


## THE INNER CIRCLE







World's  
finest developments.  
Brought to you by  
India's No.1\*  
real estate developer.



**Lodha Altamount**  
The finest residences on Mumbai's Billionaire Row



**Lodha World Towers**  
One of India's most iconic addresses



**No.1 Grosvenor Square**  
The world's most desirable address

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. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By deploying the best people and process, delivering to the customer's needs and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and unmatched service at your doorstep.

In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to 'build a better India', we resolve to create a lasting and positive impact on the 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 ensure that the women workforce improves, changing the lives of every family and contributing to building the nation. 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.

Today, Lodha is India's No.1 real estate developer\*. The company has recorded pre-sales of over ₹77,000+ crore in the last 7 years. We have delivered an area of 9.4 crore sq.ft.\*\* and have 33 operating projects\*\*. Our team of almost 4,400 associates work relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

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.





## A flourishing life.

Lodha's enabling environments inspire us to give our best each day. So we can flourish in more ways than we can 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 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. From easing your transition into a new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.



## 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.

### CARBON NEUTRAL BY 2035

Lodha is committed to becoming 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 work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

### EMPOWERING WOMEN

With the objective that upskilling leads to upliftment, and employment leads to empowerment, the Lodha Foundation will run skill development programs designed to make women ready for the job market. Building not just a skilled workforce that meets industry-specific requirements, but also a thriving and supportive ecosystem that allows women to flourish at their workplace.

### SOCIAL HOUSING

We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

### HIGHEST STANDARDS OF HEALTH AND SAFETY

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 in Occupational Health & Safety Management.



Artist's impression of Sky Bar & Terrace

Step into  
the inner circle.

Nestled in the heart of Hinjewadi, lies a world unto itself – Lodha Magnus.  
Comprising the tallest towers in the area, it stands a notch above the rest.  
Here, everything is elevated - from the swank rooftop club, to the sky bar and terrace,  
to the opulent lifestyle. Lodha Magnus, with its lavish residences, impeccable  
5-star services, and world-class amenities, invites you to a life unprecedented in  
Hinjewadi, crafted for true connoisseurs of luxury. Welcome to the inner circle.



It's not  
just an address.

It's an  
unfair advantage.

Lodha Magnus is located in the heart of Hinjewadi Phase 1,  
with Pune's top IT companies minutes away.

Surrounded by high-end retail, renowned schools,  
hospitals, cafés and luxury hotels, Lodha Magnus keeps  
the world at your beckoning.



Prep your kids for their IVY league with top educational institutions in your vicinity:  
 Mahindra Int'l School (formerly Mercedes Benz Int'l)  
 Blue Ridge School | Bliss Int'l School  
 Symbiosis Institute of Int'l Business (SIIB)  
 Symbiosis Centre of Management and HR Development (SCMHRD)

Amplify your network -  
 city's IT giants a brisk walk away:  
 Accenture | LTIMindtree | CRISIL | Harman  
 Dassault Systemes | Infosys | Wipro | Cognizant  
 Persistent Systems

Safety's always around the corner:  
 Ruby Hall | Sanjeevani Hospital | Jupiter Hospital

The latest trends, the finest ingredients,  
 a quick drive away:  
 Phoenix Millenium Mall | Xion Mall  
 Grand High Street | D'Mart

Never run out of plans on a Friday night:  
 Frozen Bottle | Domino's Pizza | McDonalds  
 Lemon Tree | Radisson Blu | Hilton Garden Inn  
 Courtyard by Marriott | Bird Valley

A landscape  
as well-appointed  
as the residents.

Imagine a verdant tree-lined avenue, dotted with charming nooks for people of all ages to unwind, get a cup of coffee and relax, to catch up with an old friend under the shade of a tree, or to simply work to the sounds of the birds and the rustling leaves. A place that is vibrant, and full of life, And as you stroll down the avenue, you find yourself in an enchanting garden – resplendent with beautiful flowers, lush lawns, walking tracks, a children's play area and a boutique swimming pool. It's life at its most wonderful best, it's life in the inner circle.







Artist's impression of swimming pool



The Sky Club.

Designed  
for high society.

Set on an elevated podium ~100 feet high, with soothing views of the expansive cricket ground, the exclusive Sky Club offers a fine selection of amenities. Its café lounge and banquet hall are perfect for your next big celebration, or to mingle with the who's who of thriving industries. The sky sports club is lined up with courts for every sport of your fancy, while the swimming pool, shimmering gently below, invites you for a dip. At Lodha Magnus, it's a lifestyle that's yours to cherry-pick.



