

 **LODHA**

CODENAME
**BUSINESS
GAIN**

 New Cuffe Parade

Mumbai's best connected offices



ARTIST'S IMPRESSION



A TRACK RECORD OF HAVING DELIVERED 45 LAKH SQ. FT. OF WORLD-CLASS OFFICE SPACES

WITH ANOTHER 90 LAKH SQ. FT. OF OFFICE SPACES PLANNED BY 2025

LODHA EXCELUS

Signature front offices for corporates

LODHA iTHINK

Future-ready office campuses

LODHA SUPREMUS

Mumbai's finest smart offices for growing businesses

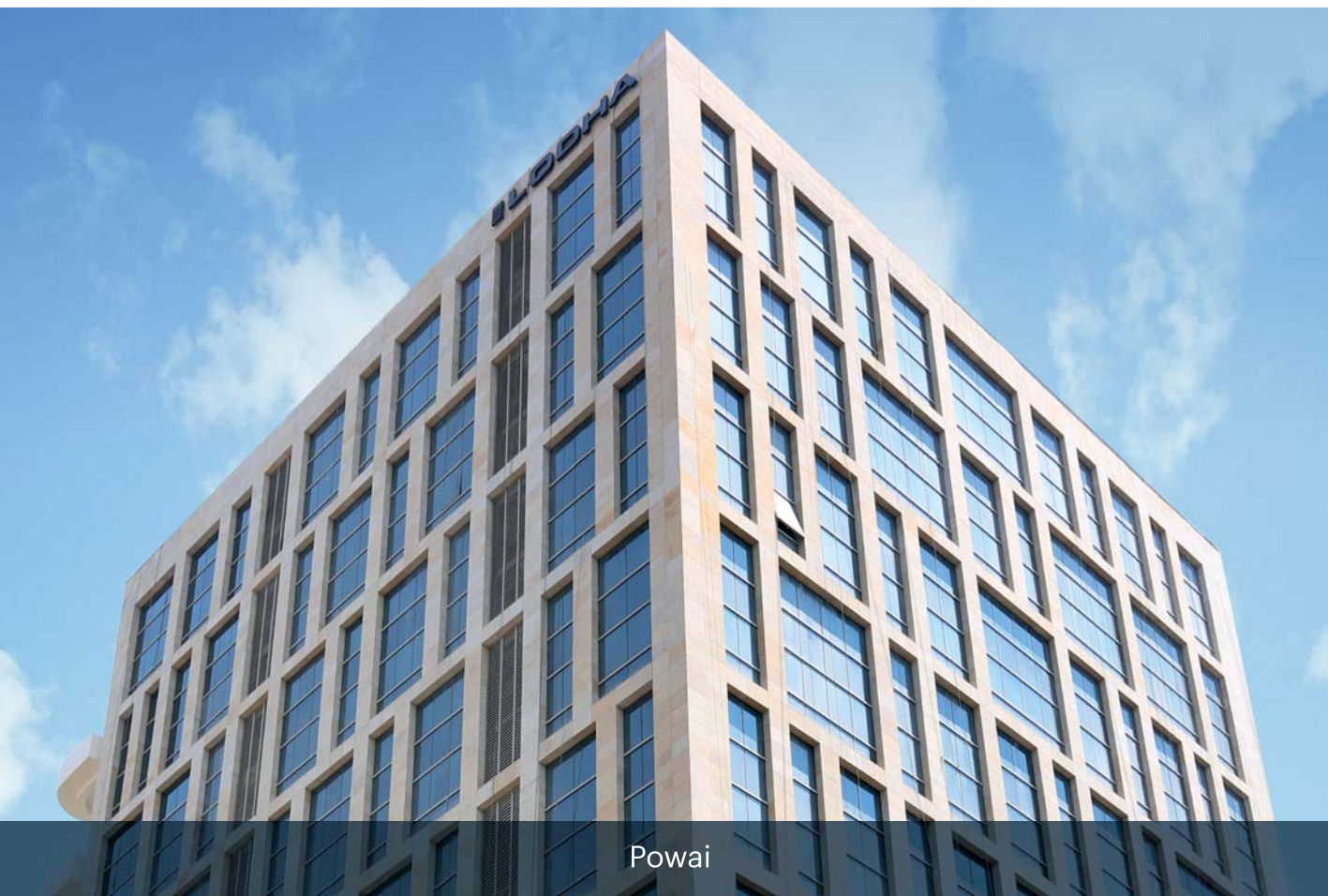
- 15 lakh sq. ft of world-class smart offices delivered
- Strategically located in MMR's bustling commercial hubs



