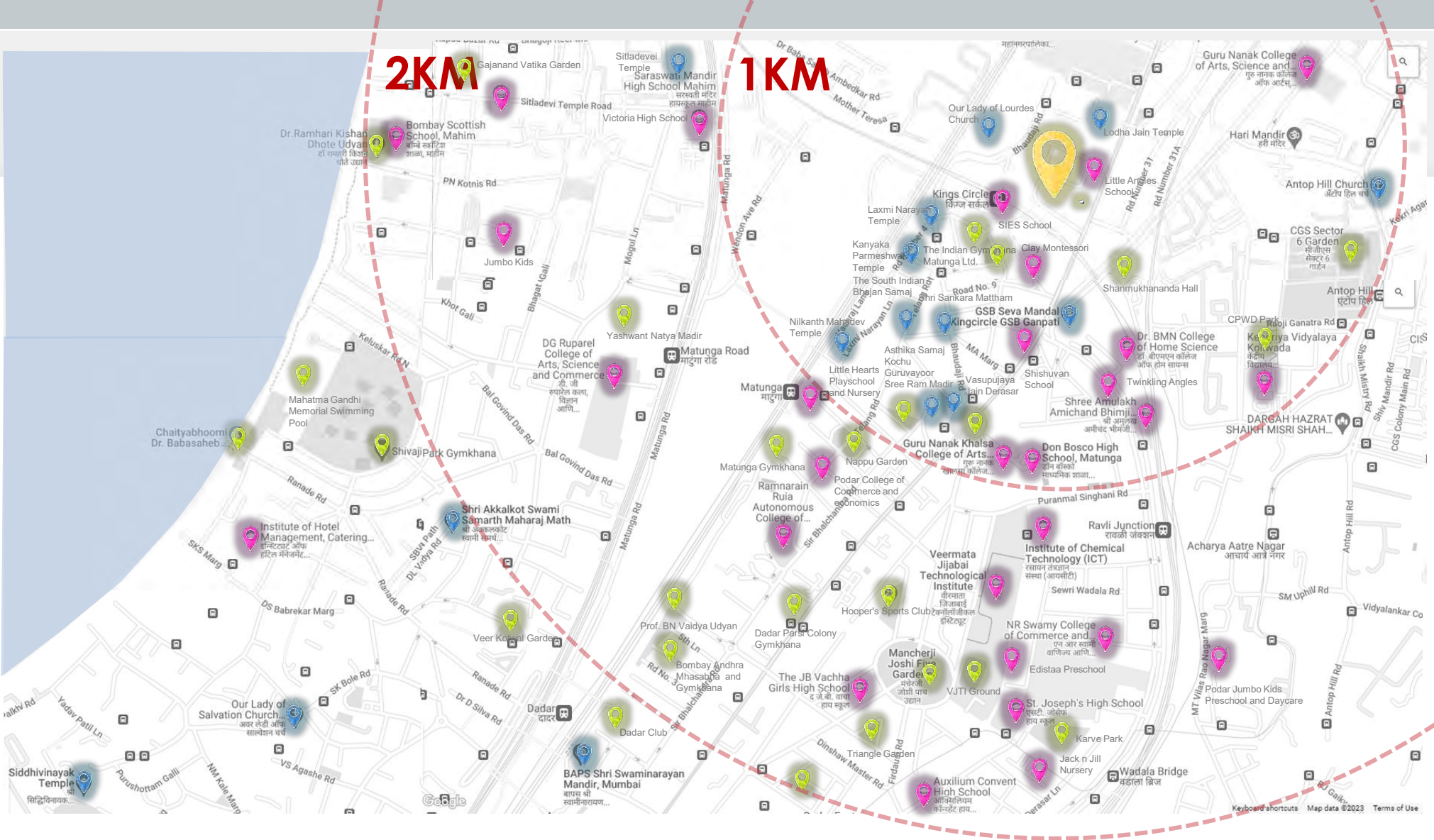


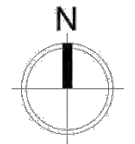


MATUNGA (EAST) – MUMBAI



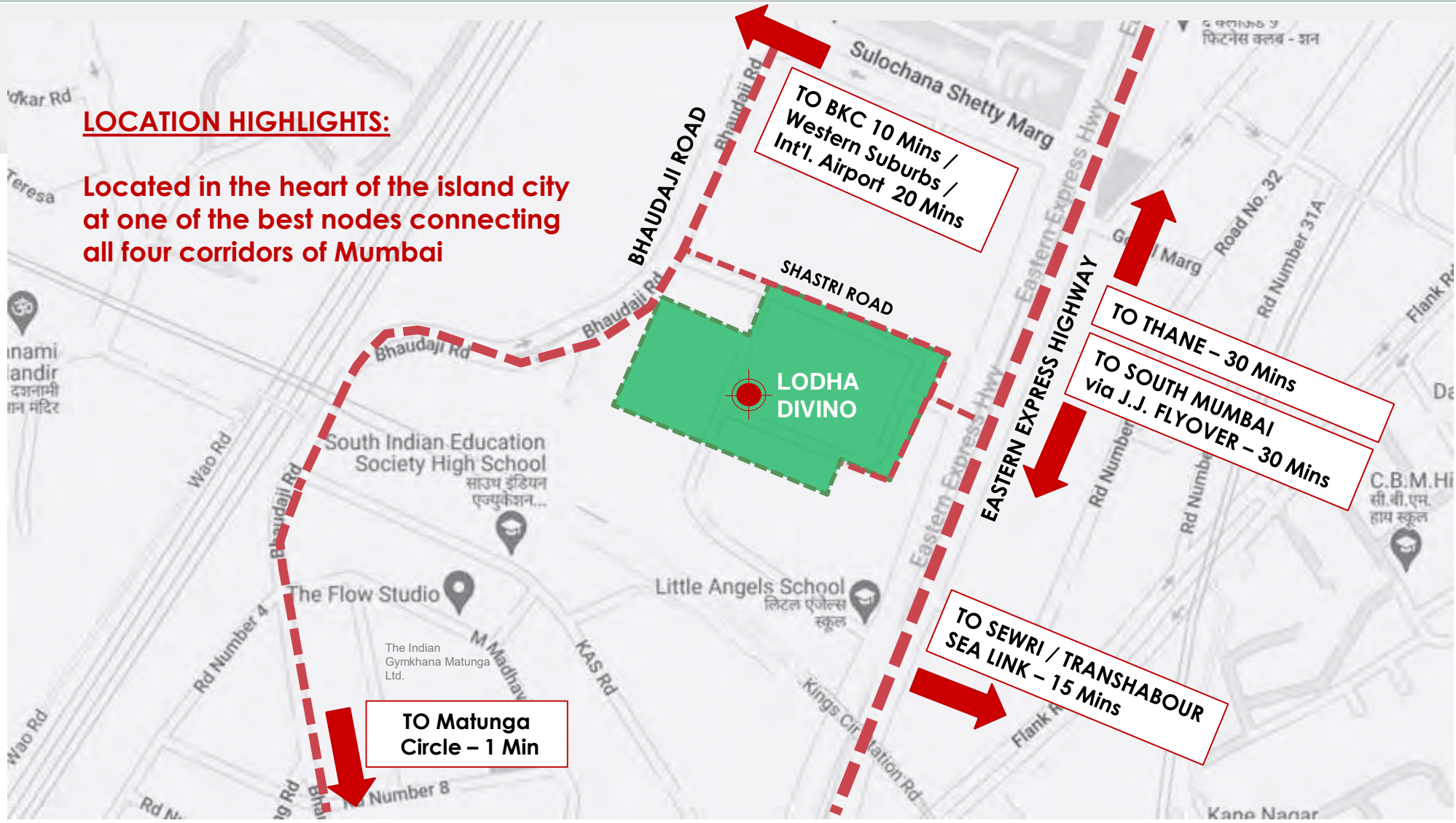
THE CENTRE OF CULTURE, HERITAGE AND EDUCATION AT MATUNGA.