#### The Finest Amenities

State-of-the-Art Gymnasium

Party Hall / Banquet Hall

Café / Lounge / Library

Indoor Games area:

Table Tennis, Carrom and Chess

Outdoor Kids' Area

Party Lawn

Ganesh Temple^^

Senior Citizen's corner

Yoga / Meditation Court

Pets' Area<sup>§</sup>

#### Sky Sports<sup>§</sup> Club

Badminton Courts (Covered)

Walking and Jogging Track

Multiple Sports Turfs:

Football

Cricket

Basketball

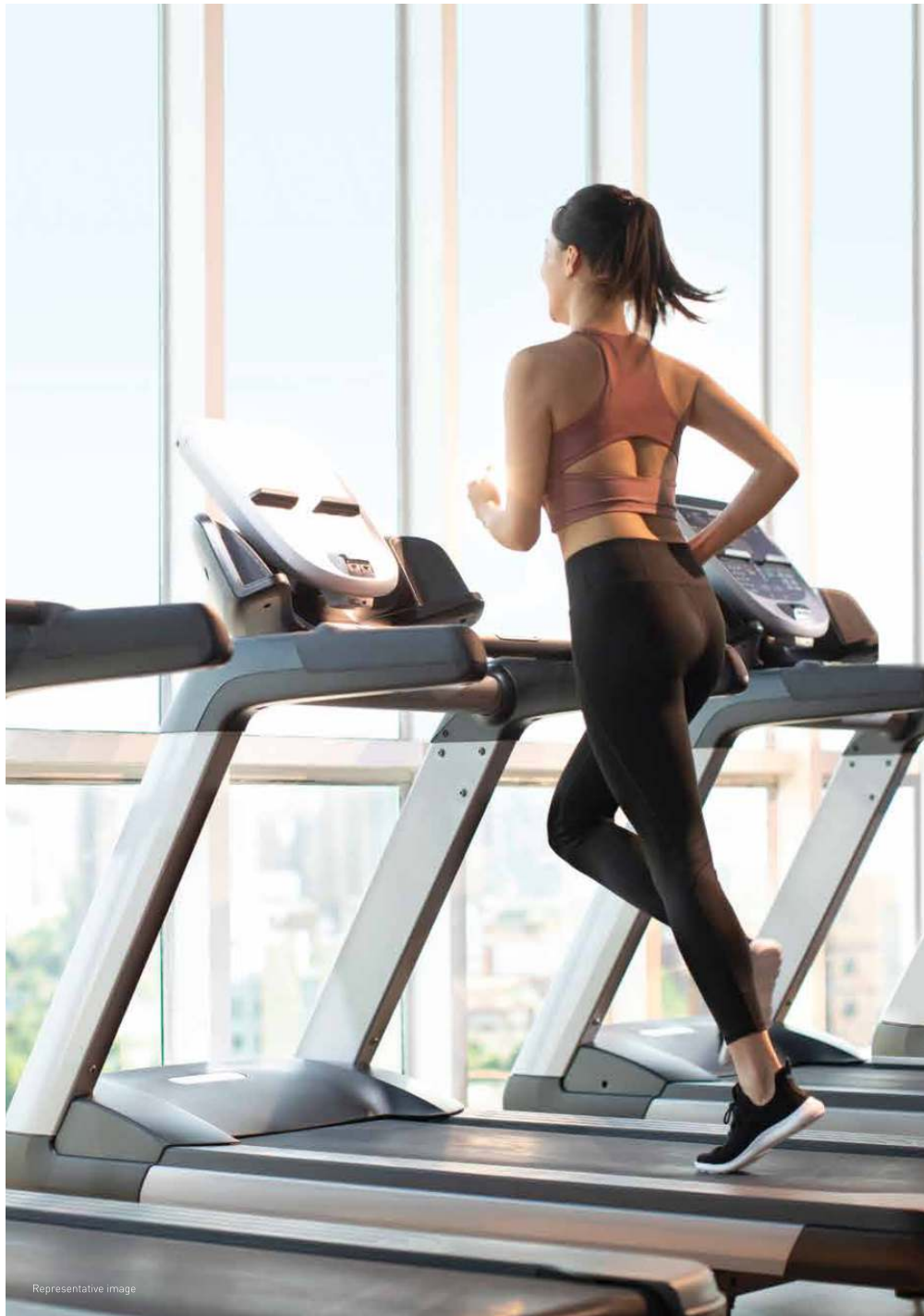
Swimming Pools:

25 m lap Pool

Kids Pool

Changing Rooms with Toilets





Representative image



## Sky Bar & Terrace.

To keep you  
in high spirits.