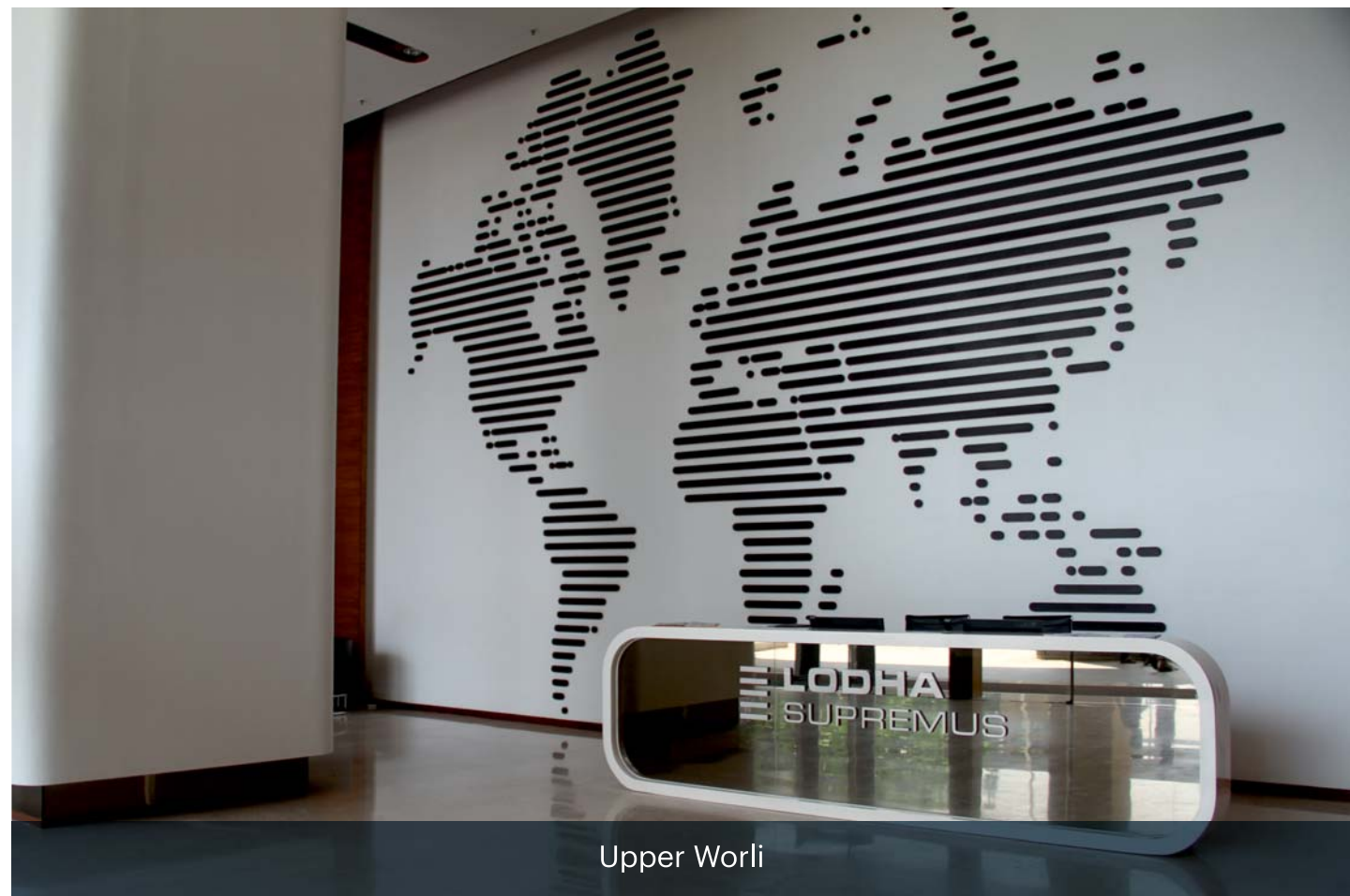
Worli Naka



Kanjurmarg



Powai



Upper Worli

**LOCATED IN MUMBAI'S BEST CONNECTED
LOCATION: NEW CUFFE PARADE**

LEGENDS

	BKC-SION CONNECTOR
	MONORAIL
	PROPOSED METRO LINE
	PROPOSED TRANS-HARBOUR LINK
	WESTERN RAILWAY LINE
	CENTRAL RAILWAY LINE
	HARBOUR & TRANS HARBOUR RAILWAY LINES
	WESTERN EXPRESS HIGHWAY
	EASTERN FREEWAY
	EASTERN EXPRESS HIGHWAY
	SANTACRUZ CHEMBUR LINK ROAD

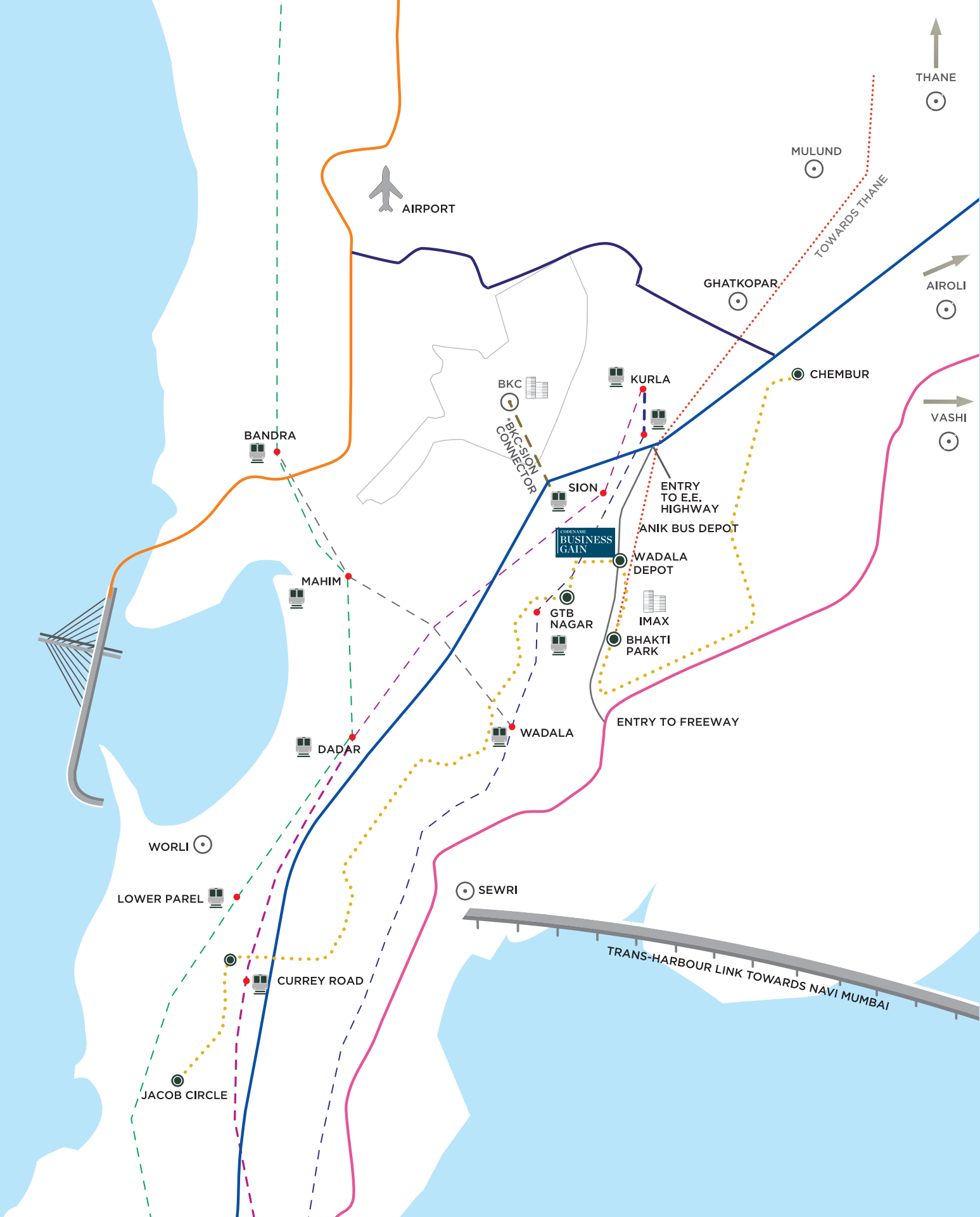
2 min walking distance to

- Wadala Depot monorail station
- Anik Bus Depot
- Upcoming Wadala Metro station

Easy access to:

- Western Line – Wadala (trans-harbour)
- Central Line - Sion
- Harbour Line – GTB Nagar

Destination	Time	Via
BKC	10 mins	BKC - Sion Connector
Nariman Point / Freeway	20 mins	Eastern Freeway
Domestic & International Airport	20-30 mins	Western Express Highway
Thane	30 mins	Eastern Express Highway

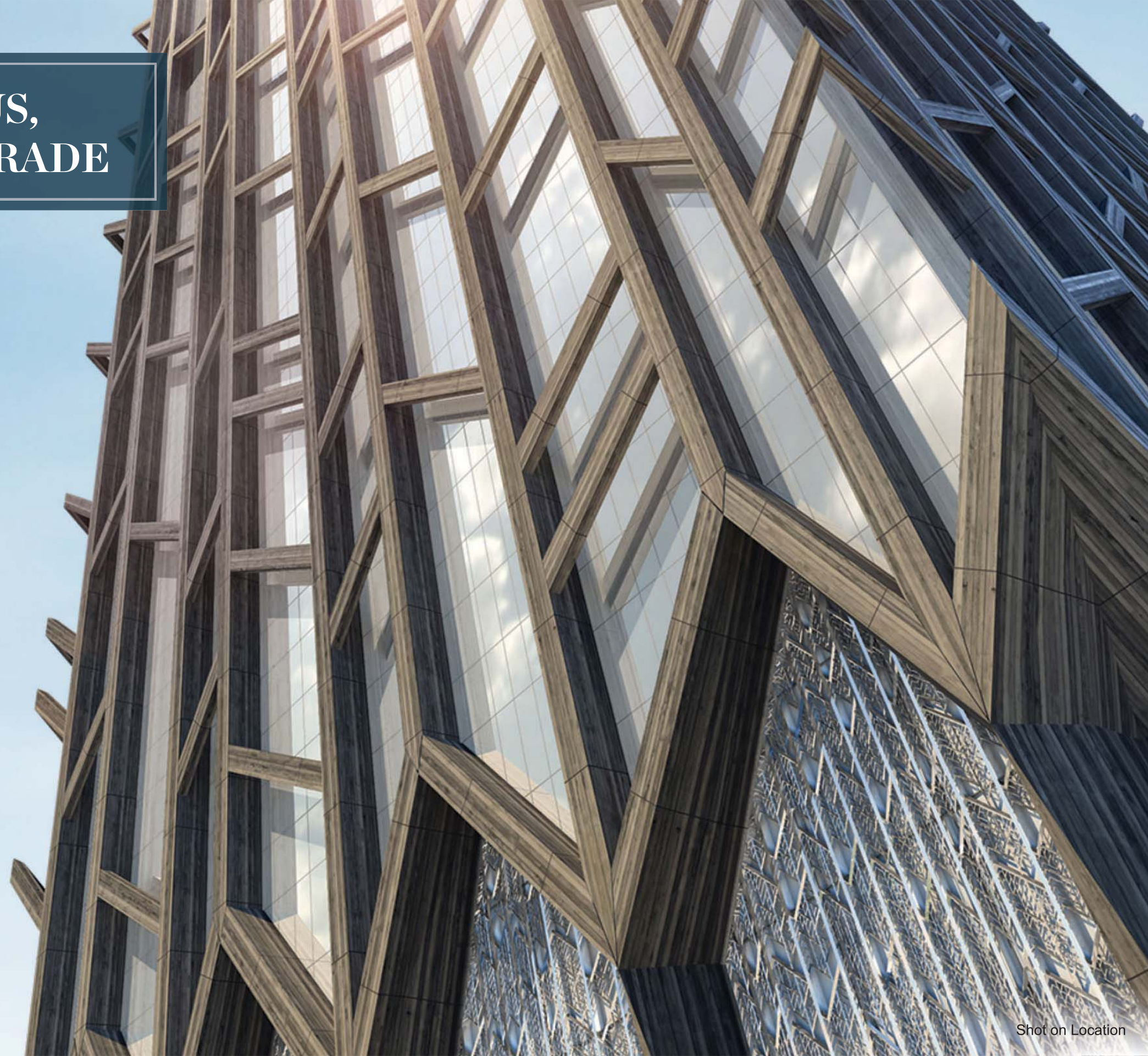


PART OF LODHA BUSINESS DISTRICT : THE NEW BKC

Mumbai's 21st century business district for India's finest businesses

- 3 million sq. ft. of office space serving the complete spectrum of office requirements
- Lodha Excelus already operational with marque tenants like Tata Trent, Tata Chemicals and GMM Pfaudler
- Large outdoor plaza with beautiful landscape for collaboration and networking
- 40000 sq.ft of high end retail and F&B hub

