



Upgrade
Your
Business.

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.

Net positive. Because tomorrow should be better than today.

Buildings and infrastructure can leave an imprint on the planet that can last for decades – much longer than cars or electronic devices. This is why, building smartly and sustainably is the key to ensuring a better world for us and future generations. As India's No. 1 real estate developer,[^] we have taken the lead to ensure that our impact on our environment and society is net positive.

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 working closely with global experts, including the Rocky Mountain Institute (Colorado, USA) to achieve these goals and set a global benchmark for sustainable development.



It's time for growing businesses to level up.

For the first time in the Kalyan-Dombivli 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. Located in a prime area with smart infrastructure, Lodha Signet offers a range of layouts to choose from, providing an ideal environment for transforming and growing your business.

Add to that a beautifully manicured landscape and a row of stately arches 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 business' sense of refinement and stature.

Choice of Grade-A vastu-compliant offices.

Located right on Kalyan-Shil Road, in Palava City.

A classic façade with arches designed by Hafeez Contractor, one of India's finest architects.

Central Plaza designed by expert landscapers M/s Prabhakar Bhagwat.

A grand double-height entrance lobby for offices, with 2 passenger elevators.

A Doctors' Enclave: with a dedicated entrance lobby and 2 passenger elevators.

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

Ample parking.**



Make your mark in Kalyan-Dombivli's first and only Central Business District.*

Lodha Signet will place you at the heart of an upcoming business district. With excellent connectivity, smart infrastructure, and proximity to a prime residential area, this business district is poised to leverage the untapped potential of the Kalyan-Dombivli region.



At the nexus of Kalyan-Dombivli. With business at every beat.

Located on the six-lane Kalyan-Shil Road. In the region's first and only Central Business District.*
Connected to key transport hubs in MMR via road, rail and metro. Lodha Signet's location is a rare confluence of all those elements a business needs to succeed.

5 min. walk from the upcoming Kalyan-Taloja Metro station.

10 min. from Dombivli station.

Quick access to Airoli via upcoming Airoli-Katai Freeway.

Quick access to BKC via upcoming bullet train.

Close to upcoming Virar-Alibagh Multi-Modal Corridor.





