



*Jeena issi ko  
kehte hain!*

THIS FESTIVE SEASON

FULFIL THE PROMISE YOU MADE TO  
YOURSELF AND YOUR FAMILY

A home large enough  
for all your family's needs

A home with the  
finest finishes and design

A home with big green spaces

A home complete with high-quality  
maintenance and service

A home where everything –  
school, shopping, temple, sports,  
even work – is a short walk away

A LODHA HOME IN ANDHERI EAST

**Great Festive Offers:**

No Stamp Duty | Effective 5% GST  
Homes with private garden

LODHA  
ETERNIS

Your garden paradise

## WHY BUY A HOME?

As the old adage goes - there's no place like home! Its sanctuary for your loved ones and you to live life to the fullest, nurturing your dreams and hopes. This year has made us realise that a home is the only real necessity, as in it are the people who matter to us the most in our life and it holds our reservoir of memories. Today, if we want to do anything for our families then it's to provide a home – a safe haven for them forever.

And if you are looking to buy a home, then there is no better time than today.

- Lowest rate of interest on home loan in 15 years
- Reduced stamp duty of 2%^

## HELP BUILD OUR NATION

When you buy a home, apart from generating crucial revenue for the government, you also provide direct and indirect employment opportunities to several people. For every home that you buy, you generate income for 10 families. You also support small and big businesses that are working together to build this home for you. You contribute to reviving your first home, your nation.

So, this festive season, when you buy a home along with your loved ones, you bring happiness, hope and prosperity for your fellow families.



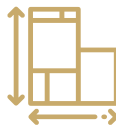


## WHY LODHA?

We are India's largest real estate developer and have created some of the world's finest development. Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No. 1 Smart City with the highest liveability quotient<sup>†</sup> - one name is transforming the way we live with landmarks on par with the world's best: Lodha. Delivering 4 out of 5 homes before time<sup>®</sup>.



Largest developer in India for the past 7 years with ~50,000 crores of sales



57.0 Mn.Sq.Ft of real estate development (35,000+ homes and offices) in last 7 years



7,000+ homes and offices handed over last year

We are guided by our vision of "Building a Better Life". And with our meticulous planning, attention to minutest detail, focus on quality & great craftsmanship we have delivered some of the "World's Finest Developments" which you can proudly call "home".

When you buy a home with us, what you get is a well-planned ecosystem that caters to all the desires that you may have as a home owner. You will experience a holistic lifestyle with spacious homes, well-crafted open green spaces, avenues to lead an active life, world-class service, access to basic conveniences and the comfort of community living.



### LODHA ALTAMOUNT

India's finest residences on Mumbai's Billionaires' Row.



### THE WORLD TOWERS

One of India's most iconic addresses.



### TRUMP TOWERS IN MUMBAI

Mumbai's glittering jewel with a striking gold facade.

# LODHA ETERNIS

*Because some things are eternal*



Artist's Impression

As your senses are enveloped by nature in all her abundance, you savour the joy of knowing that this vast expanse of beauty and greenery is yours to have whenever you choose. With amenities and luxuries beyond your expectations, leave the stress and din of the city life behind. Come home to your garden paradise.

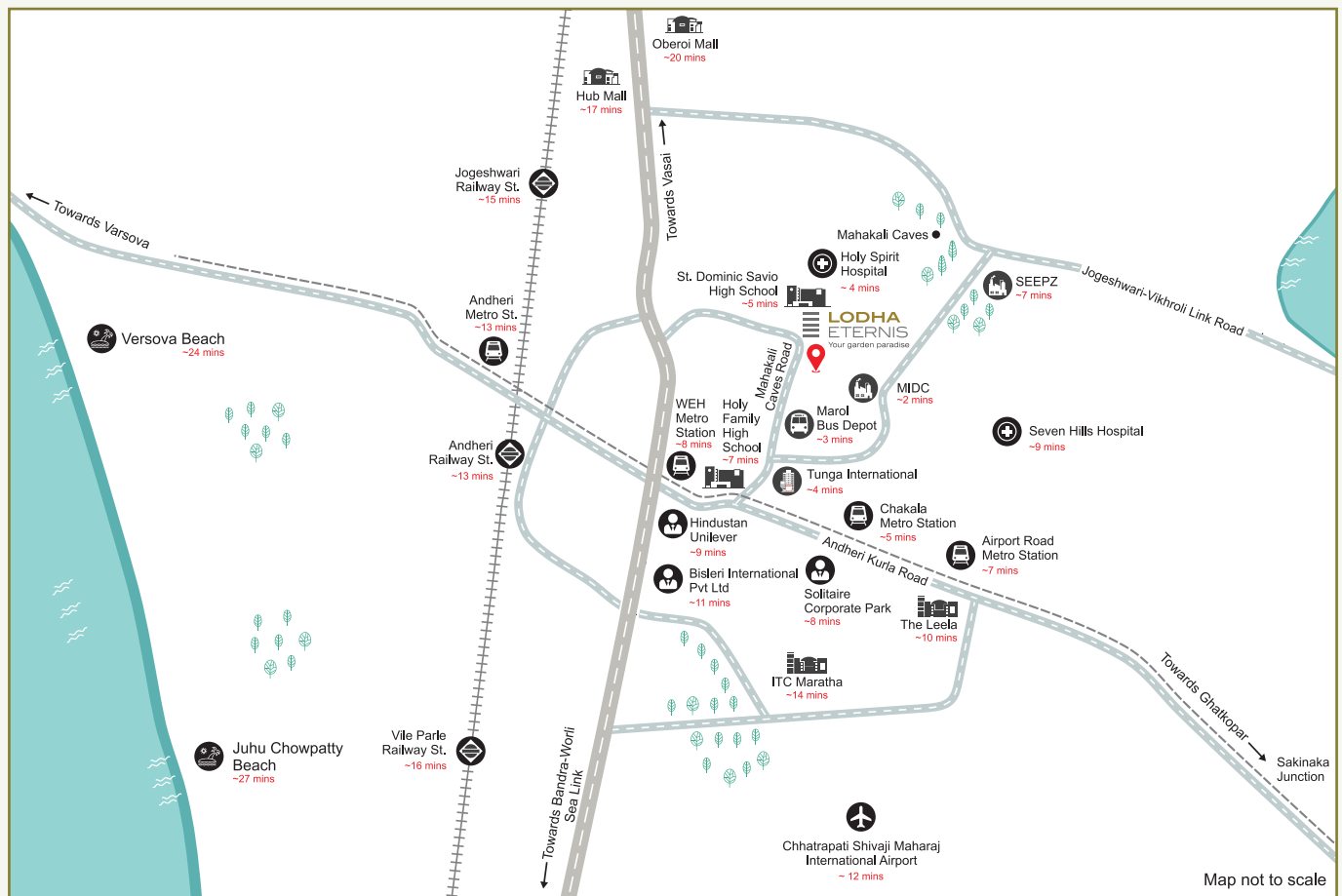
Each building here has 9 or less floors and is designed to give you the privilege of a spacious residence, as well as the warmth of a close-knit community, a rarity in these days of soaring towers. Exuding peace, tranquility and impeccable style, replete with world class amenities, Lodha Eternis let's you live life at your own pace.