LODHA EXCELUS, NEW CUFFE PARADE



Shot on Location

WORK-LIVE-LEARN-PLAY ECOSYSTEM AT NEW CUFFE PARADE



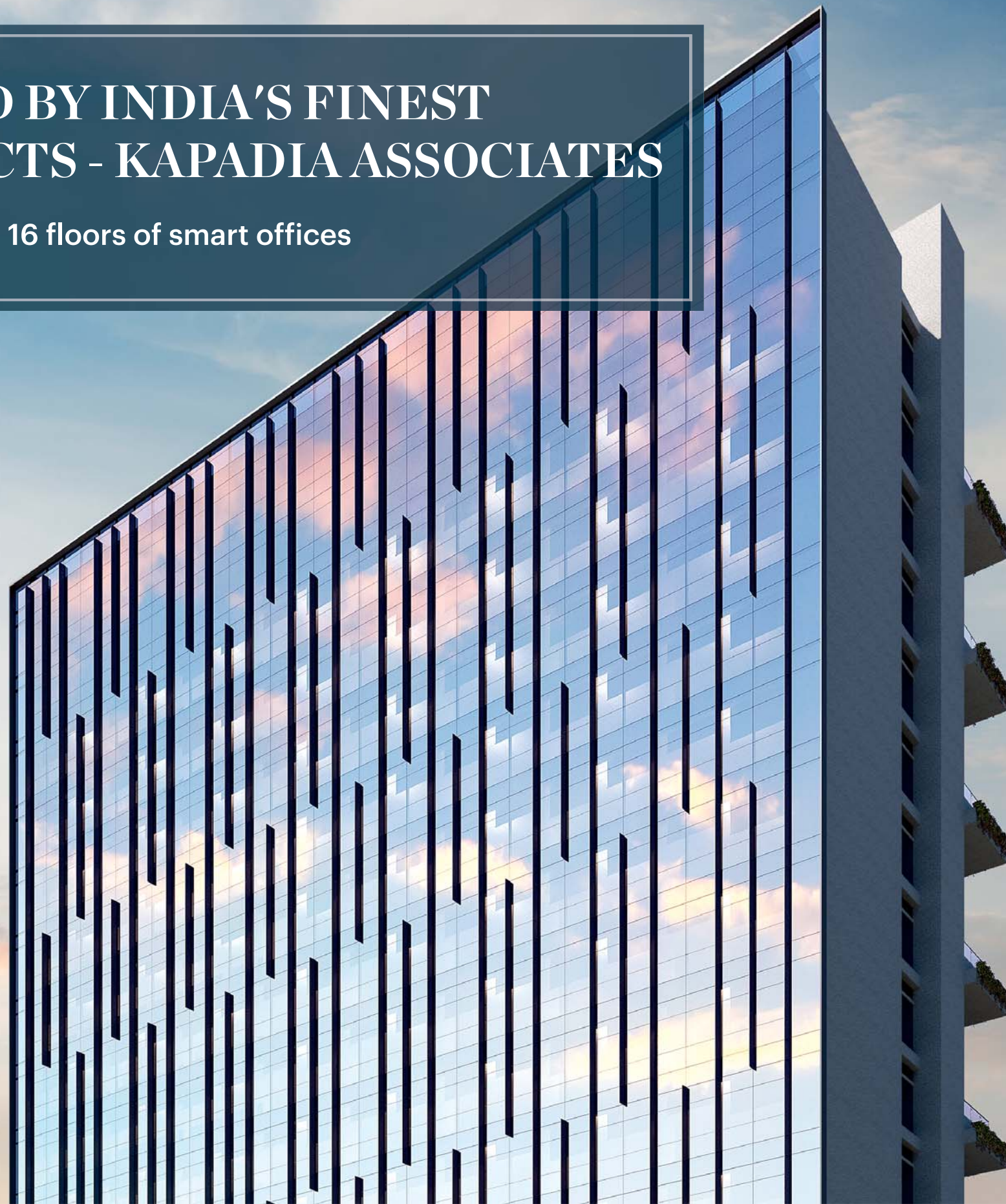
NEW CUFFE PARADE

Life at its best

SHOT ON LOCATION

DESIGNED BY INDIA'S FINEST ARCHITECTS - KAPADIA ASSOCIATES

Iconic facade with 16 floors of smart offices



OWN THE OFFICE UNIT OF YOUR DREAMS

- Vaastu-compliant office units close to a temple
- Expansive floor-to-floor height of 13+ feet
- Provision for executive washroom and pantry in each office



DESIGN THE OFFICE OF YOUR CHOICE

Modular offices with virtually column-free design for maximum space utilization, giving you full flexibility of interiors



AMPLE CAR PARKING

Escape the daily hassle of finding a parking spot



100% PEACE OF MIND

Professional facilities management services to ensure hassle-free operations



ELEGANTLY DESIGNED LIFT LOBBIES

5 high-speed passenger elevators and a separate service elevator for goods and services staff





SAFE & SECURE OPERATIONS

Advanced multi-tier security system with:

- Access controlled entry to elevators on the ground floor
- Panic bar system for access to staircase
- CCTV monitoring of key common areas
- Boom barrier controlled parking access