LODHA

PIZZERIA

COFFEE HOUSE

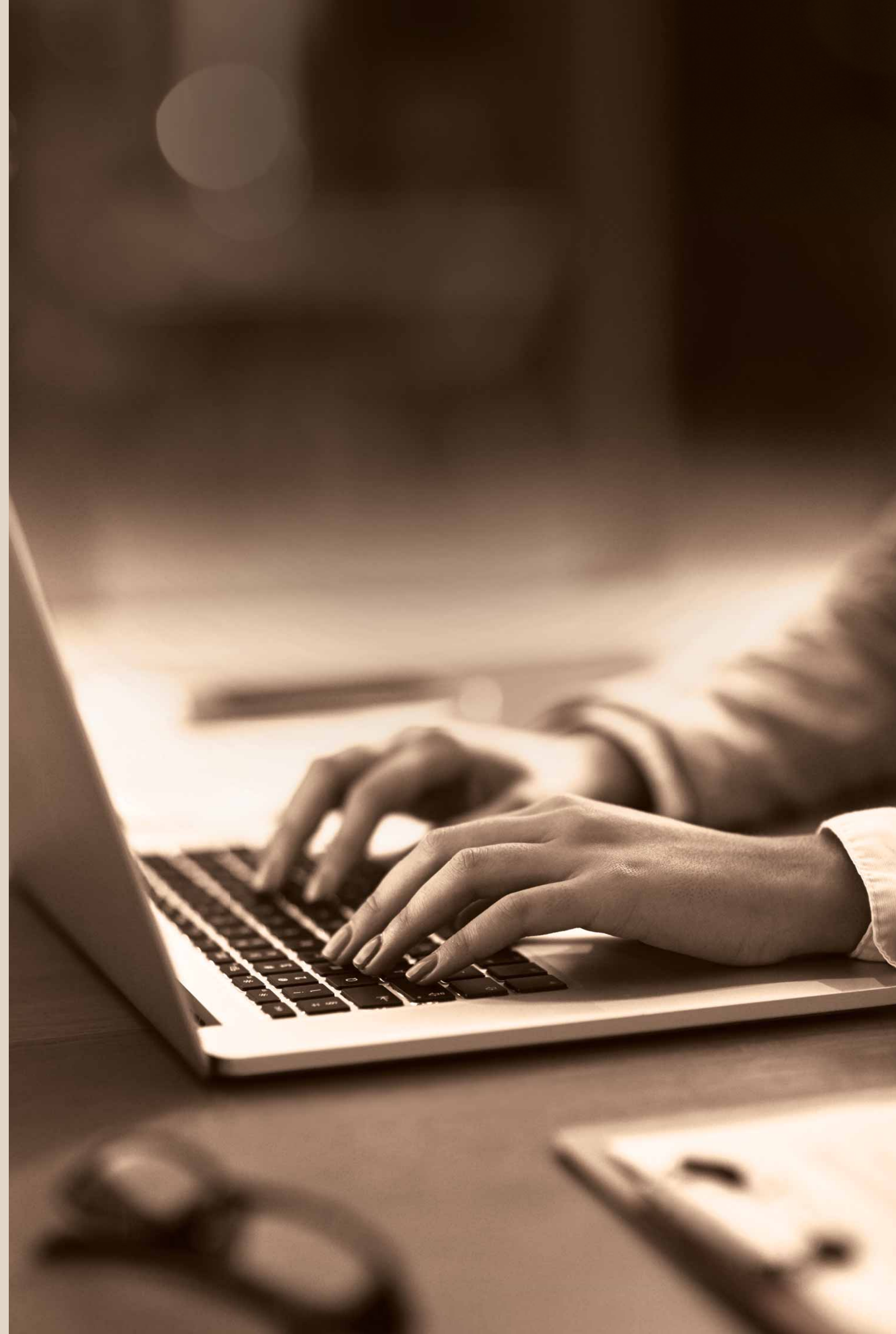
LODHA

Invest in a workspace that's invested in your success.

Location, prestige, and smart design. Lodha Signet 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.

High rental yields and strong capital appreciation potential.

Located in close proximity to Palava City's premium residential areas.



Let your office amenities match your company's aspirations.

Lodha Signet combines space-efficient offices 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.

Perfectly sized, vastu-compliant offices that can be customised and combined to suit your business' needs.

Large, full-height panels for maximum natural lighting.

Provisions for drainage & water supply in Doctors' Enclave.

Select offices with dedicated open-to-sky areas.

Provision for dedicated owner's restroom in every unit, and common restroom facilities on each floor.



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 choice, in a prime commercial building.