- 📍 **OVER 25 Schools, Colleges and Educational Institutes in a 2 KM RADIUS**
- 📍 **OVER 20 Gymkhanas, Performance Centers, Gardens and Play Grounds within a 2 KM RADIUS**
- 📍 Numerous Places of Worship
- Numerous Legendary eateries and quaint cafes are in the vicinity.



LOCATION HIGHLIGHTS:

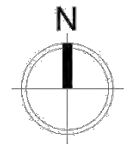
Located in the heart of the island city at one of the best nodes connecting all four corridors of Mumbai



The development has been designed to transform Matunga.
 Large Integrated Development with absolutely no competition.
 Well Connected Infrastructure of Roads/Railways/Metro & Monorail
 Nestled within Central Mumbai, the development will act as catalyst to the urban fabric
 Close proximity to major eateries/ medical facilities/ clubs/ shopping areas and parks

- Distance from Arterial Roads**
- Access directly from Bhaudaji Road
 - Access directly from Eastern Express Highway

- Distance from Key Landmarks**
- Matunga Circle 650 mts (1 min)
 - Five Gardens 1.5 Km (5 min)
 - BKC 7.0 km from (10 mins drive)



PROJECT HIGHLIGHTS

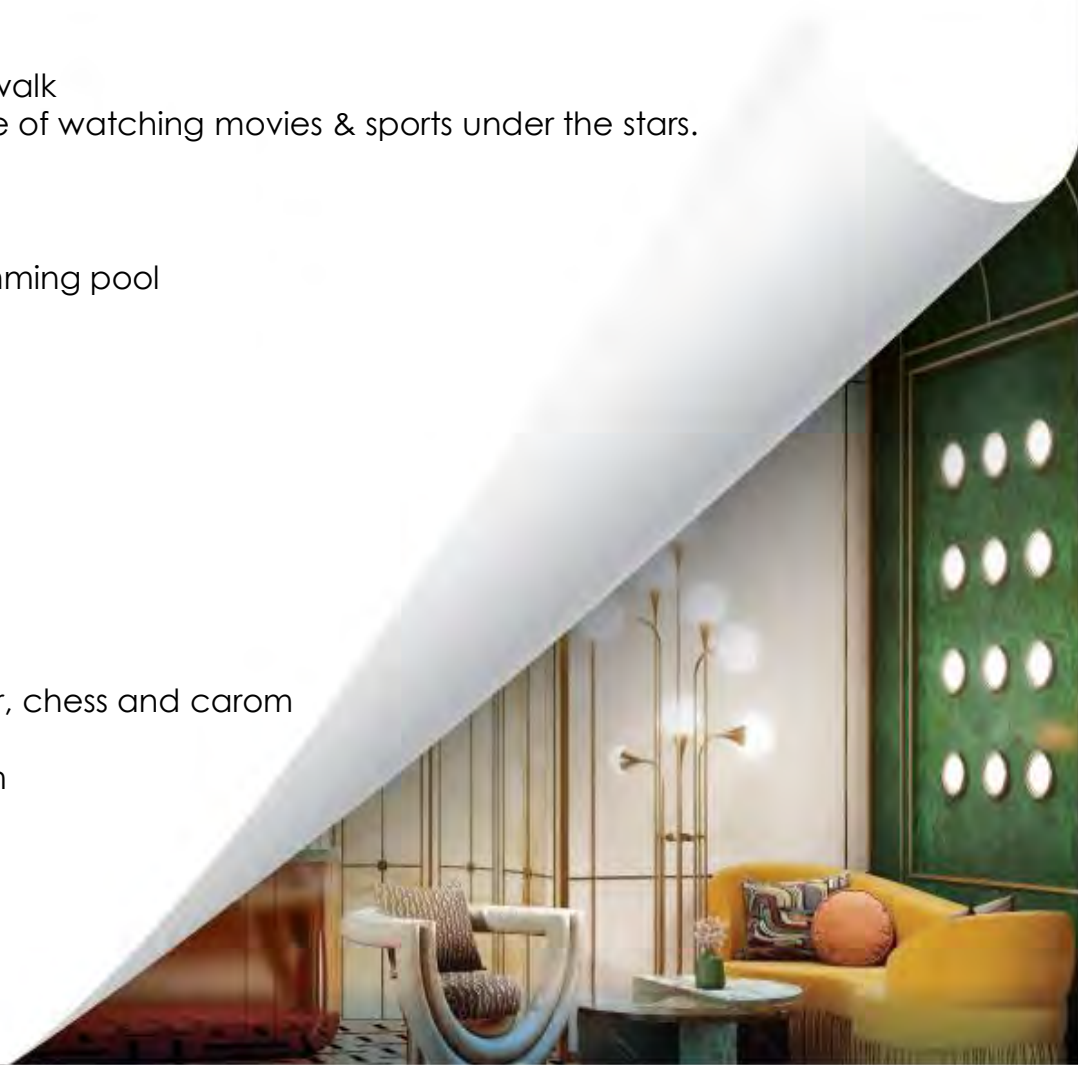
- **Phase-1 Launch of a new development.**
- **Land Parcel – 4.57 acres (~2,00,000 Sqft.)**
- **70% Open Space (Tower Footprint ~60,000 Sqft. And Open Space ~1,40,000 Sqft.)**
- **The development is spread across 4.57 acres land of which almost 70% is landscape with planned recreational amenities.**
- **Vehicular circulation inside the plot is restricted which ensures safety and security for kids & elderly.**
- **Jain Temple ^^^**
- **Grand entrance lobbies**
- **Enclosed Amenities area (Clubhouse) – 35,000 Sq.ft. +**
- **Each Tower has dedicated passenger elevators and a dedicated service elevator.**
- **The apartments with Large living rooms, Large Bedrooms, tall windows & large decks.**
- **Well crafted 2, 3, 3 + Study & 4 + Study air-conditioned residences are strategically woven in the lush green landscape.**
- **F&B and high street retail**
- **Multilevel car park**