**100% COMMERCIAL FSI (NO IT/ITES)
ALSO, NO COMPETITION IN THE MICRO MARKET**



ENTER YOUR OFFICE WITH PRIDE

Grand air conditioned entrance lobby



SHOT ON LOCATION EXCELUS LOBBY

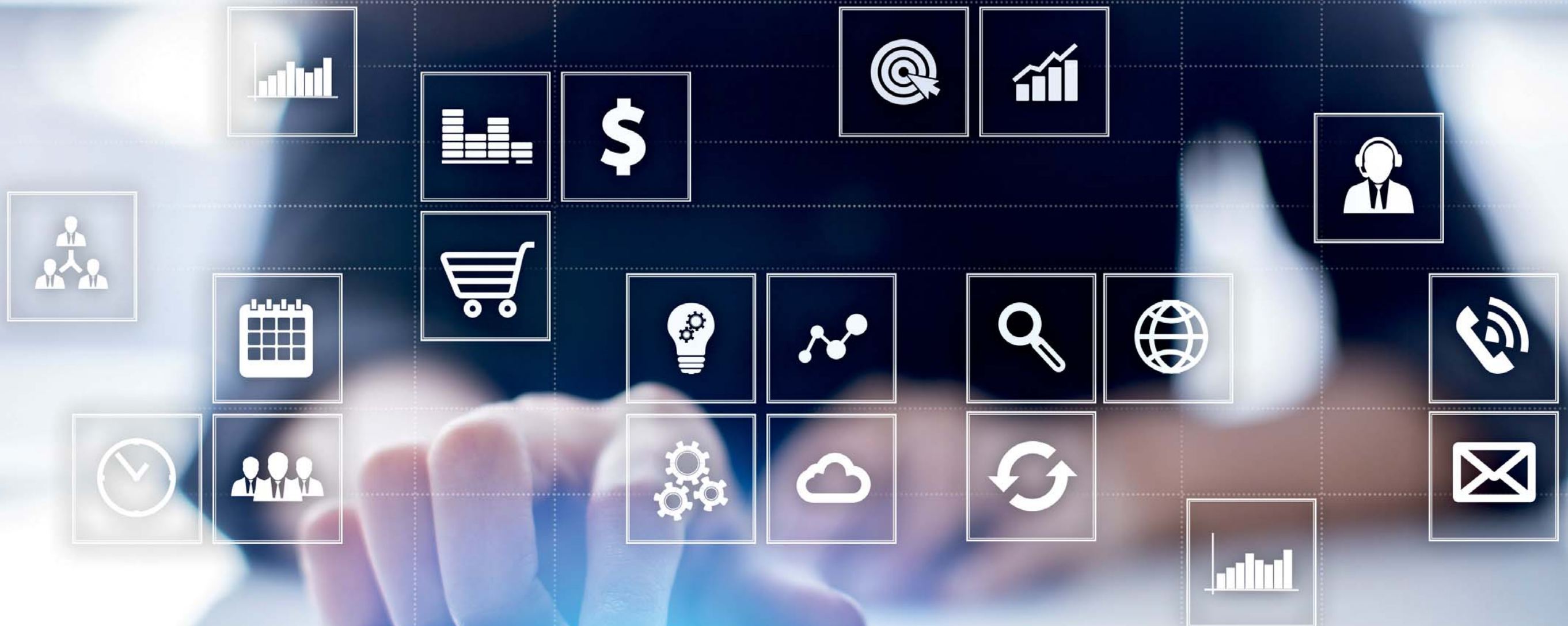
CRAFTED TO FOSTER EMPLOYEE WELL-BEING & COLLABORATION

Beautiful landscape designed by STX - Singapore's
premier landscape design firm



ALL-IN-ONE OFFICES APP

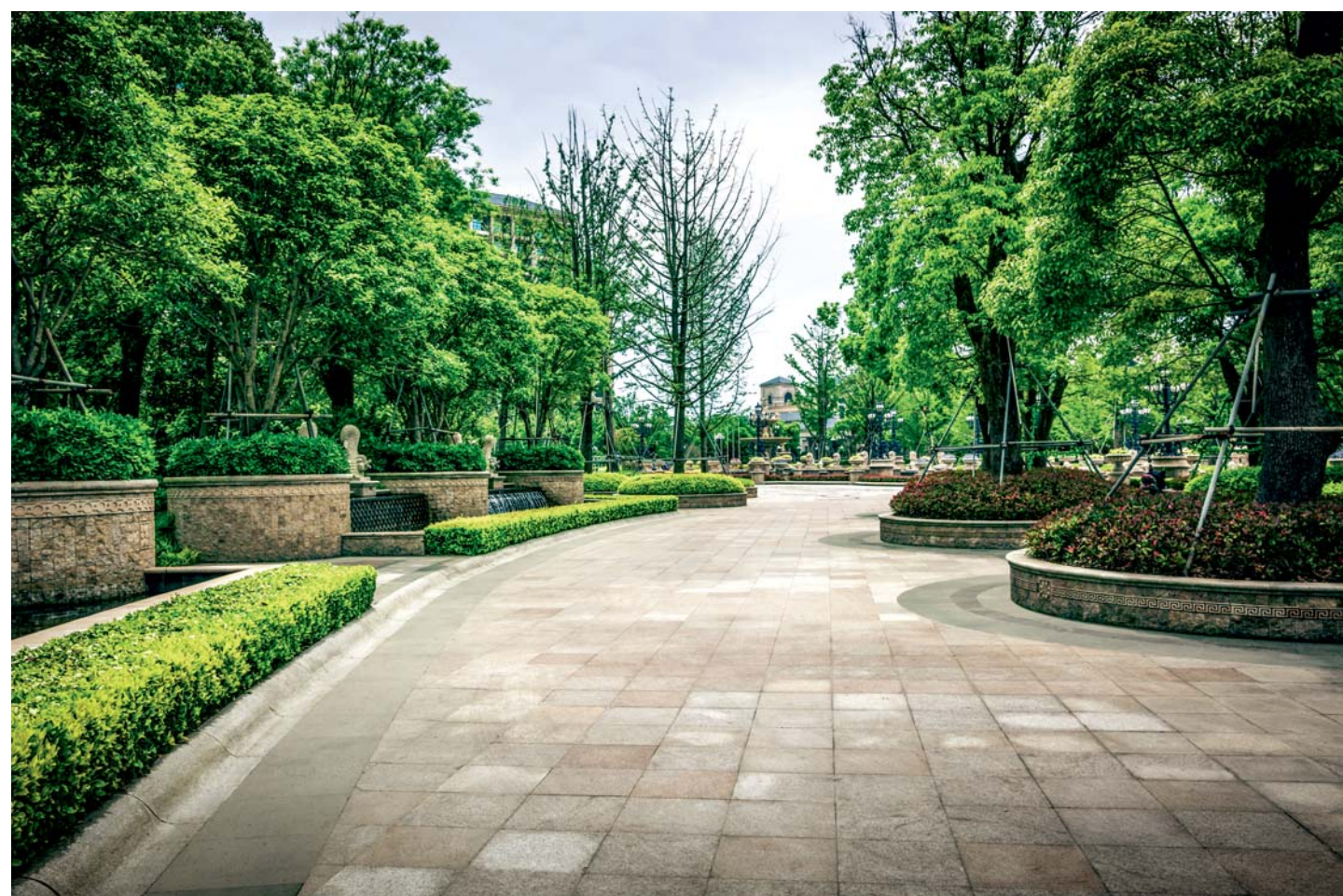
For seamless employee and visitor experience



