


 **CASA**EVERGREEN
BY LODHA





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. 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 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 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 9 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.



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



The World Towers
One of India's most iconic addresses



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



A flourishing life.

Lodha's enabling environments inspire us to give of 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.



Where lush greens
replace the rush of
modern living.




Artist's impression of the beautifully landscaped poolside.

There's a place where the bustle of the city gives way to the rhythm of nature. A place so enveloped in greenery that it is less a home, and more of a sanctuary. Welcome to Lodha Codename Evergreen, a living experience that is scripted by lush foliage, singing birds and serene cool breeze.



Rising in the midst of this serenity is this new project. Where greens are never-ending, and so are the luxuries. While you're living within a peaceful green zone, you're also close to the city, with excellent connectivity to every part of Mumbai.

Artist's impression of the landscaped pathways.

A young woman with dark hair is shown from the chest up, leaning her head against a window frame. She is smiling broadly, looking out at a lush green landscape. Her right arm is resting on the window sill, and her left hand is near her face. The background is a soft-focus view of green foliage.

You're close to nature.
Plus everything else you
need in the city.

Located in Vikhroli West, Lodha Codename Evergreen is perfectly poised to provide unchanging green views and great connectivity. Your home oversees the lush green landscape on LBS Marg, a short 5-minute drive from R City Mall, while also providing easy access to the Eastern Express Highway.

Spacious decks that are generous with views. And fresh air.

Your home comes with wide decks that extend across the living room. But the deck views extend across a vast array of greens, including the endless greens of Pirojsha Nagar, and the gardens within your complex. Every morning begins with a vision of sunlight dappling through the swathe of trees, plantations, and waters that surround you. While sunsets offer an equally spectacular display.





A landscape
bursting with colour,
and possibilities.



Lodha Codename Evergreen will change the way you see the city. You'll notice it even as you approach, as your view is filled with rich, natural greens. The landscape within complements this natural greenery, with trees that blossom with every dazzling hues that change with the seasons.



Artist's impression of the garden and outdoor kid's play area.

The Tropical Roof Garden is modelled around the idea of a gentle escape. While the gardens embrace a more natural mix of tropical growth. Even the pool is organic, lined with lovely flower beds. While the children's play space is placed at the edge of large trees, and sprawling lawns with trellised spaces.



Artist's impression of the multi-purpose sports turf.

An elevated green podium,
where Mother Nature's
finest works are always
on display.





Artist's impression of the green lawns and kid's play area.

Spread across 30,000 sq. ft. of open spaces, the podium garden combines the finest lifestyle amenities with dense tropical plantations. Stepping into this elevated garden gives you an immediate sense of peace and tranquility. It will be your go-to space for both relaxation and upliftment.



Your backyard features
lush greens. And an
international lifestyle.

Lodha Codename Evergreen is brimming with life, and fabulous
life experiences. The more you explore, the more you discover.



Artist's impression of the pool and the beautiful landscape.

Development Amenities:

- Over 30,000 sq. ft. of world-class landscaping.
- Sports turf which can be used for cricket, football, volleyball or basketball.
- Full-sized pool for active swimmers and separate kid's pool.
- Outdoor children's play area.
- Walking/ jogging track.
- Gardens and lawns.
- Covered car parking.



Clubhouse Facilities:

- World-class gymnasium.
- Café-cum-library with work spaces.
- Indoor games area with table tennis, pool table, carrom and chess.
- KidzFun – the indoor children's play area and crèche.
- Party hall and activity/ learning room.



Homes designed
to maximise joy.



Your home is spacious and well-optimised for both space, and experiences. Nature surrounds you, and is always on display from the vantage of your private deck.

- Large deck in living room that opens to encompassing green views.
- Tall windows* to maximise light, ventilation, and views.

- Well-designed 2 BHK homes that are Vaastu compliant.
- Optimal space utilisation, with virtually zero passage area.
- Dedicated wardrobe niche in each bedroom.
- Premium Marbital¹ flooring in living/ dining, passage and bedrooms.
- Fully air-conditioned².
- Provision for telephone, data and TV connectivity³.





- Well-finished kitchen with granite countertop, sink and designer tiles in dado.
- Vitrified tiles in kitchen.
- Toilets finished with designer CP fittings from Jaquar/ Kohler/ Isenberg² & sanitary ware from Kohler/ Roca².

Tower Amenities:

- Designer entrance lobby with finest finishes and a well-designed lift lobby on each floor.
- 4 passenger lifts in each wing with additional 2 service lifts and 1 fire lift from Otis/ Schindler/ ThyssenKrupp/ Hyundai².





Best-in-class multi-tier security system with:

- Intercom for each residence.
- Access-controlled entrance lobby – with visitor authentication required and remote approval for visitor entry.
- 24x7 CCTV monitoring of key common areas.
- RFID controlled access to parking areas.