Stunning views. Smooth music. And an air of camaraderie.  
The Sky Bar & Terrace, a first for Hinjewadi, is the perfect spot to  
unwind after a hard day's work. Set under the stars,  
with a light breeze and tall drinks flowing, this chic lounge is  
reserved solely for those who belong to the inner circle.



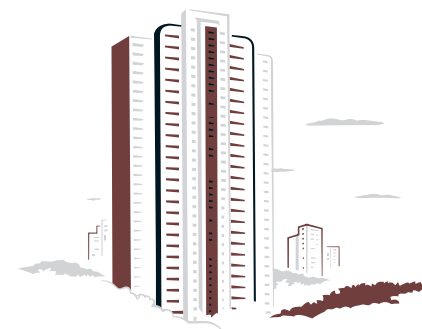




Artist's impression of Sky Bar & Terrace

Towering  
above the rest.

The tallest towers in the vicinity, Lodha Magnus soars majestically with its 36 storeys. Its charming façade is reminiscent of classical-modern architecture – with softly curved edges, warm colours, and carefully curated bronze metallic details that stitch the façade of the towers together. As you step into the lobby, you experience a harmony of lush landscapes that flow in seamlessly into interiors featuring opulent jewel tones, lustrous metals and arches. Lined with vertical gardens, and adorned with a grand chandelier at its centre, it gives residents a truly befitting welcome. After all, when the world's finest developers meet world-renowned architects, you don't expect anything less.



Designer Entrance Lobby

Well-Finished Floor Lobbies

3 Passenger Lifts from  
Otis/Schindler/ThyssenKrupp/Hyundai\*\*

Separate Service/Fire Lift

International Standard  
Firefighting System with Sprinkler Network  
in all Residences

D.G Power Backup for Lifts &  
Common Area Lighting

Ample Parking



Artist's impression of tower facade



Large residences.  
For larger-than-life  
personalities.

Your residence greets you with abundance from the moment you step in.

There's abundance of elegance, modern design, space, never-ending views, and good energy. Your super-sized living room provides an elegant space for your family to get together. The lavish deck is a private space that could be embellished with designer furniture and touches of green to create a comfortable and soothing environment, as you soak in spectacular views of the Sahyadri hills.

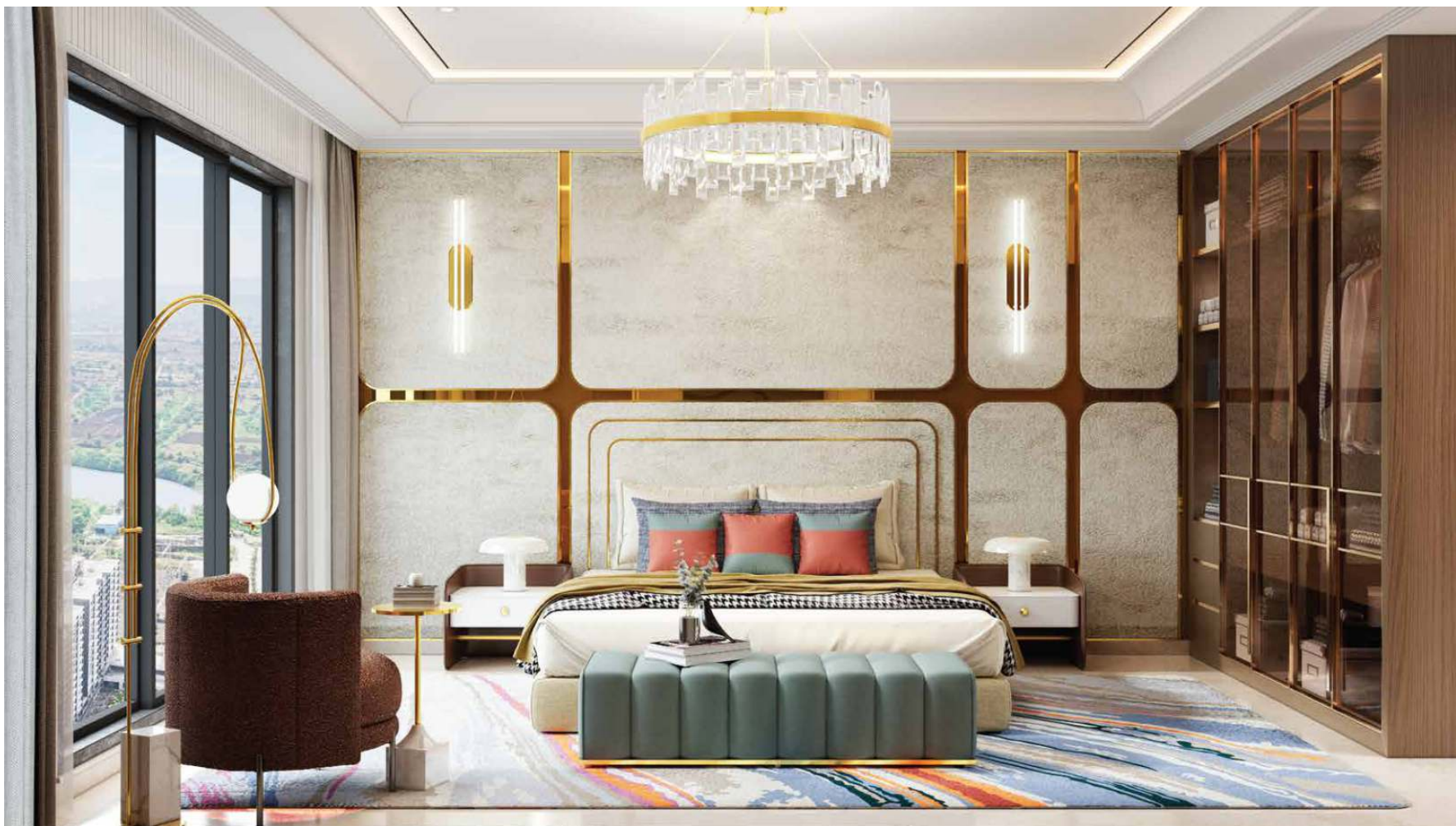
The kitchen is a contemporary classic space equipped with the finest high-end fitments and finishes. While the bedrooms are bright yet intimate abodes finished luxuriously. The largest residences in the vicinity, it's designed for those who like to live life king-size.