^^^ Close to but outside the development with access for non-residents

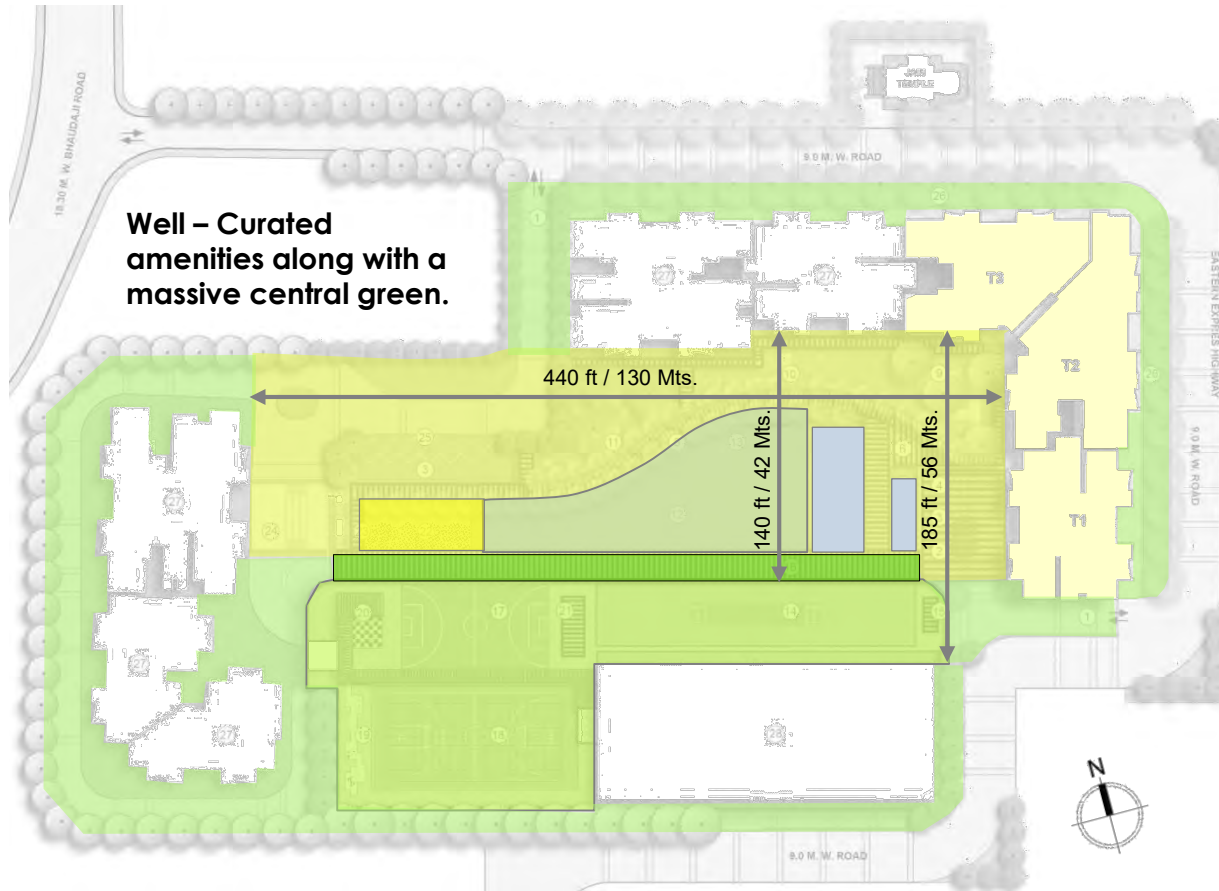
PROJECT HIGHLIGHTS

- **Plethora of amenities :**

- Massive Multipurpose Lawn
- Experiential promenade for walking/ jogging/ leisure walk
- Outdoor Cinema/Digital Screen for unique experience of watching movies & sports under the stars.
- Lifestyle cabanas with Work-from-home seating
- Adventure Play village for kids.
- Luxury pool side with:
 - 20 mtrs (65 feet+) temperate controlled swimming pool
 - Separate kids pool
 - Pool deck with day beds/ loungers
- World-class sports facilities including:
 - Basketball Court
 - Indoor Badminton Court
 - Cricket turf
 - Futsal (5-a-side football) Court
- Party/Picnic zone
- Luxury clubhouse with:
 - Café
 - Indoor games including table tennis, snooker, chess and carom
 - Gymnasium
 - Changing / shower facilities with steam room
 - Guest rooms for use by resident guests
 - Party Hall(s) opening onto verandah / lawn



Landscape Space Planning



Well – Curated amenities along with a massive central green.

Outdoor Amenities	Area/Size
Central Multipurpose Lawn	10,000 Sq.ft
Adventure Play Village	4,500 Sqft
WFH/ Chill Out- Terrace	3,200 Sq.ft.
Picnic Plaza	2,500 Sqft.
Swimming Pool	11 mts x 20 mts
Kids Pool	4mts x 14 mts
Experiential promenade for walking/ jogging/ leisure walk	

Indoor Club Amenities	Area/Size
Café	5700 Sqft.
Gymnasium	4000 Sqft.
Indoor Games Room	3600 Sqft.
Party Hall/s	7500 Sqft.
Changing Rms / Steam /Lockers	1250 Sqft.
Verandah	5 mts x 100 mts

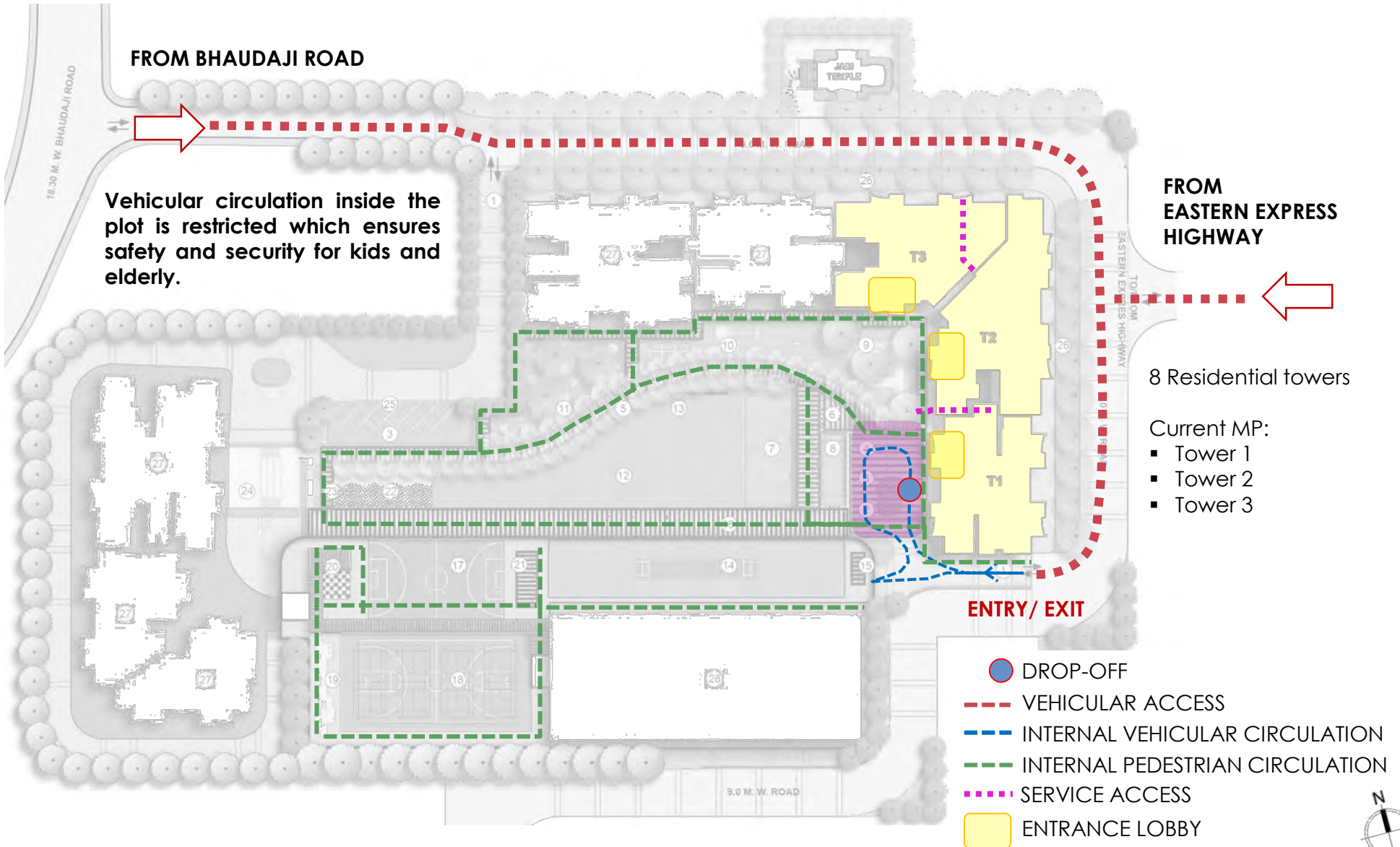
Sport Amenities	Area/Size
Cricket turf	50mts x 10 mts
Futsal Court	25 mts x 15 mts
Indoor Badminton Court	06 mts x 13 mts
Indoor Basketball Court	28 mts x 15 mts

