUSINESSES TO LEVEL UP.**

**Lodha Codename
Rare Fortune.**

For the first time in the Ghatkopar-Vikhroli region, small and medium businesses will have the support of Grade A spaces and a future-ready framework to reach new heights. With international-standard spaces for enterprises, firms, clinics, retail and food outlets.

A prime location with smart infrastructure and a range of layouts to choose from. Lodha Codename Rare Fortune is engineered to transform and grow your business.

Excellent location
with every essential touchpoint
being minutes away

Well designed contemporary
and bespoke offerings
for growing businesses

Great views
of the Pirojsha Nagar greens
from tall towers



AT THE NEXUS OF GHATKOPAR-VIKHROLI. WITH BUSINESS AT EVERY BEAT.

Located in the heart of LBS Marg, near R-City Mall. In the region's first and only central business district. Connected to key transport hubs in the Ghatkopar-Vikhroli region via road, rail and metro. Lodha Codename Rare Fortune's location is a rare confluence of all those elements that a business needs to succeed.



- On LBS Marg
- Eastern Express Highway - 10 mins
- Vikhroli Station - 5 mins
- Ghatkopar Station - 10 mins
- Upcoming Metro Line - 2 mins
- Mumbai International Airport - 15 mins
- BKC & South Mumbai - 20 mins
- R-City Mall and Galleria - Powai - 5 mins



Representative image

INVEST IN A WORKSPACE THAT'S INVESTED IN YOUR SUCCESS.

Location, prestige, and smart design. Lodha Codename Rare Fortune offers a rare combination of advantages with the power to give your business an edge. Add to that investment potential that is second to none, and you get a development that is ideal for small businesses on the rise.

Prime location on LBS Marg

The only Grade-A offices and international standard retail spaces in the Ghatkopar-Vikhroli region.

High rental yields and strong capital appreciation potential.

Located near a premium residential area with potential for high footfall for retailers and walk-to-work option for office goers.

**YOU DON'T NEED TO
BE A LARGE BUSINESS
TO MAKE A BIG
IMPACT.**



Artist's impression

A beautifully manicured landscape and a contemporary facade that are a far cry from the cold featurelessness of most office buildings. An entrance lobby with a lofty ceiling, and escalators and elevators to effortlessly transport you to your destination. And separate entrances and lobbies on every floor to give your clientele a seamless path to your place of business. These spaces are designed to complement your businesses' sense of refinement and stature.

A well-designed facade designed by well-known architect Kapadia Associates

A retail plaza with escalators connecting shops on the ground, first and second floors.

A doctors's enclave with a dedicated entrance lobby and 2 passenger elevators.

A grand double-height entrance lobby for offices with 3 passenger elevators.

100% DG power backup, CCTV monitoring of common areas, and an advanced fire-safety system.

Ample parking for two and four-wheel vehicles.

LET YOUR OFFICE AMENITIES MATCH YOUR COMPANY'S ASPIRATIONS.

Lodha Codename Rare Fortune combines space-efficient offices and retail spaces with a sense of prestige. Each floor will have stylishly appointed lobbies and a range of bare-shell layouts that can be outfitted and combined to suit your needs. These spaces are designed to match your potential, not the size of your operation.



Vastu-compliant bespoke bareshell offices allowing clients to customize interiors

Provision of toilet, pantry and AC with flexibility for AC and pantry installation

Three passenger elevators from Otis/Schindler/Kone or equivalent for office floors

Ample floor-to-floor and floor-to-ceiling height of 11'2" and 10' respectively

Large lounge spaces at terrace and every 3rd level from 16th floor onwards for offices

Full height office windows with maximum depth of 31'10" (9.7m) from façade line to end wall for maximizing natural light

Provision for drainage and water supply

Common toilet facility on all floors with Male and Female designated toilets

EVERY ADVANTAGE FOR EVERY TYPE OF BUSINESS.

Lodha Codename Rare Fortune is designed, from inception, to allow different types of businesses to thrive. Retail, offices for small and growing businesses, and an enclave for doctors - here you will find the ideal space for almost every trade.

OFFICES FOR GROWING BUSINESSES

These spaces offer professionals like lawyers, interior designers, architects, and start-ups with small teams, the advantage of having a space-efficient office, in a prime commercial building.





Representative image

EXCLUSIVE DOCTORS' ENCLAVE

An exclusive section designed to be perfect for private clinics and diagnostic centres; with a dedicated entrance lobby. Located close to a great catchment of premium residential projects and upcoming Metro station, it offers the perfect ecosystem.

PREMIUM SHOPS WITH A BEAUTIFUL PLAZA

The ground, first and second floors will have spaces for premium retail shops with prime visibility from the main road. With a beautiful landscaped plaza, it is designed to make the most out of the bustling location.



Representative image

PLANS

GROUND FLOOR PLAN



GROUND FLOOR LAYOUT 

RETAIL 1ST AND 2ND FLOOR



TYPICAL FLOOR PLAN - RETAIL
(1st & 2nd FLOOR)



DOCTORS' ENCLAVE – FLOOR



DOCTOR'S LEVEL LAYOUT
WING A & B



OFFICE – TYPICAL FLOOR



TYPICAL OFFICE LAYOUT
WING A



Sales Gallery: Lodha Codename Rare Fortune, LBS Marg, Harichand Compound, Near Godrej Petrol Pump, Vikhroli West, Mumbai 400 079

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

INDIA'S NO. 1 REAL ESTATE DEVELOPER^

Partnering Rajesh Lifespaces | T&C apply | The plans, layout, 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. 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 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. | MahaRERA Registration No. P51800047504 available at <https://maharera.mahaonline.gov.in> | Date of Printing Nov-22.