Artist's impression of master bedroom







Representative image

Kitchen with High-Quality Countertop,  
Sink with Drain Board and Designer Tiles in Dado

Toilets with Granite / Marble Vanity Counter\*\*\*  
and Marble\*\*\* / Designer Tiles

Utility Area with Anti-Skid Ceramic Tile Flooring

Provision for Telephone and TV Connectivity^

Provision for Fibre-optic Connectivity with  
Hi-speed Internet Access^

Power Backup in the Residence for  
Select Emergency Use#

Piped Gas Provisions^

Anticipating your  
every want.

5-star services by  
Saint Amand.

With a host of services at their command, our fastidious residents will live a life perfectly orchestrated for them. Every aspect from housekeeping to banqueting services, fitness and medical to business and entertainment, will be taken care of, thanks to the personalised and discreet touch of luxury hospitality experts, Saint Amand.



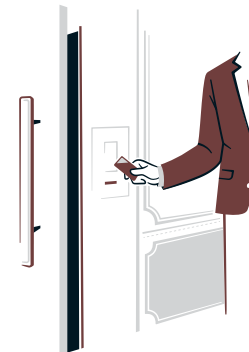


Representative image

Advanced  
5-tier security.

For 100%  
peace of mind.

CCTV Monitoring of Key Common Areas  
RFID-Controlled Access to Parking Areas  
Access-Controlled Main Lobby  
Visitor Registration  
Video-Door Phone in Each Apartment



## Project partners

### Architectural Partner: Hafeez contractor

With his grand vision and majestic façade, master architect Hafeez Contractor, along with his team at AHC, has created an exquisite landmark – conceived to take modern-day living to a new paradigm of luxury never seen or experienced before.

### Landscape Partner: PBB, Ahmedabad

PBB leads the thinking on Landscape Design, Environmental Planning and Master Planning in the country and is highly regarded for the work it undertakes. From reimagining the landscape of Palava and The World Towers to creating enduring designs for private residences and renowned institutions across India, PBB is continually pushing the boundaries of landscape design in the creation of engaging outdoor spaces.

### Studio HBA

Nothing less than the world's leading hospitality design firm to transform the community spaces of this palatial estate into exquisite works of art. With an international presence across 24 cities, an in-depth understanding of hospitality, and vast industry experience, Studio HBA has created distinct and inspiring spaces to delight our residents at every turn.



Layouts and Plans

## Master Plan

### Legend

1. Entrance / Exit
2. Driveway
3. Drop-off area
4. Children's play area
5. Party lawn
6. Seating pockets
7. Swimming pool
8. Kids pool
9. Deck with trellis
10. Sky Terrace & Bar (E)
11. Club Magnus (E):
  - Cafe lounge
  - Party hall
  - Gymnasium
  - Indoor games area
12. Sky Sports Club (E)\*:
  - Badminton courts (Indoor)
  - Cricket nets
  - Sports turf for Football / Basketball
  - Walking / Jogging track

E-elevated

\*-also accesible for other developments,  
not exclusively part of this development.