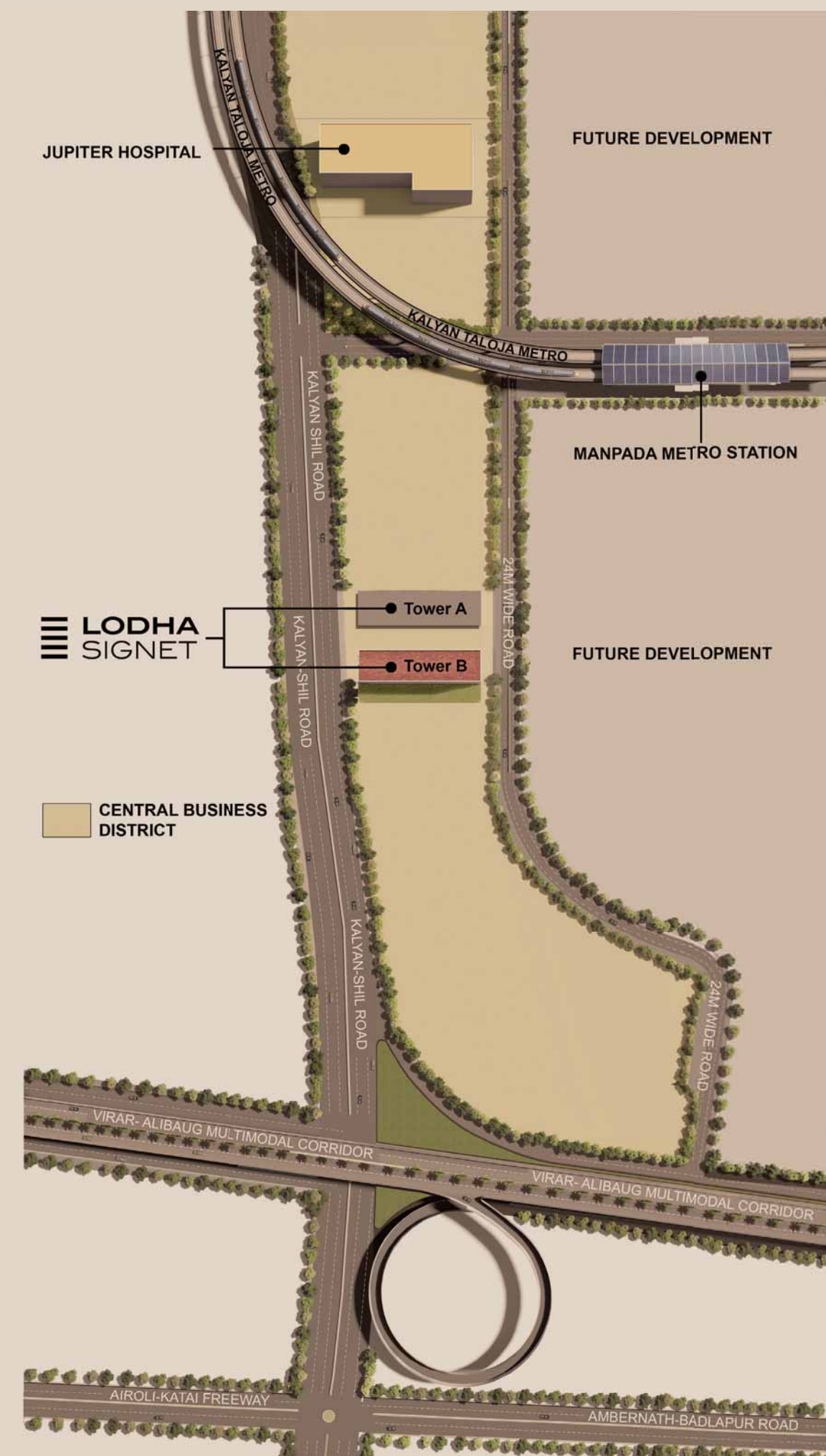
The Doctors' Enclave.

An exclusive section designed to be perfect for private clinics and diagnostics centres; with a dedicated entrance lobby. Located close to the upcoming Jupiter Hospital, it offers the perfect ecosystem.