Total Development – 4.57 Acres (18,494 sq.m.)
 Total Open Space – 3.25 Acres (13,152 sq.m.)

The development is spread across 4.57 acres land of which almost 70% is landscape with planned recreational amenities.

*** All area are initial stages and subject to revisions.**

Development Circulation



Masterplan – Bird's Eye View



LEGEND

- 1 PROJECT ENTRY / EXIT
- 2 ARRIVAL PORTAL & OPEN TRELIS
- 3 RESIDENTIAL TOWER DROP-OFF
- 4 TRELIS OVER WALKWAY / JOGGING LOOP
- 5 POOL DECK
- 6 20M LAP POOL
- 7 KID'S POOL
- 8 ADVENTURE PLAY VILLAGE
- 9 TODDLER'S PLAY AREA
- 10 CHILL-OUT TERRACE
- 11 MULTI-PURPOSE LAWN
- 12 DIGITAL SCREEN
- 13 CRICKET (E)
- 14 SEATING ALCOVE (E)
- 15 TRELIS OVER PARKING (E)
- 16 FUTSAL COURT (E)
- 17 INDOOR BASKETBALL / BADMINTON COURTS (E)
- 18 OUTDOOR GYM (E)
- 19 CHESS GARDEN (E)
- 20 SPECTATOR SEATING (E)
- 21 PICNIC PLAZA
- 22 FEATURE WALL
- 23 LANDSCAPED TERRACE
- 24 HIGH STREET RETAIL PROMENADE
- 25 FUTURE DEVELOPMENT
- 26 FUTURE DEVELOPMENT - OFFICES

E - ELEVATED

LODHA
DIVINO

SITE LAYOUT



Tower 1 Floor Plan

Facing Central Landscape

2 BHK - 820 SQ. FT.

2 BHK - 820 SQ. FT.

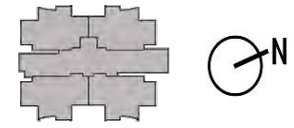


2 BHK - 820 SQ. FT.

2 BHK - 820 SQ. FT.

Facing East

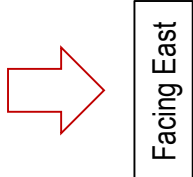
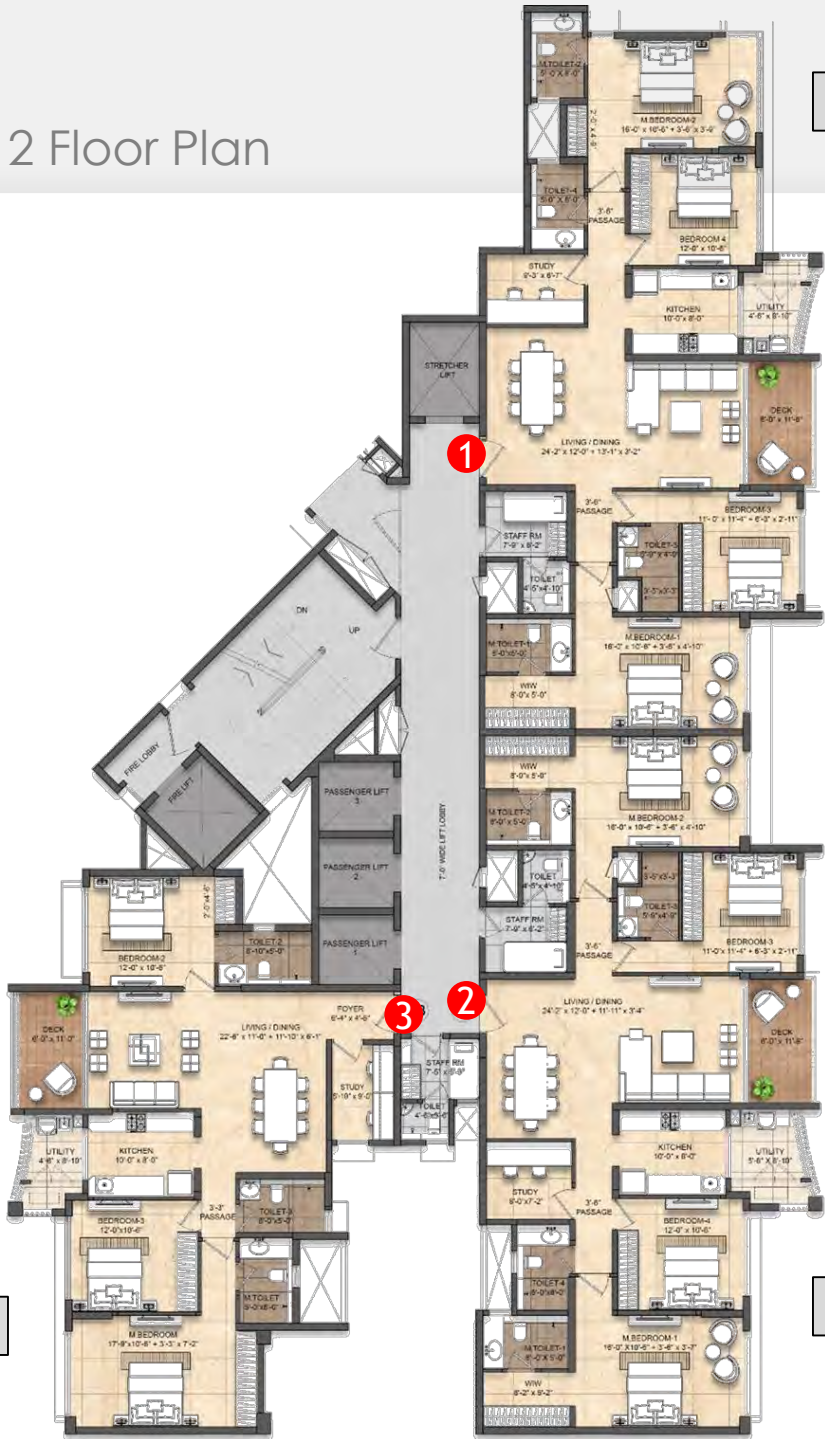
- 4nos. 2BHK units to a core with 88% efficiency.
- 10'8" X 6' large sundeck for a quality outdoor living / patio experience.
- Design with almost Nil passage so that you pay for what you can really use, not for poor design!
- Thoughtfully designed wardrobe area/space in all bedrooms adds to more clear usable space.
- No loss of area in entrance foyer.
- Vaastu Compliant units.