# MOST SOUGHT AFTER LOCATION

## *With exceptional connectivity*

Andheri East bustles with the energy of an urban microcosm: modern office complexes, sprawling residential developments, busy industrial units and trendy entertainment plazas signalling the rapid growth of one of Mumbai's most happening residential and commercial districts with connectivity par excellence.

At it's heart, nestles Lodha Eternis - a tranquil haven, connected to everything you need in the city, yet sheltered from its bustle.



~10 mins drive to  
Domestic &  
International airports



~5 mins drive to  
Chakala Metro  
station



Minutes away from  
JVLR, WEH & Andheri  
Railway station



# FASCINATING

## *Lifestyle privileges*

Getting away from it all couldn't be any easier: at Lodha Eternis you now have every possible way to relax, restore and revive your mind and body, all at your doorstep. With an extensive vast green landscape comes every facility for a contemporary lifestyle, and let's you enjoy all of it's uncrowded, perfect peace.

- Central greens of 50,000 sq ft. with landscape design by world renowned designer Sitetetonix, Singapore
- Grand Clubhouse
- World class gym
- Lounge & café with library & business centre facilities
- Party hall
- Swimming pool with separate kids' pool
- Multiple lawns
- Indoor & Outdoor kids' play area
- Poolside lounge
- Senior citizen's corner
- Multipurpose hard court
- Ganesh temple



# THOUGHTFULLY

## *Designed Homes*

Sophisticated design, elegant aesthetics and sheer luxury come together to create the perfect residences at Lodha Eternis. Spacious beyond your expectations, your exclusive home surrounds you with privilege, comfort and indulgence.



Modern Fully  
**AIR-CONDITIONED** homes\*



**MARBITAL** flooring for  
all bedrooms



**FULL HEIGHT**  
windows



Separate  
**UTILITY** Area



Fully fitted  
**MODULAR** Kitchen



6 tier **SECURITY**  
**SYSTEM**

# SPECIAL PRICES

Typology	Net Area in sq.ft.	Price (in ₹ Cr.)	Special Launch offer (in ₹ Lacs)	Launch Price (in ₹ Cr.)
2BHK	650	<del>1.86</del>	3.6	1.82

## AMAZING OFFERS

**ZERO** STAMP DUTY

Stamp Duty<sup>##</sup>



Effective  
GST 5%<sup>##</sup>



Relaxed Construction  
linked payment plan



Limited  
Garden Units

**LODHA**  
**ETERNIS**

Your garden paradise

**Sales office:** Ground Floor, Lodha Supremus, End of 11<sup>th</sup> Road, Near Hotel Tunga International, Off Mahakali Caves Road, Andheri East, Mumbai 400 093.

**INDIA'S NO.1 REAL ESTATE DEVELOPER\*\* – DELIVERING 4 OUT OF 5 HOMES BEFORE TIME®.**

**Disclaimer** - ^The reduced stamp duty is till 31<sup>st</sup> Dec, 2020 as directed by Maharashtra government. | \*Excluding kitchen, store, toilets and service areas with split AC's. | #In living cum dining area | ##Offer valid till 1st Nov 2020 | †Ranked India's No.1 city to live in by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017 | \*\*By residential sales The project has been registered via MahaRERA registration no. P51800020147 available at website: <http://maharera.mahaonline.gov.in> | Print Date : Sep 2020