A SUSTAINABLE AND ENVIRONMENT FRIENDLY DEVELOPMENT

25% lower operating costs with efficient utilization of resources

- Gold LEED certified and 4 star BEE rating
- Façade design to reduce heat gain, noise and offer more natural light
- Water-cooled central air conditioning system
- 100% waste water recycling
- Rain water harvesting



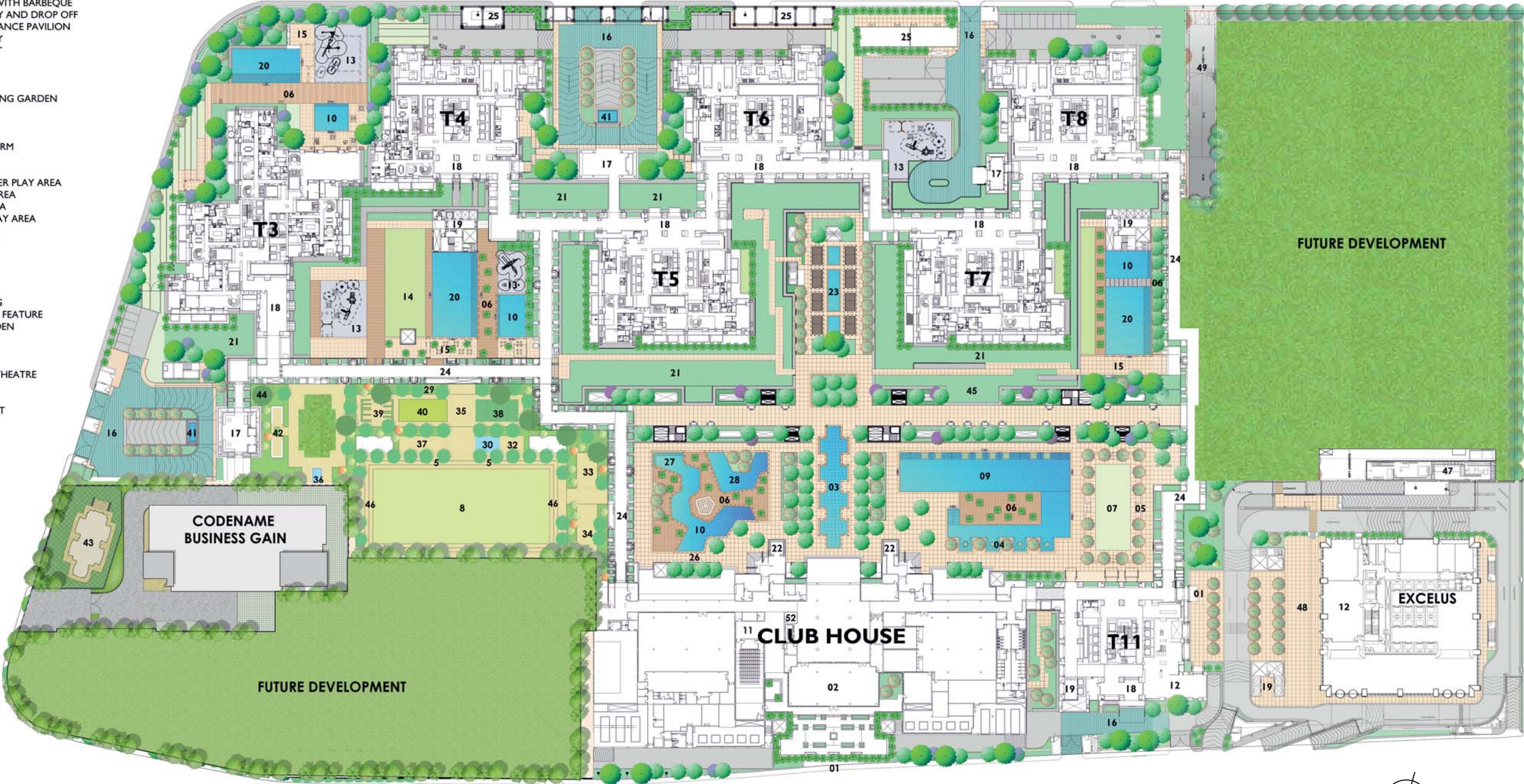
**RENTAL YIELD UP TO 8%* AND
HIGH CAPITAL APPRECIATION**

* As per JLL report

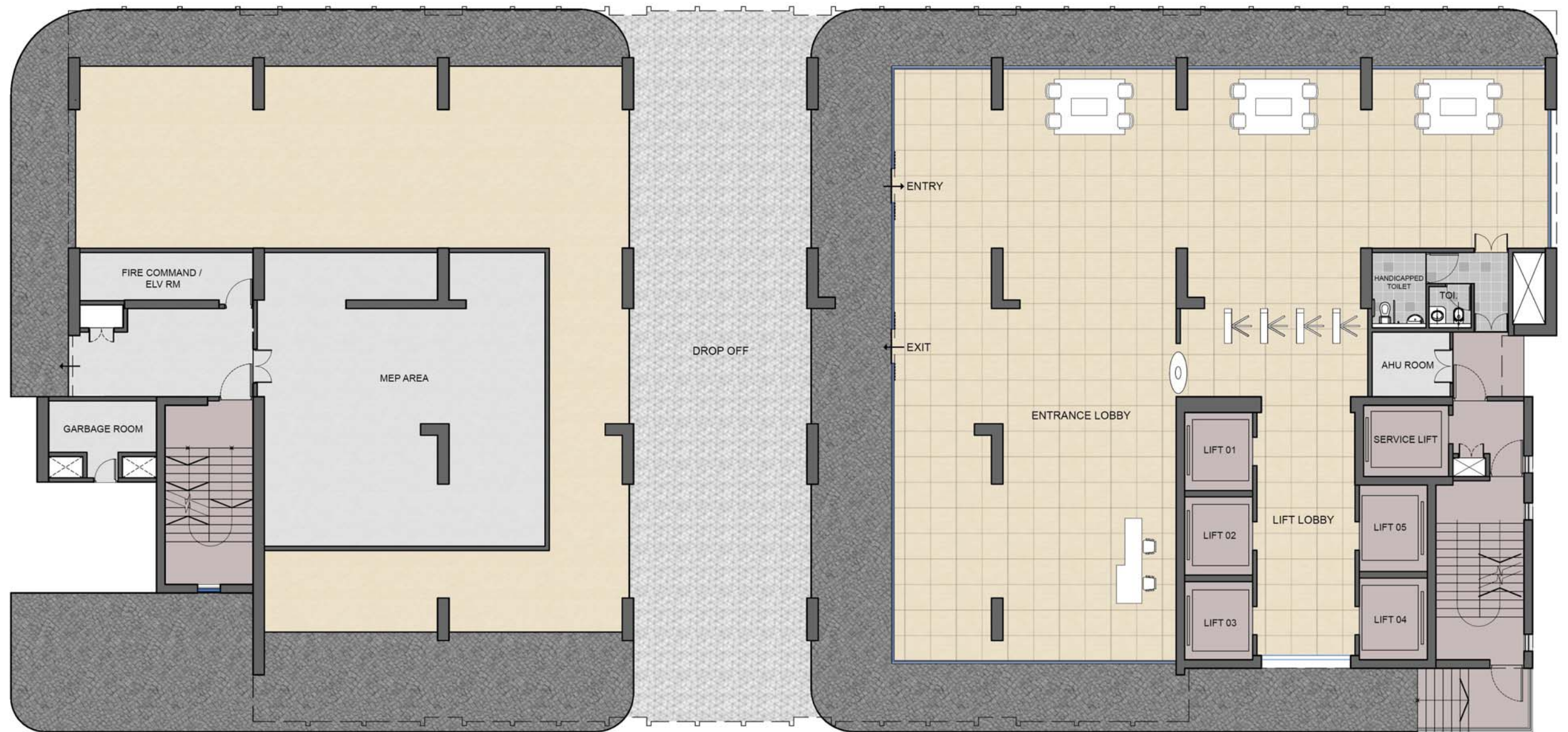


- LEGEND
- 01. CLUB HOUSE ENTRANCE AND DROP OFF
 - 02. CLUB HOUSE
 - 03. CENTRAL WATER FOUNTAIN
 - 04. JACUZZI LOUNGE
 - 05. SEATING PICKETS
 - 06. POOL DECK
 - 07. PARTY LAWN
 - 08. CRICKET PLAY GROUND
 - 09. OLYMPIC LENGTH SWIMMING POOL
 - 10. KIDS FUN POOL
 - 11. GANESHA TEMPLE
 - 12. RETAIL OR F&B
 - 13. SATELLITE PLAY GROUND