Tower 2 Floor Plan

4 BHK + Study - 1680 SQ. FT.

- 3 units to a core with 90% efficiency
- 11'0" X 6' large sundeck for a quality outdoor living / patio experience.
- Possibility of removing partition wall of study room to make living dining space larger.
- Flexible study space – can be used as Home Office
- Dedicated maid's room & a toilet with external access
- Large size master bedroom (10'6" X 17'9") – 3 BHK (10'6 x 16' + WIW) – 4 BHK
- Dual Master Bedrooms in 4BHK



Facing Central Landscape



3 BHK + Study- 1331 SQ. FT.

4 BHK + Study - 1727 SQ. FT.



Tower 3 Floor Plan

Facing North

3 BHK -1227 SQ. FT.

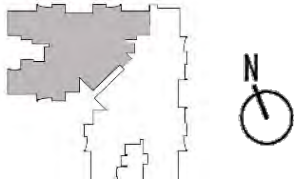
3 BHK -1227 SQ. FT.



3 BHK + Study- 1331 SQ. FT.

Facing Central Landscape

- 3 units to a core with 90% efficiency
- 11'0"+ X 6' large sundeck for a quality outdoor living / patio experience.
- Design with almost Nil passage so that you pay for what you can really use, not for poor design!
- Thoughtfully designed wardrobe area/space in all bedrooms adds to more clear usable space.
- Large size master bedroom (10'6" X 17'9") – 3 BHK / 3+ Study
- Dual Master Bedrooms in 4BHK
- Dedicated dining space to fit in 8-seater dining



UNIT PLAN – 2 BED RESIDENCE_TOWER 1

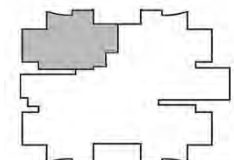


Tower 1		
Unit 1, 2, 3 & 4		
2 BHK		
Carpet Area	820 sq.ft.	Area (sq.ft.)
Living / Dining	11' x 19'3" + 3'3" x 8'7"	240
Deck	10'-8" x 6'-0"	64
Kitchen	8' x 10'	80
Utility	8'10" x 4'6"	42
M. Bedroom	10'6" x 12'0" + 6'7" x 2' + 2'-0 x 3'5"	146
M. Toilet	8' x 5'	40
Bedroom 2	10'6" x 10' + 4'6" x 2'-0"	123
Toilet 2	5' x 8'	40
Passage	2'8" x 3'3"	9

* Please tally all areas on floor plan

- 10' 8" X 6' large sundeck for a quality outdoor living / patio experience.
- Design with almost nil passage so that you pay for what you can really use, not for poor design!
- No loss of area in entrance foyer.
- Thoughtfully designed wardrobe area/space in all bedrooms adds to more clear usable space.
- 4'6" wide segregated utility space provided with additional sink & washing machine space.
- Full height sliding windows to maximize light and ventilation.

2 BHK - 820 SQ. FT.



KEY PLAN

UNIT PLAN – 3 BED RESIDENCE_TOWER 3



MAID'S TOILET FOR 3BHK

Tower 3		
Unit 2 & 3		
3 BHK		
Carpet Area	1227 sq.ft.	Area (sq.ft.)
Living / Dining	11'x 22'6" + 6'1" x 11'10"	319
Deck	11' x 6'	66
Kitchen	8' x 10'	80
Passage	6' x 3'3"	20
Foyer	4'8" x 6'5"	28
Utility	8'10" x 4'6"	41
M. Bedroom	10'6" x 17'7" + 7'2" x 3'3"	208
M. Toilet	8' x 5'	40
Bedroom 2	10'6" x 12' + 4'6" x 2'	135
Toilet 2	5' x 8'	40
Bedroom 3	10'6" x 12'	126
Toilet 3	5' x 8'	40
Maid's Toilet	4'5" x 5'	22