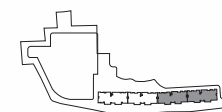


## Typical Floor Plan

Tower - P1 & P2



- Unit 1 4 BHK
- Unit 2 3 BHK WITH STUDY
- Unit 3 3 BHK WITH STUDY
- Unit 4 4 BHK



## Unit Plan - 4 BHK

Tower - P1 & P2 Unit 1



### Legend

1. Foyer	5'2" x 5'3"	10. Bedroom 4	10'8" x 13'0"
2. Living & Dining	14'0" x 26'0"	11. Toilet 4	8'0" x 5'0"
3. Deck	14'0" x 9'0"	12. Kitchen	8'0" x 13'0"
4. Master bedroom	12'4" x 16'9" + 3'9" x 7'3"	13. Utility	8'0" x 5'0"
5. Master toilet	8'2" x 5'0" + 5'0" x 4'0"	14. Study	8'0" x 6'0"
6. Bedroom 2	12'8" x 15'6" + 3'9" x 7'3"	15. Powder room	4'0" x 5'8"
7. Toilet 2	8'2" x 5'0" + 5'0" x 4'0"	16. Corridor	4'3" wide
8. Bedroom 3	10'6" x 13'7"	17. Staff room	6'0" x 10'6"
9. Toilet 3	5'0" x 8'0"	18. Staff toilet	4'0" x 5'7"

## Unit Plan - 4 BHK

Tower - P1 & P2 Unit 4



### Legend

1. Foyer	5'2" x 5'3"	10. Bedroom 4	10'8" x 13'0"
2. Living & Dining	14'0" x 26'0"	11. Toilet 4	8'0" x 5'0"
3. Deck	14'0" x 9'0"	12. Kitchen	8'0" x 13'0"
4. Master bedroom	12'4" x 16'9" + 3'9" x 7'3"	13. Utility	8'0" x 5'0"
5. Master toilet	8'2" x 5'0" + 5'0" x 4'0"	14. Study	8'0" x 6'0"
6. Bedroom 2	12'8" x 15'6" + 3'9" x 7'3"	15. Powder room	4'0" x 5'8"
7. Toilet 2	8'2" x 5'0" + 5'0" x 4'0"	16. Corridor	4'3" wide
8. Bedroom 3	10'6" x 13'7"	17. Staff room	6'0" x 10'6"
9. Toilet 3	5'0" x 8'0"	18. Staff toilet	4'0" x 5'7"

## Unit Plan - 3 BHK WITH STUDY

Tower - P1 & P2 Unit 3



### Legend

1. Living & Dining	12'0" x 25'0" + 2'10" x 127"	7. Bedroom 3	10'6" x 10'10" + 5'4" x 6'10"
2. Deck	12'0" x 7'0"	8. Toilet 3	5'0" x 8'0"
3. Master bedroom	11'8" x 16'9"	9. Kitchen	8'0" x 11'0"
4. Master toilet	8'0" x 6'0"	10. Utility	8'0" x 5'0"
5. Bedroom 2	12'4" x 13'4"	11. Study	5'6" x 8'0"
6. Toilet 2	8'0" x 6'0"		

## Unit Plan - 3 BHK WITH STUDY

Tower - P1 & P2 Unit 2



### Legend

1. Living & Dining	12'0" x 25'0" + 2'10" x 127"	7. Bedroom 3	10'6" x 10'10" + 5'4" x 6'10"
2. Deck	12'0" x 7'0"	8. Toilet 3	5'0" x 8'0"
3. Master bedroom	11'8" x 16'9"	9. Kitchen	8'0" x 11'0"
4. Master toilet	8'0" x 6'0"	10. Utility	8'0" x 5'0"
5. Bedroom 2	12'4" x 13'4"	11. Study	5'6" x 8'0"
6. Toilet 2	8'0" x 6'0"		

**Corporate Address**

Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.

**Site Address**

Lodha Sales Gallery, Near Blue Ridge Town, Hinjewadi Phase-1, Pune - 411057.

**Disclaimers**

\*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) thereto 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 | \*Also accessible for other developments; not exclusively part of this development | \*Light, fan & small power point in Living room, kitchen & Bedrooms on DG 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 may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be 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. Date of Printing: Feb 2024



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The inner circle

