

Pre-Launching

CODENAME

# BUSINESS GAIN

📍 New Cuffe Parade

Mumbai's best connected offices



Artist's Impression



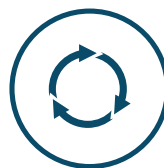
### UNSURPASSED CONNECTIVITY

10 mins to BKC &  
20 mins to Fort



### 100% COMMERCIAL FSI

No IT/ITeS  
legal restrictions



### WORK-LIVE-LEARN-PLAY ECOSYSTEM

Part of thoughtfully  
planned - Lodha  
business district



### UNPARALLELED RETURNS

Rental yield up to 8.5%\*  
with high capital  
appreciation

# BUSINESSES ON THE RISE MEET THE FASTEST WAY TO THE TOP

Offices at Lodha Codename Business Gain are designed to power companies on the path to tremendous growth with modern workspaces. Located amidst HQ of corporate giants, these offices create a unique environment that promotes collaboration and innovation.



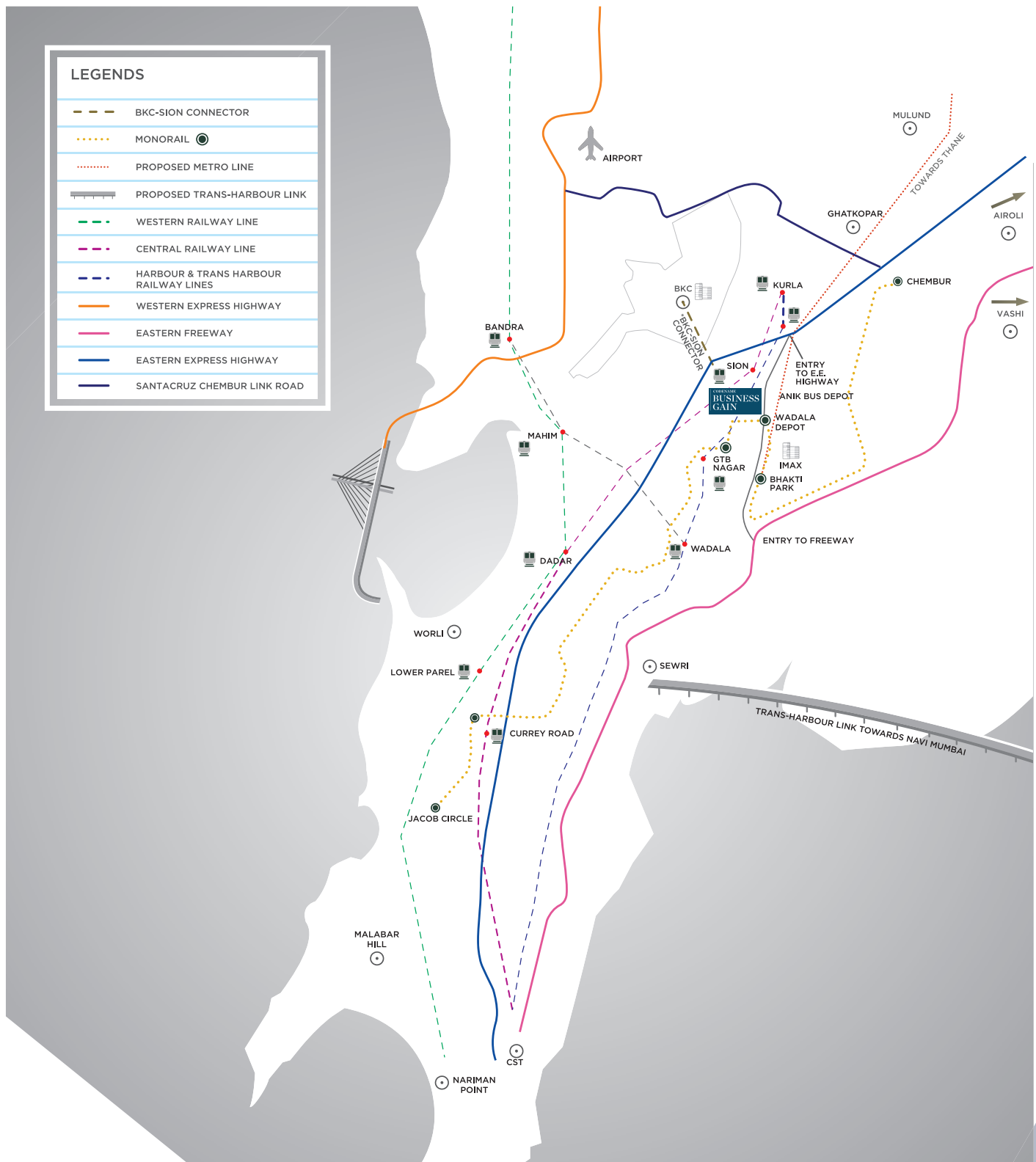
## BUILDING HIGHLIGHTS:

- LEED Gold rated building, up to 25% lower operating cost
- Energy efficient air-conditioning and high speed elevators
- Architecture by well-known Kapadia associates
- Multilevel security and ample parking
- Grand double-height air-conditioned entrance lobby



## UNIT HIGHLIGHTS

- Vaastu compliant design
- Virtually column free units giving you complete flexibility of interiors
- Grand floor to floor height of 13 feet +
- Provision for executive washroom and pantry.
- Floor to ceiling windows for maximum light



## UNSURPASSED CONNECTIVITY

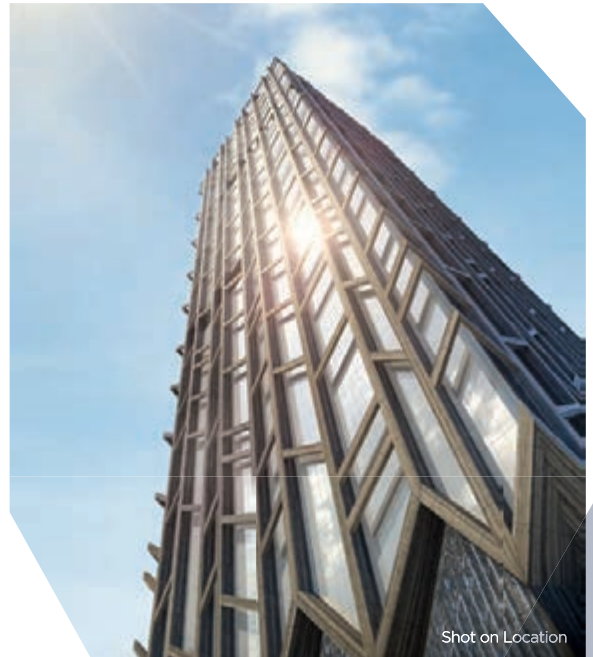
- 10 minutes to BKC via BKC-Sion connector
- 20 minutes to Nariman Point & Fort via the Eastern Freeway
- 20-30 minutes to domestic and international airport
- Up coming Mumbai Trans Harbour Link (MTHL) will provide easy connectivity to Navi Mumbai
- 30 minutes to Thane via the Eastern Express Highway
- 2 minutes to Wadala monorail and upcoming metro station
- Easy access to all 3 railway lines (Western - Wadala via Trans-Harbour, Central - Sion and Harbour – GTB Nagar)
- 2 minutes to Anik Bus Depot



# AN INTEGRATED WORK-LIVE-PLAY ENVIRONMENT

## WORK

- Part of Lodha Business District, New Cuffe Parade- Mumbai's next BKC
- Mumbai's most thoughtfully planned integrated business district Designed by Global experts - PLP (London), WOHA (Singapore) and Sitetectonix (Singapore)
- 2.7 million sq. ft. of office space serving the complete spectrum of office requirements
- Lodha Excelus already operational with marque tenants such as Axis Bank, Tata Trent, Tata Chemicals and GMM Pfaudler

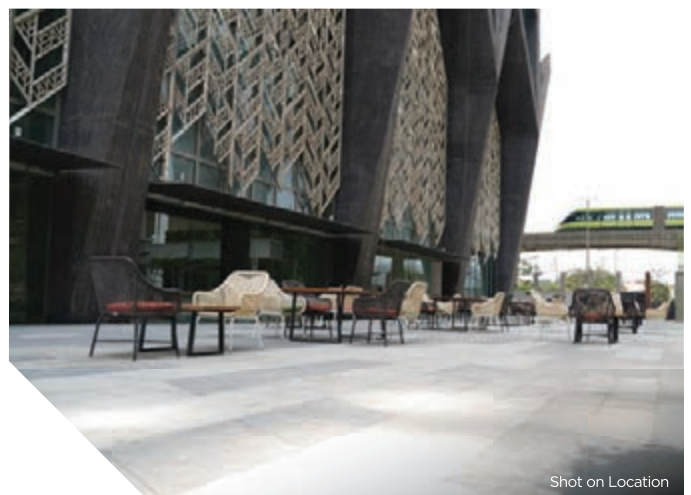


## LIVE

- Over 3000 homes planned with 1400+ homes ready for possession
- 15 acres of open spaces with thousands of trees, a luxurious clubhouse and sports amenities