* Please tally all areas on floor plan

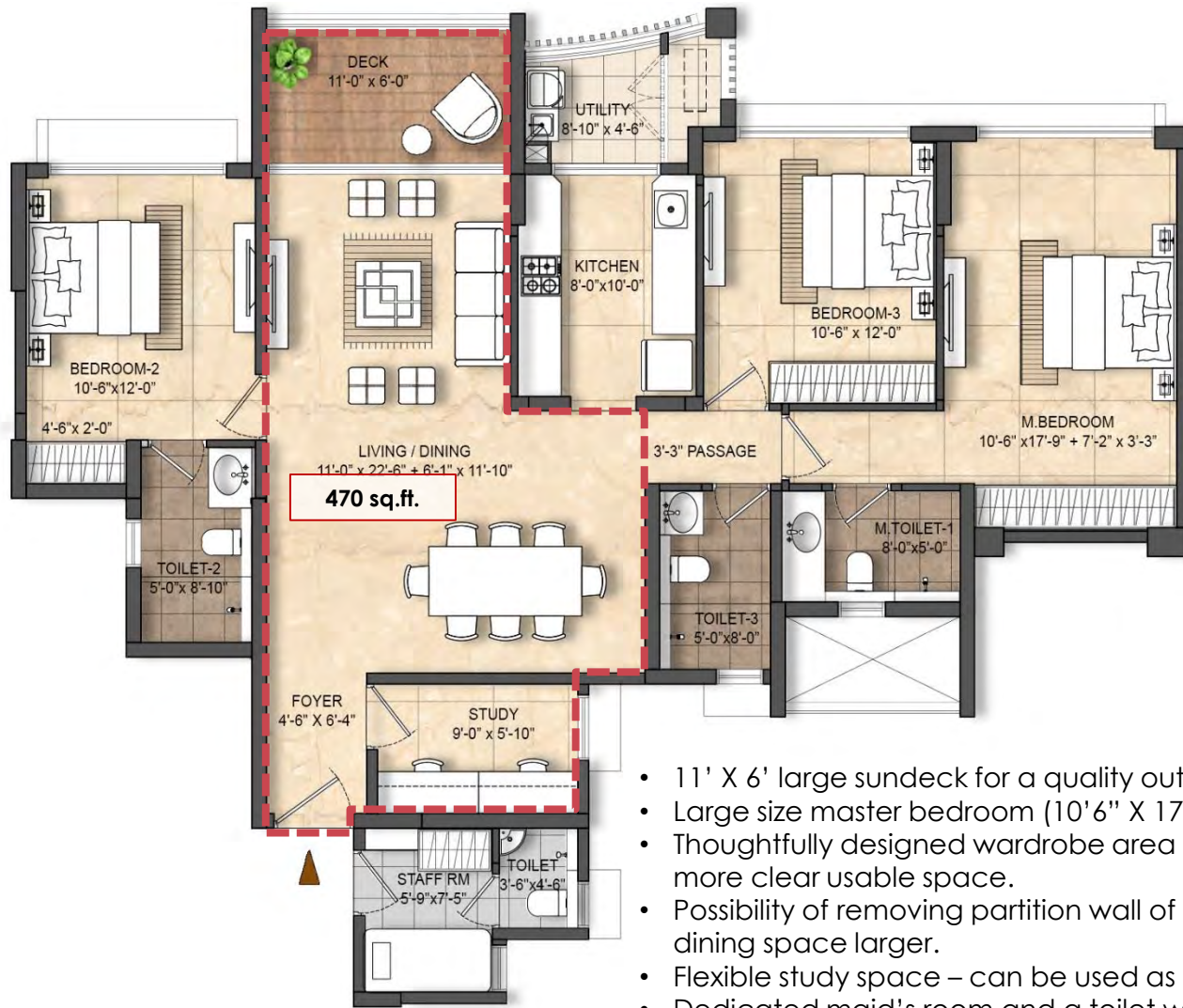
- 11' X 6' large sundeck for a quality outdoor living / patio experience.
- Design with almost nil passage so that you pay for what you really use, not for poor design!
- Dedicated dining space to fit in 8-seater dining
- Thoughtfully designed wardrobe area / space in all bedrooms adds to more clear usable space.
- Large size master bedroom (10'6" X 17'7")
- 4'6" wide segregated utility space provided with additional sink & washing machine space.
- Separate maid's toilet provided at mid-landing.
- Full height sliding windows to maximize light and ventilation.

3 BHK -1227 SQ. FT.



KEY PLAN

UNIT PLAN – 3 BED RESIDENCE WITH STUDY_TOWER 2&3

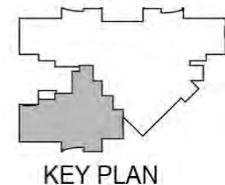


Tower 2 & 3		
Unit 3 (T2) & Unit 1 (T3)		
3 BHK + Study		
Carpet Area	1331 sq.ft.	Area (sq.ft.)
Living / Dining	11' x 22'6" + 6'1" x 11'10"	319
Study	9' x 5'10"	53
Deck	11' x 6'	66
Kitchen	8' x 10'	80
Passage	6' x 3'3"	20
Foyer	4'6" x 6'4"	29
Utility	8'10" x 4'6"	41
M. Bedroom	10'6" x 17'9" + 7'2" x 3'3"	209
M. Toilet	8' x 5'	40
Bedroom2	10'6" x 12' + 4'6" x 2'	137
Toilet 2	5' x 8'	40
Bedroom 3	10'6" x 12'	126
Toilet 3	5' x 8'	40
Staff Room	5'9" x 7'5"	42
Maid's Toilet	3'6" x 4'6"	16

* Please tally all areas on floor plan

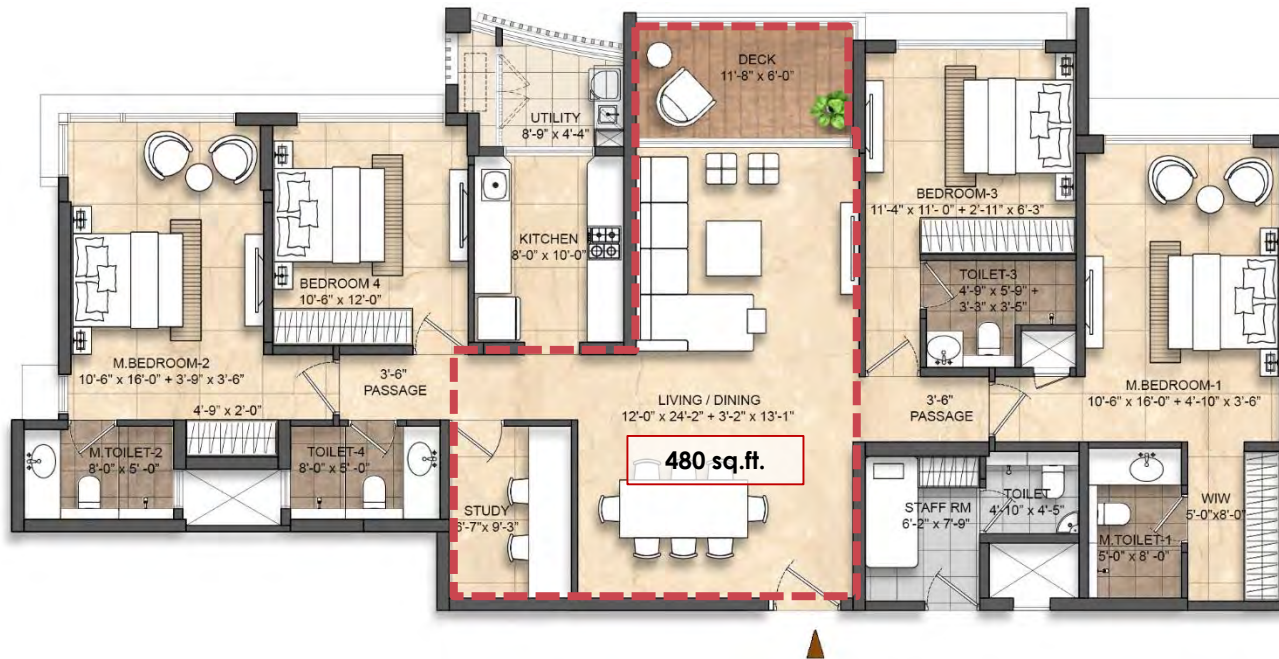
- 11' X 6' large sundeck for a quality outdoor living / patio experience.
- Large size master bedroom (10'6" X 17'9")
- Thoughtfully designed wardrobe area / space in all bedrooms adds to more clear usable space.
- Possibility of removing partition wall of study room to make living dining space larger.
- Flexible study space – can be used as Home Office
- Dedicated maid's room and a toilet with external access
- 4'6" wide segregated utility space provided with additional sink & washing machine space.
- Full height sliding windows to maximize light and ventilation.