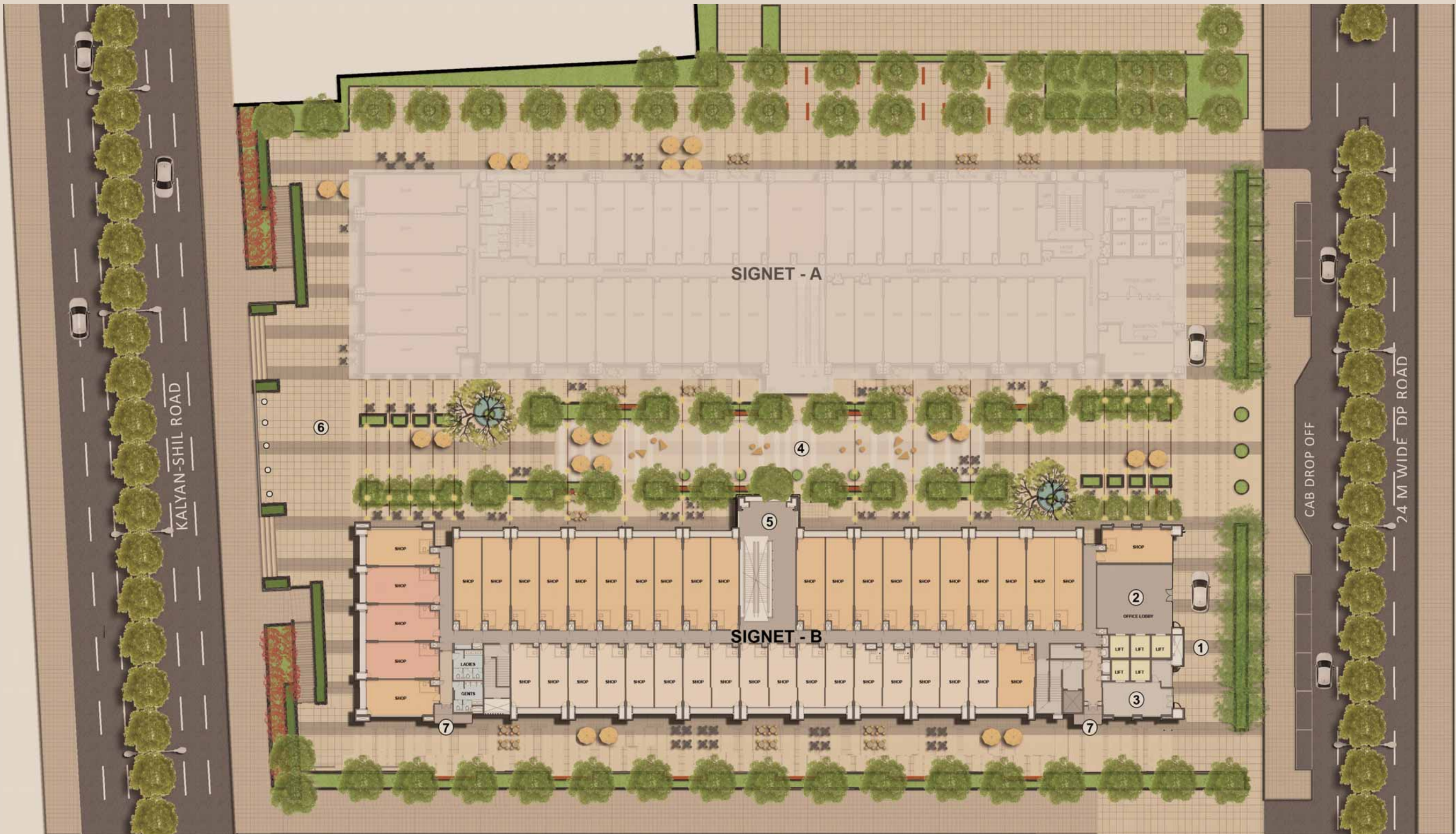
Central Business District Layout Plan

Plans

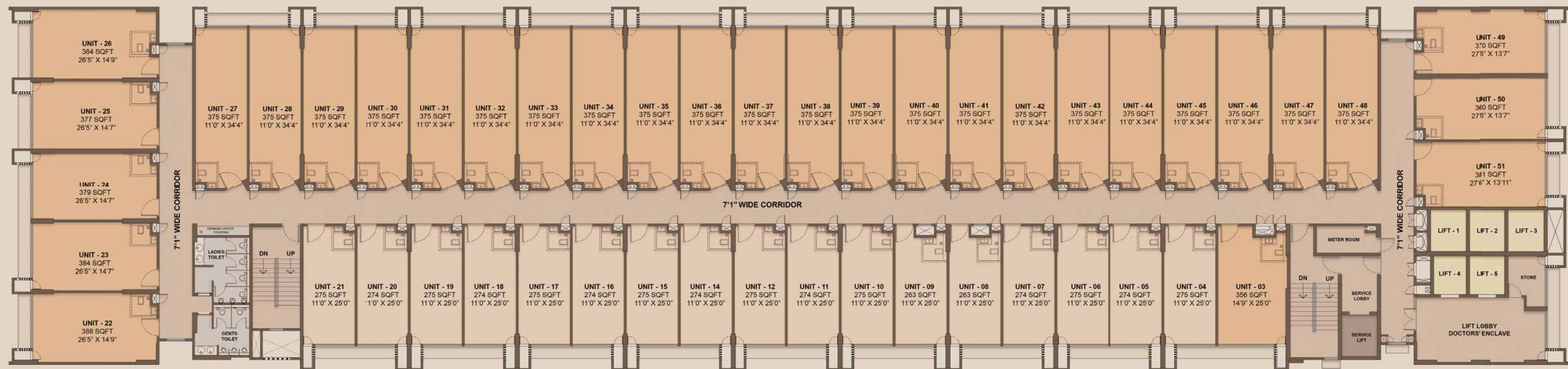


Site Layout Plan

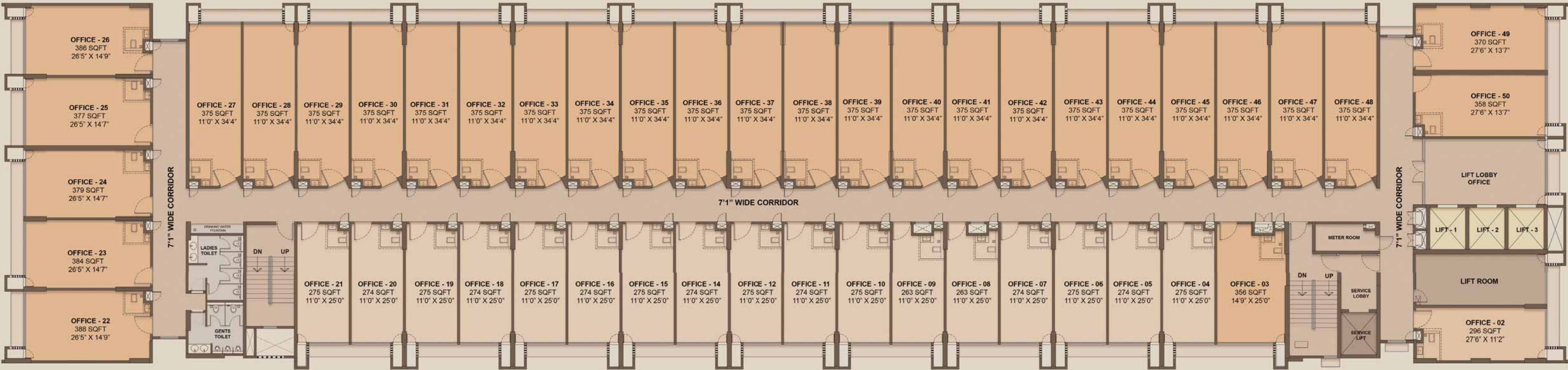
- Legend
- 1. Drop Off
 - 2. Office Entrance