## PLAY

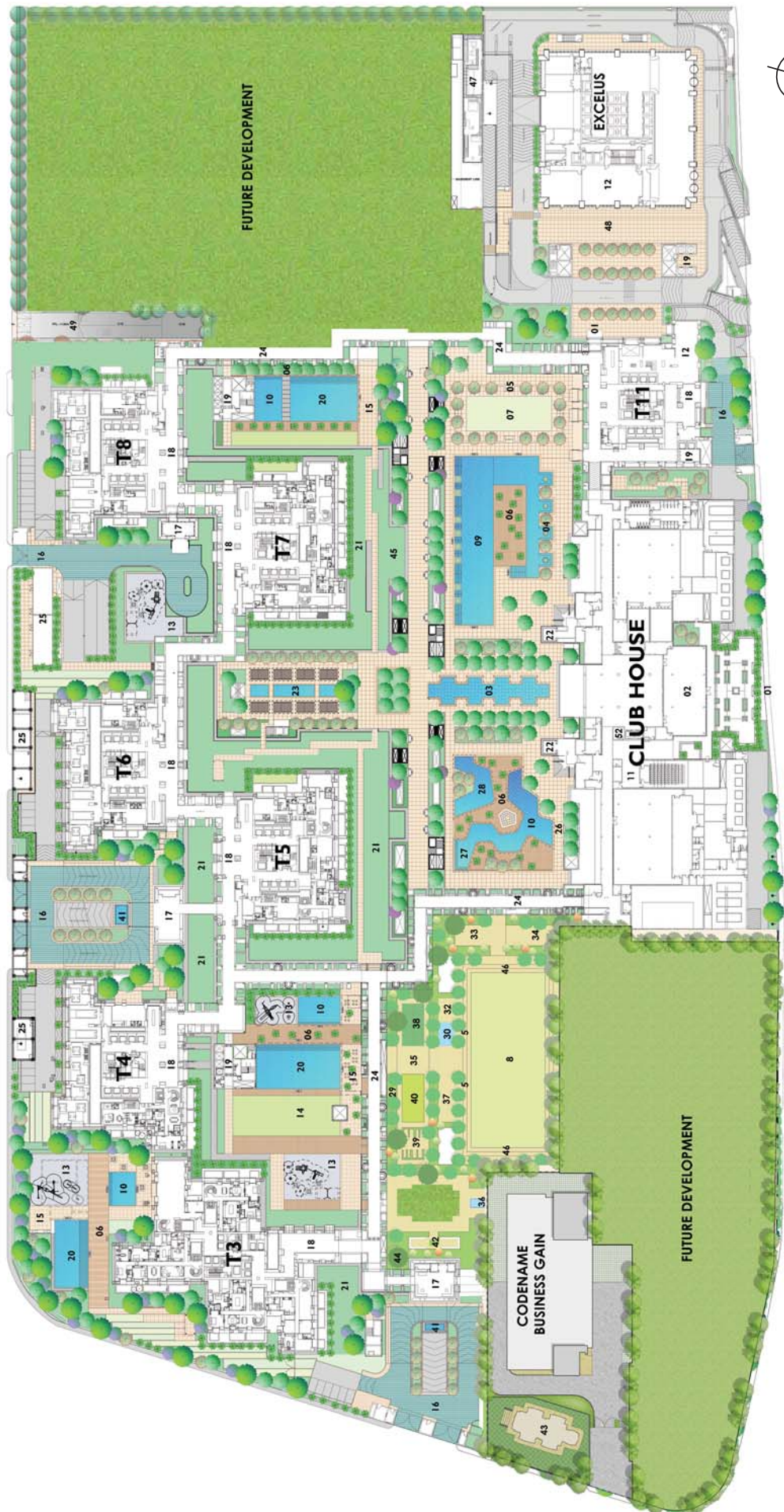
- F&B and retail spread across ~40,000 sq. ft, 13,000 sq. ft. ready for operations
- Large outdoor plaza with informal seating spaces for collaboration and networking
- New Cuffe Parade's strategic location allows access to social hubs like Bandra - BKC and South Mumbai in 20-30 mins