3 BHK + Study
- 1331 SQ. FT.



KEY PLAN

UNIT PLAN – 4 BED RESIDENCE WITH STUDY_TOWER 2

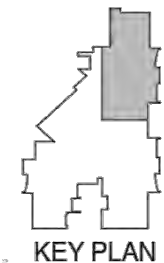


- 11'8" X 6' large deck for a quality outdoor living / patio experience.
- Possibility of removing partition wall of study room to make living dining space larger.
- Flexible study space – can be used as Home Office
- Large clear master bedroom sizes (16'0" X 10'6") + Walk in Wardrobe
- Dual master bedrooms.
- Large L-shaped living + deck space of 400 sq.ft.
- All bedrooms facing open views. No inward looking bedrooms as plan has two bedrooms planned on both sides
- Dedicated maid's room and a toilet with external access
- 4'6" wide segregated utility space provided with additional sink & washing machine space.
- Full height sliding windows to maximize light and ventilation.

Tower 2		
Unit 1		
4 BHK WITH STUDY		
Carpet Area	1680 sq.ft.	Area (sq.ft.)
Living/Dining	12'x24'2"+3'2"x13'1"	328
Deck	11'8" x 6'2"	70
Study	6'7" x 9'3"	60
Kitchen	8' x 10'	80
Passage	12'10" x 3'6"	45
Utility	8'10" x 4'6"	44
M. Bedroom1	10'6" x 16' + 4'10"x3'6"	185
WIW	5' x 8'	40
M. Toilet1	5' x 8'	40
M. Bedroom2	10'6" x 16' + 3'9"x3'6"	190
M. Toilet 2	8' x 5'	40
Bedroom 3	11'4" x 11' + 2'11" x 6'3"	143
Toilet 3	4'9" x 5'9" +3'3" x 3'5"	39
Bedroom 4	10'6" x 12'	126
Toilet 4	8' x 5'	40
Staff Room	6'2" x 7'9"	48
Staff Toilet	4'10" x 4'5"	18

* Please tally all areas on floor plan

4 BHK + Study –
1680 SQ. FT.



UNIT PLAN – 4 BED RESIDENCE WITH STUDY_TOWER 2

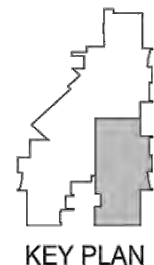


Tower 2		
Unit 2		
4 BHK WITH STUDY		
Carpet Area	1727 sq.ft.	Area (sq.ft.)
Living / Dining	12' x 24'2" + 3'4" x 11'11"	329
Deck	11'8" x 6'-0"	70
Study	7'2" x 8'	57
Kitchen	8' x 10'	80
Passage	12'9" x 3'6"	45
Utility	8'10" x 5'8"	54
M. Bedroom1	10'6" x 16' + 3'7" x 3'6"	180
WIW	5'2" x 8'2"	40
M. Toilet1	5' x 8'	40
M. Bedroom2	10'6" x 16' + 3'7" x 3'6"	180
WIW	5'2" x 8'2"	42
M. Toilet 2	5' x 8'	40
Bedroom 3	11'4" x 11' + 2'11" x 6'3"	143
Toilet 3	4'9" x 5'9" + 3'3" x 3'5"	39
Bedroom 4	10'6" x 12'	126
Toilet 4	8' x 5'	40
Staff Room	6'2" x 7'9"	48
Staff Toilet	4'10" x 4'5"	18