 - 3. Doctors' Enclave Entrance
 - 4. Landscaped Central Plaza
 - 5. Retail Entrance
 - 6. Pedestrian Plaza
 - 7. Service Entry



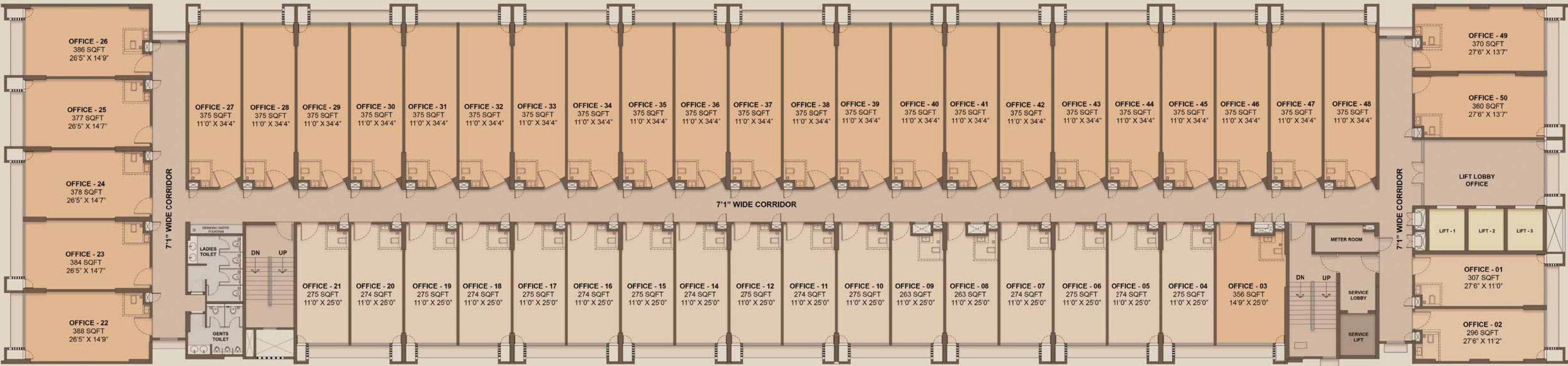
3rd & 4th Floor Plan (Doctors' Enclave)