 - 14. SATELLITE PARTY LAWN
 - 15. DINING TERRACE WITH BARBEQUE
 - 16. RESIDENTIAL ENTRY AND DROP OFF
 - 17. RESIDENTIAL ENTRANCE PAVILION
 - 18. RESIDENTIAL LOBBY
 - 19. LIFTS TO BASEMENT
 - 20. SWIMMING POOL
 - 21. GARDEN
 - 22. CABANA
 - 23. LILY POND & HEALING GARDEN
 - 24. COLONNADE
 - 25. SERVICES
 - 26. POOL SIDE CAFE
 - 27. WATER JET PLATFORM
 - 28. TODDLER'S POOL
 - 29. DOG RUN AREA
 - 30. INTERACTIVE WATER PLAY AREA
 - 31. TODDLER'S PLAY AREA
 - 32. SENSORY PLAY AREA
 - 33. ADVENTUROUS PLAY AREA
 - 34. ROCK CLIMBING
 - 35. GATHERING PLAZA
 - 36. LOTUS POND
 - 37. ORCHARD WALK
 - 38. GREEN HOUSE
 - 39. TEA SHACK
 - 40. ORGANIC FARMING
 - 41. ENTRANCE WATER FEATURE
 - 42. MEDITATION GARDEN
 - 43. JAIN TEMPLE
 - 44. ELDER'S ZONE
 - 45. GOLF PUTTING
 - 46. OUTDOOR AMPHITHEATRE
 - 47. M&E
 - 48. RETAIL PLAZA
 - 49. RAMP TO BASEMENT