Legend

1. ENTRY TO PODIUM
2. TRELLIS SPACES FOR OUTDOOR CAFÉ
3. KID'S POOL AREA
4. LAP POOL
5. FEATURE WALL
6. WOODEN DECK
7. MEDITATION GARDEN
8. KID'S PLAY AREA
9. MULTIPURPOSE COURT
10. DECK
11. ENTRANCE PORTAL
12. SECURITY CABIN/ SIGNAGE WALL
13. PARKING AREA
14. SEMI-COVERED WALKWAY WITH PAVED AREA
15. ENTRANCE TO BUILDING LOBBY
16. TO PARKING
17. RETAIL PLAZA

Floor Plan
Tower 1



Floor Plan
Tower 3 | Wing D



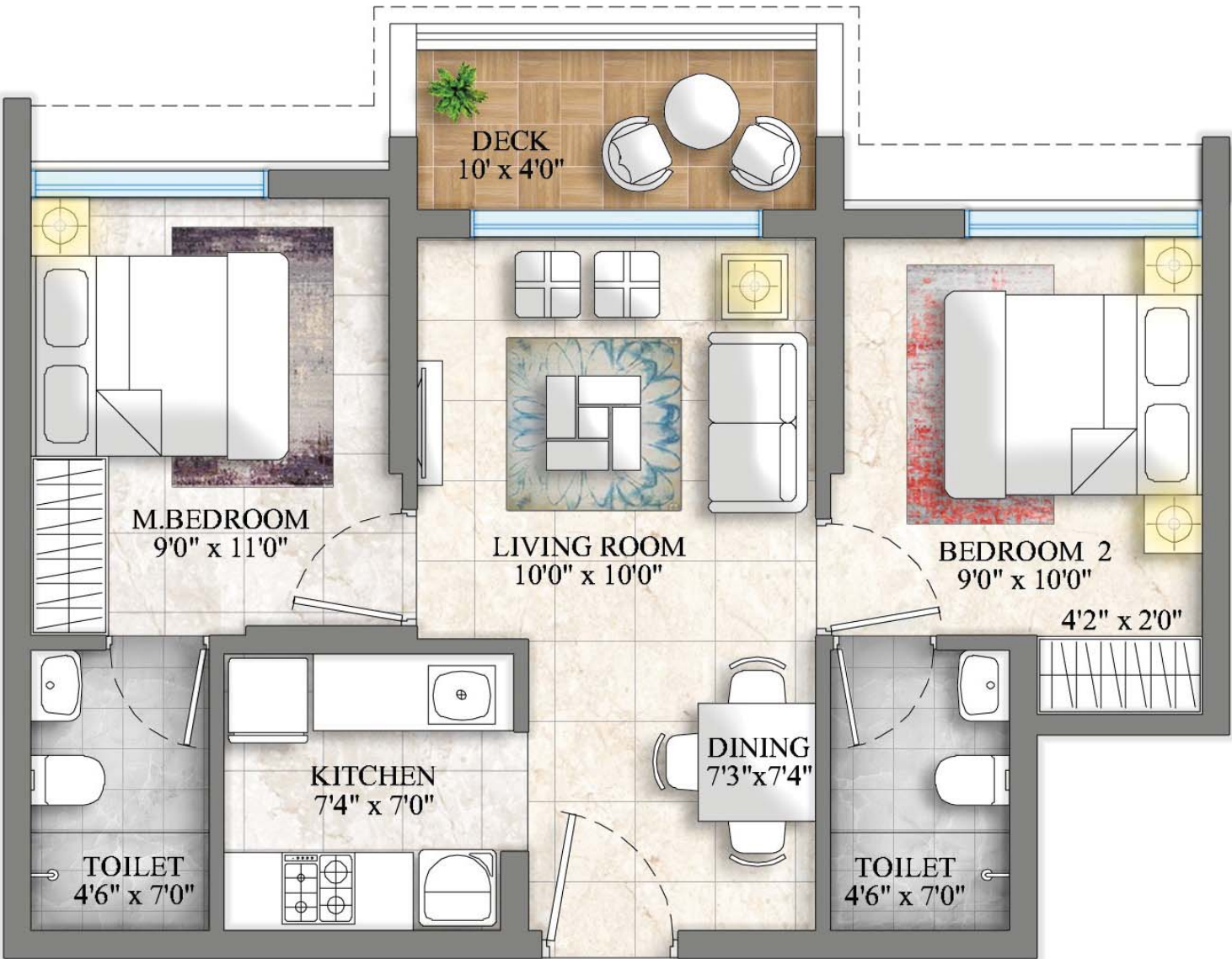
Floor Plan
Tower 3 | Wing E



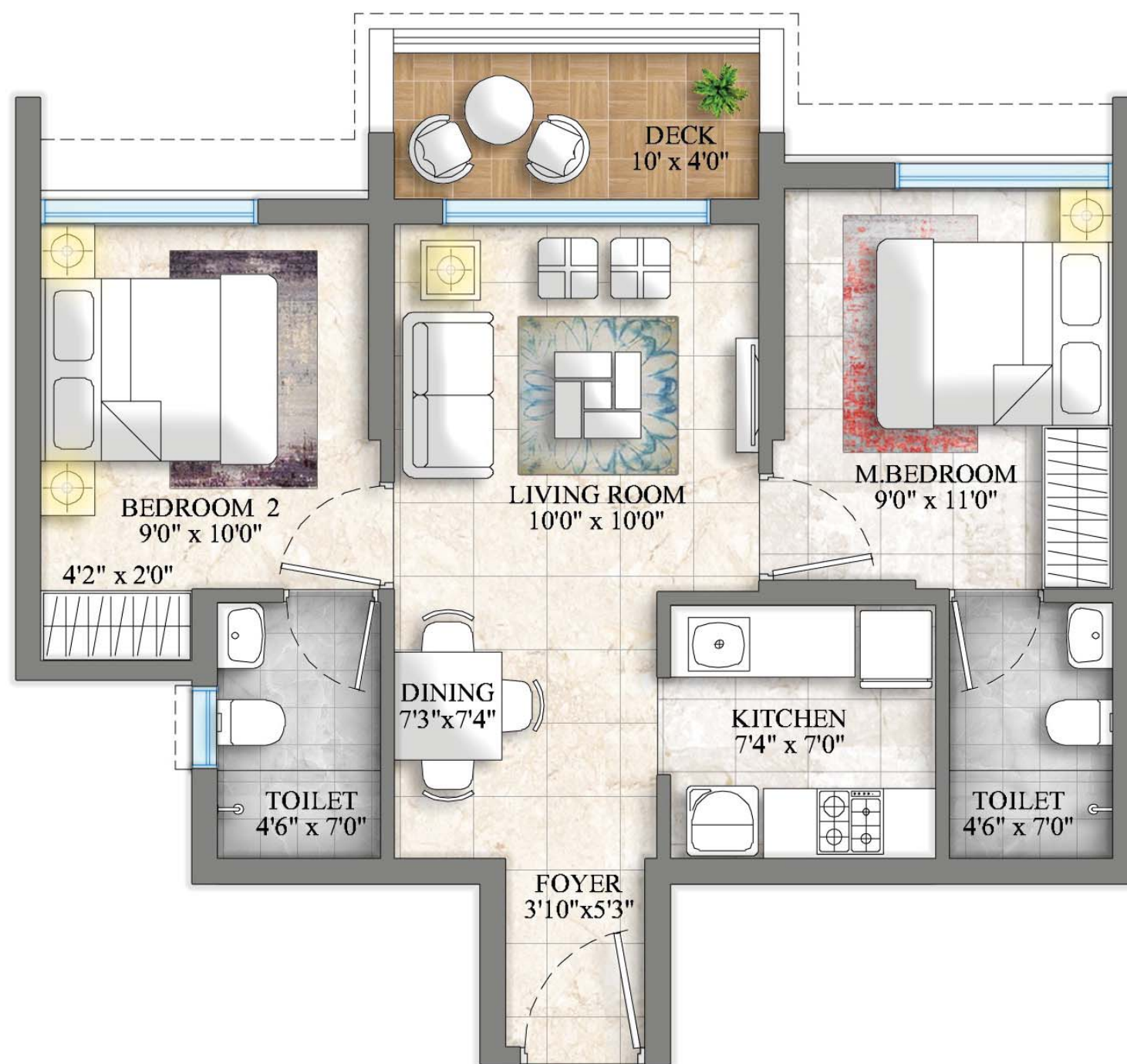
Unit Plan - 2 BHK with deck
Tower 1



Unit Plan - 2 BHK with deck
Type A | Tower 3




Unit Plan - 2 BHK with deck
Type B | Tower 3



Sales Office: Casa Evergreen by Lodha, LBS Marg, Harichand Compound, Near Godrej Petrol Pump, Vikhroli West | **Corporate Office:** Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai 400 011.

*By residential sales FY-14-23 | ** As of 31st March, 2023 | ^Based on liveability quotient ranking by JLL in its ‘Liveability Quotient – A Paradigm Shift in India’s Emerging Cities’ Report.

Conditions apply | ¹Marble look vitrified tiles | ²Starting from -150 mm above finished floor level | ³Excluding kitchen, living room, toilets and any service areas | ⁴or equivalent | ⁵Services by third party provider on chargeable basis | 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. Developing in partnership with Rajesh Lifespaces. Date of printing: January 2024.



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