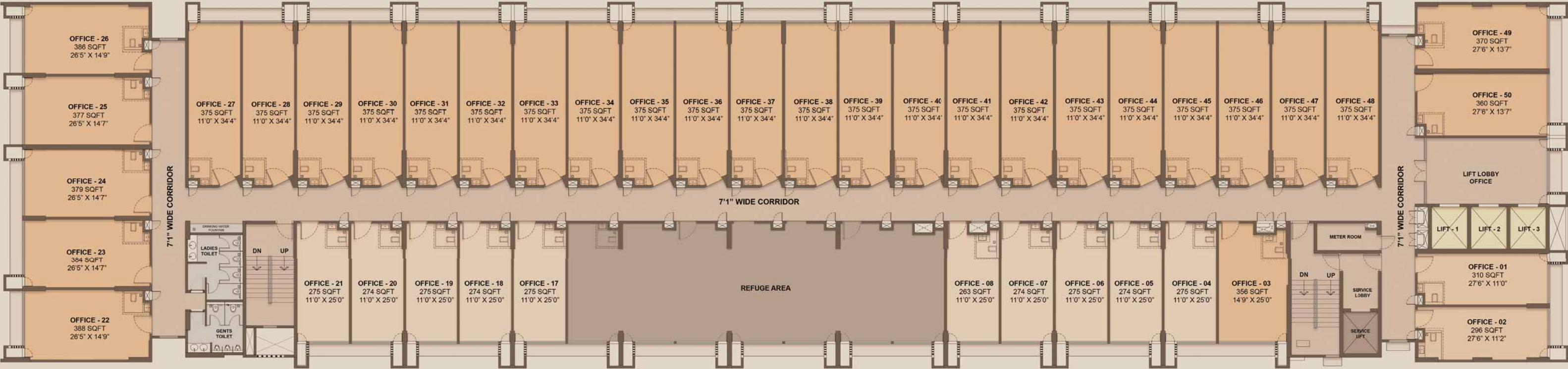
5th Floor Plan (Office)



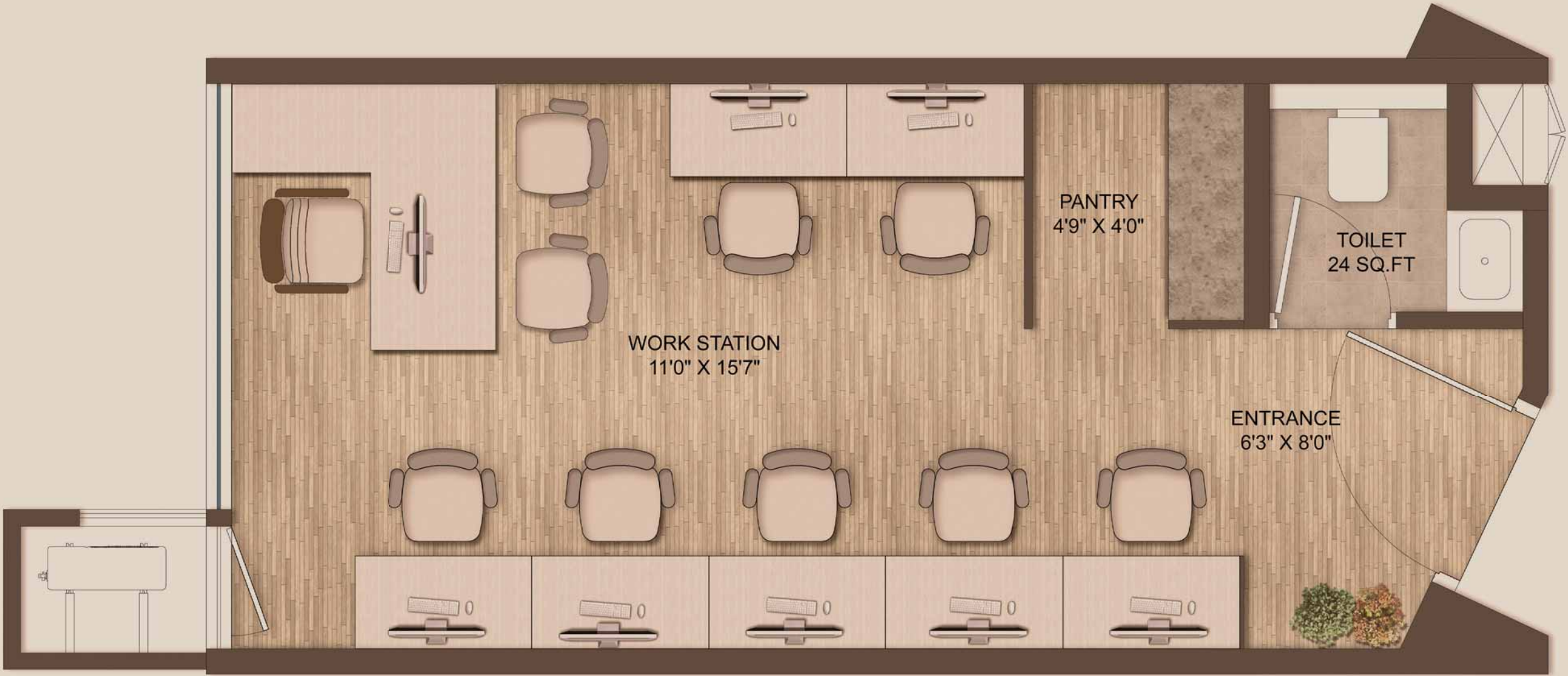
Typical Floor Plan (Office)