SITE LAYOUT

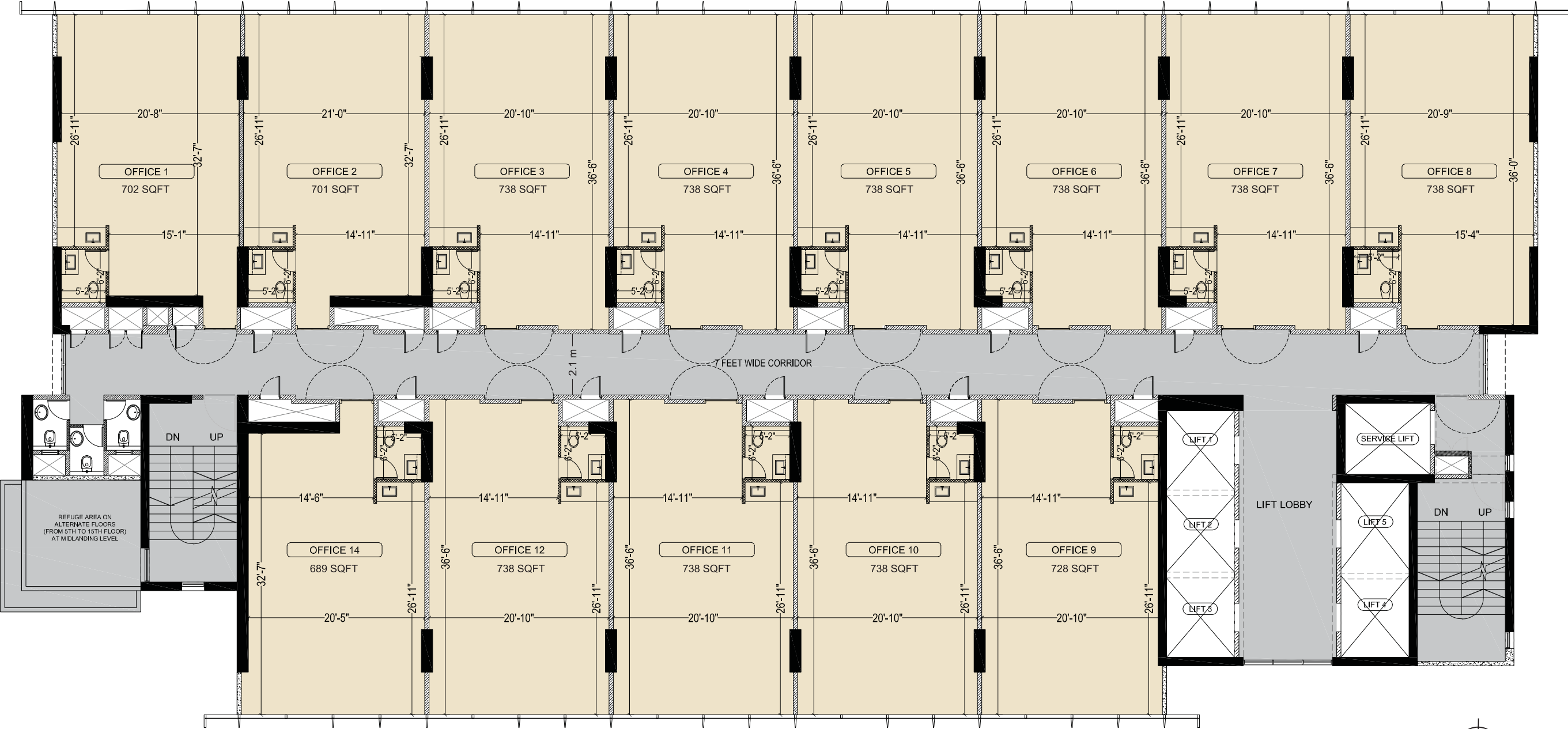


GROUND FLOOR PLAN



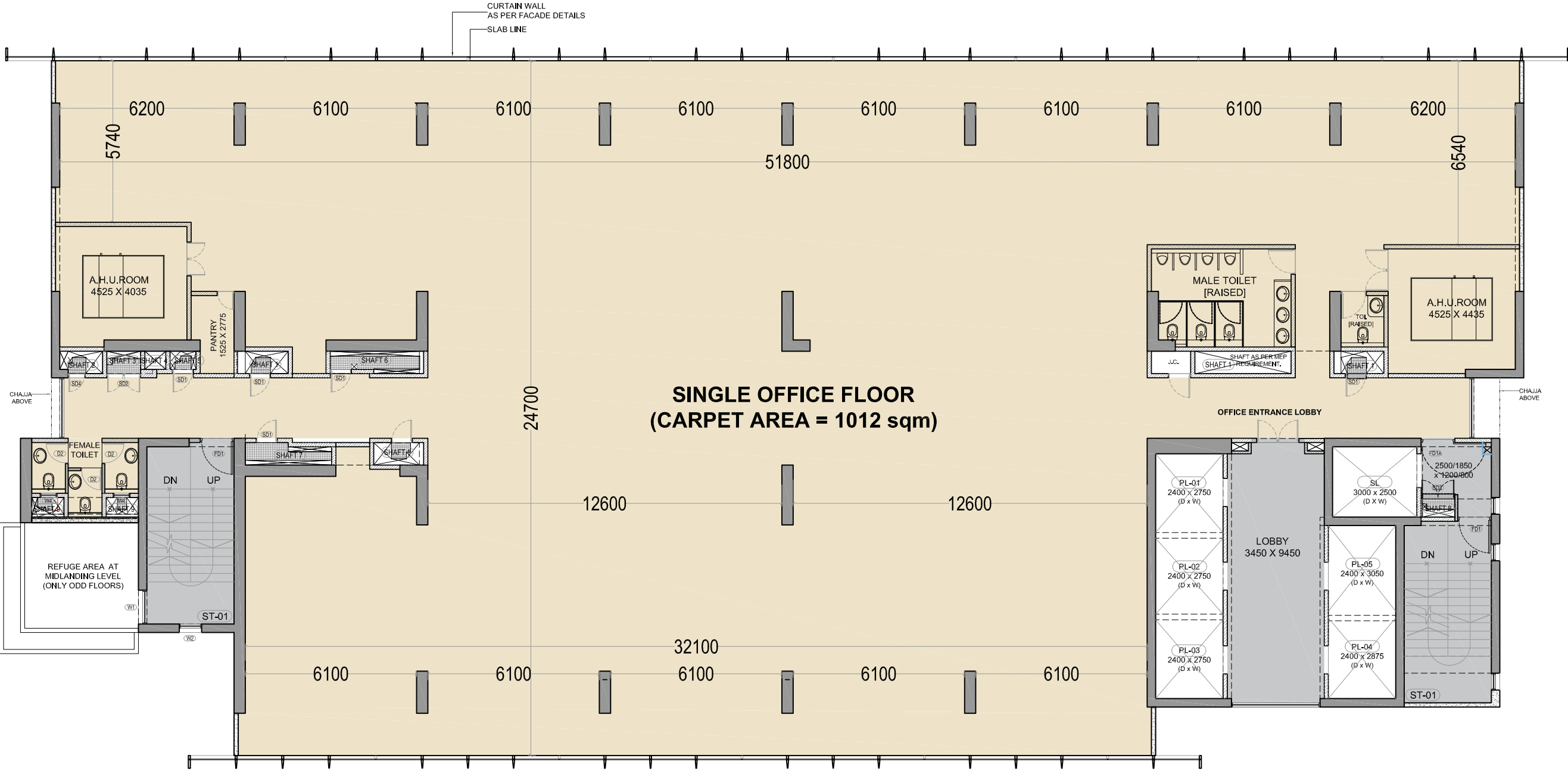
TYPICAL FLOOR PLAN

(with carpet area)



TYPICAL FLOOR PLAN

(14th floor level)



SERVICE ZONE

OFFICE ZONE



Brought to you by Lodha - India’s No.1 Real Estate Developer^{##}

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The project has been registered via MahaRERA registration number: P51900021485 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



Site Address:

Lodha Business District, New Cuffe Parade, Near Imax Dome 400037