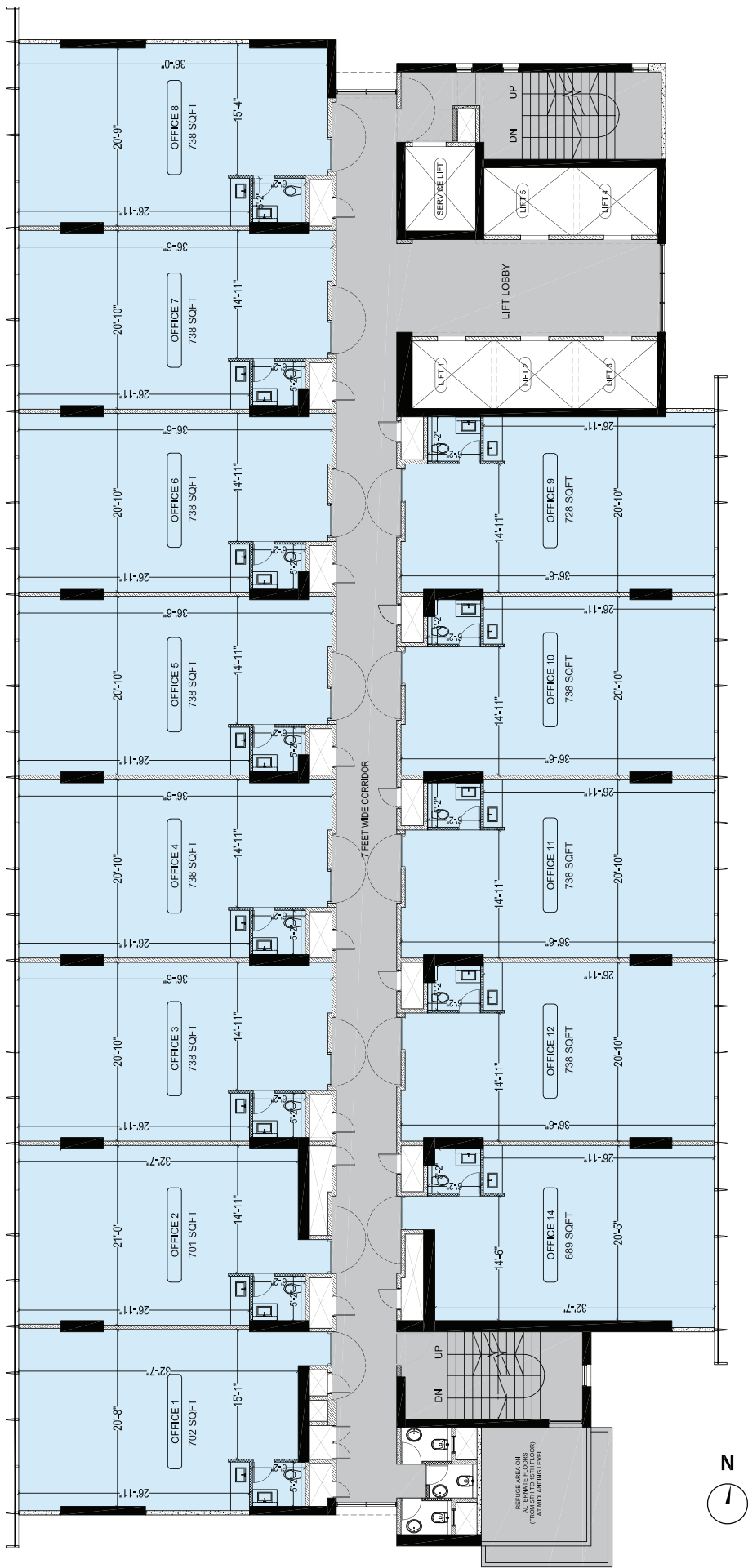


# SITE LAYOUT

- 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



TYPICAL FLOOR PLAN  
(with carpet area)





# LODHA SUPREMUS: THE BENCHMARK OFFICES FOR GROWING COMPANIES ACROSS MUMBAI

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