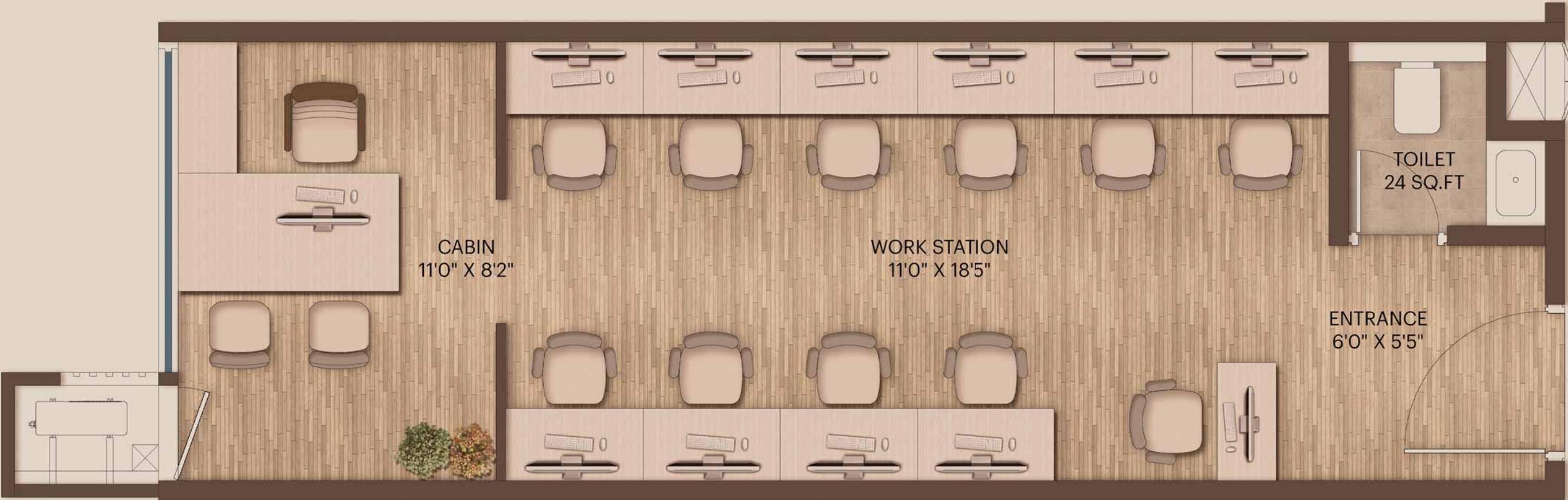
6th Floor Plan (Refuge)



Unit Plan - RERA Carpet Area: 275 sq.ft.



Unit Plan - RERA Carpet Area: 375 sq.ft.



Sales Gallery: Premier Colony Ground, Kalyan-Shil Road, Palava City.
Corporate Office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai 400 011.

Conditions apply | ^By residential sales FY14-23 | *Upcoming | **Some parkings are dedicated and some are on pay & park basis | **For common areas, elevators and specified load in each office | All sales / leases shall be governed by the terms of the agreement for sale / lease | 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. 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 niches 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 project is registered via Maharashtra RERA Registration No.: P51700054751; available at website: <https://maharera.mahaonline.gov.in> under registered projects. | Date of printing: March 2024.