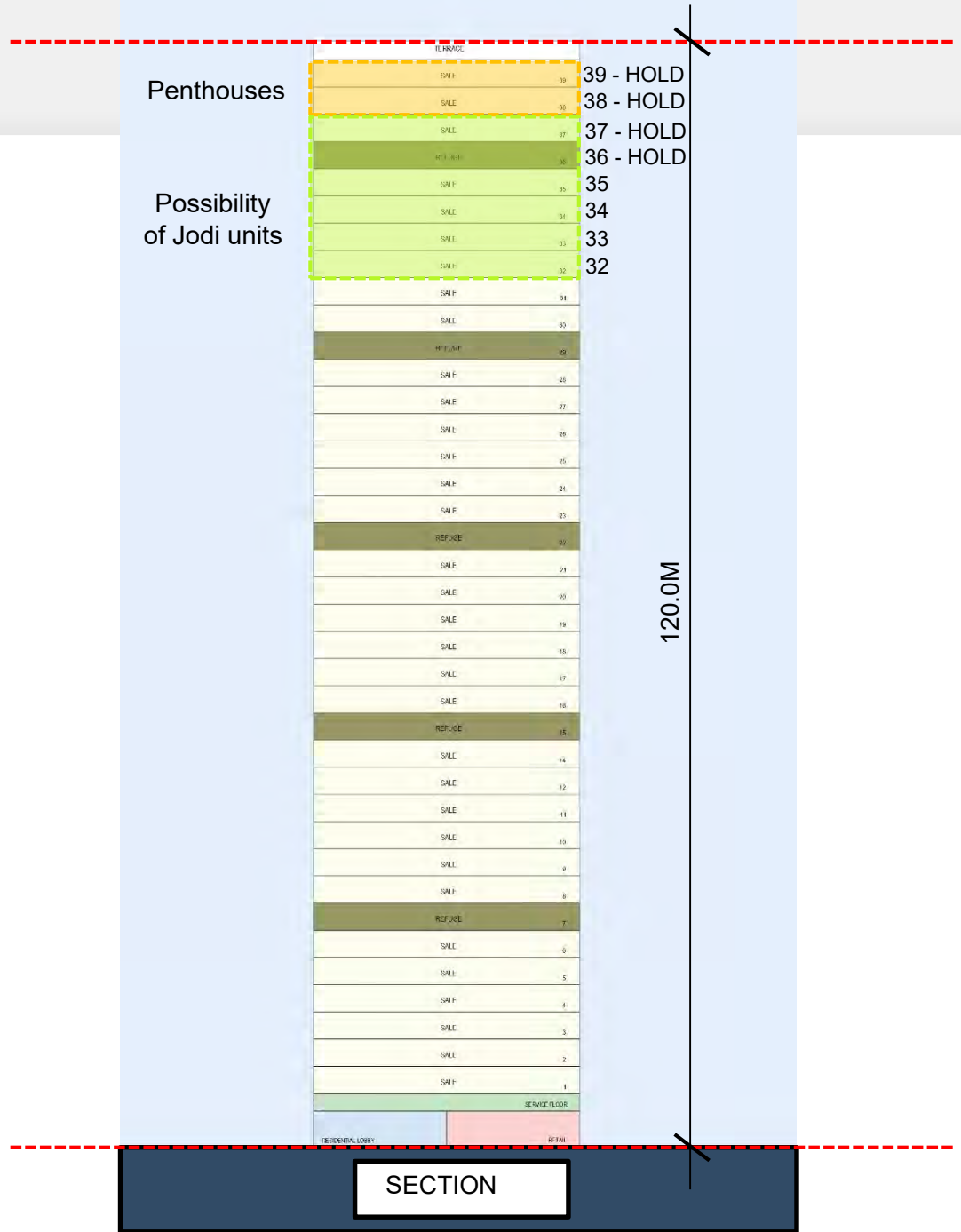
* Please tally all areas on floor plan

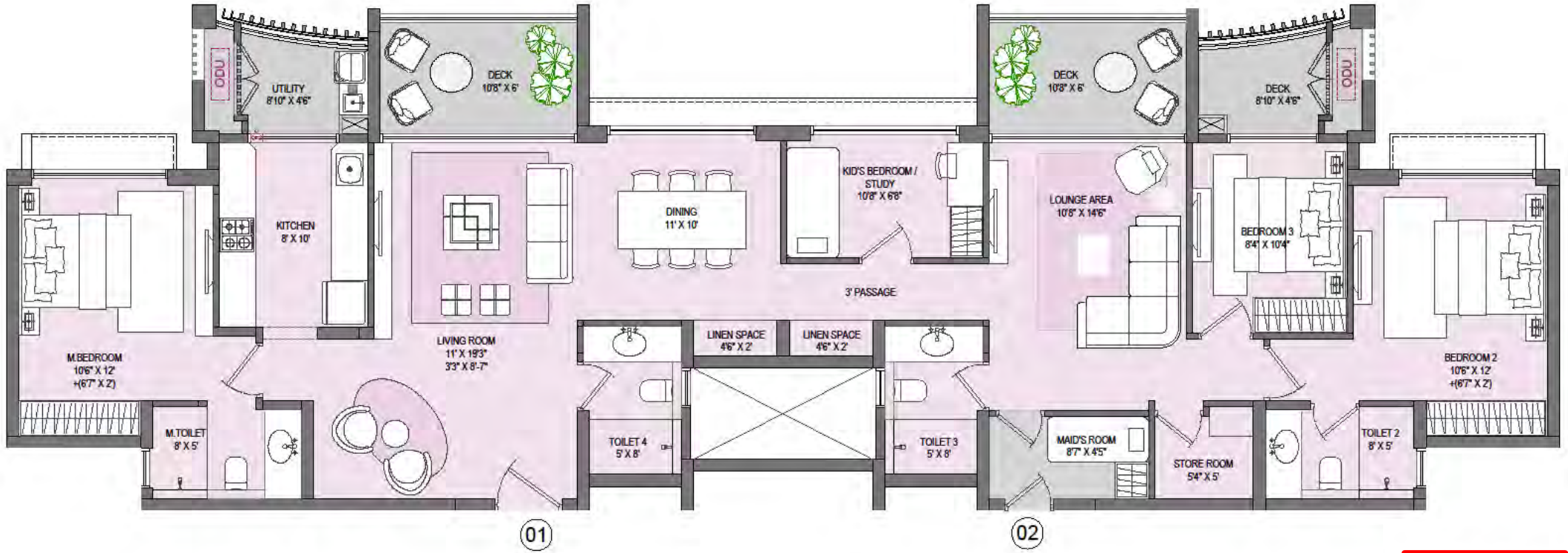
- 11'8" X 6' large deck for a quality outdoor living / patio experience.
- Possibility of removing partition wall of study room to make living dining space larger.
- Flexible study space – can be used as Home Office
- Large clear master bedroom sizes (16'0" X 10'6") + Walk in Wardrobe
- Dual master bedrooms.
- Large L-shaped living + deck space of 400 sq.ft.
- All bedrooms facing open views. No inward looking bedrooms as plan has two bedrooms planned on both sides
- Dedicated maid's room and a toilet with external access
- 4'6" wide segregated utility space provided with additional sink & washing machine space.
- Full height sliding windows to maximize light and ventilation.

4 BHK + Study
- 1727 SQ. FT.

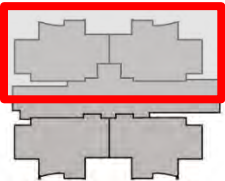


KEY PLAN



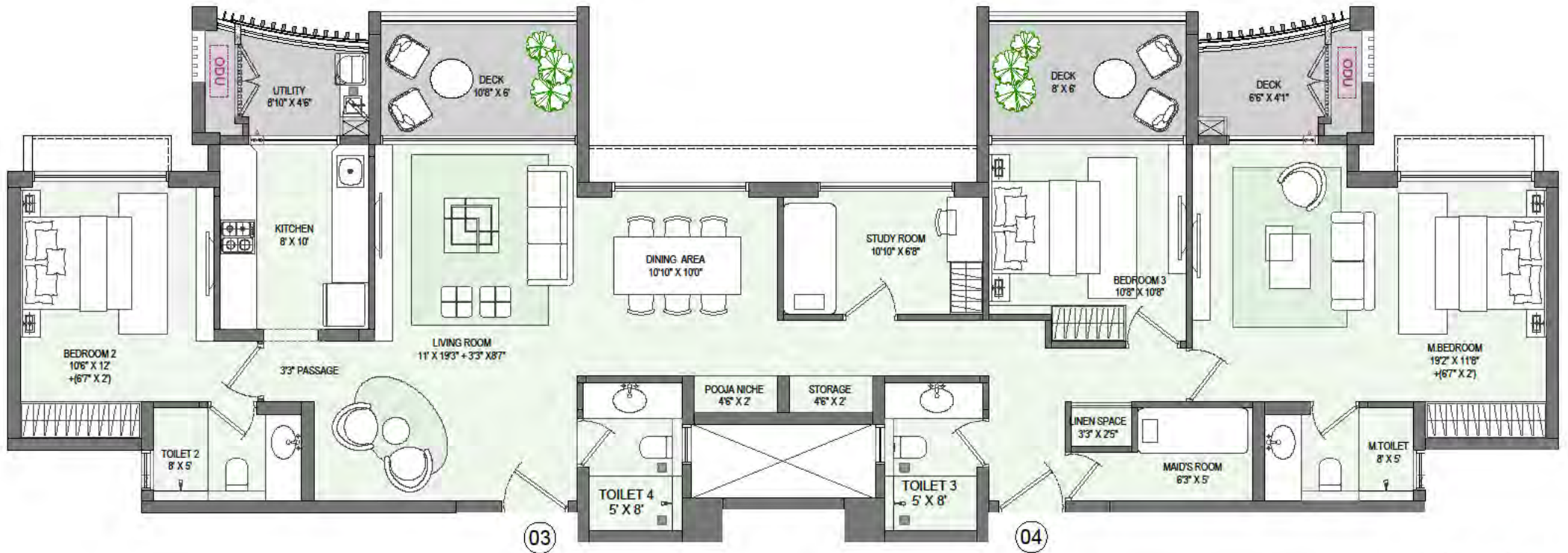


3BHK + STUDY
 Carpet Area – 1648 SFT

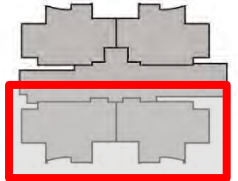


32nd to 35th floor





3BHK + STUDY
 Carpet area – 1648 SFT



32nd to 35th floor



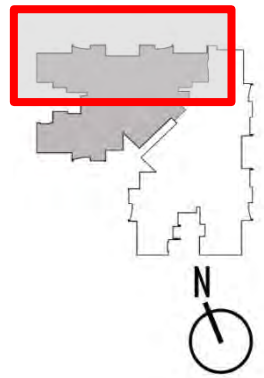


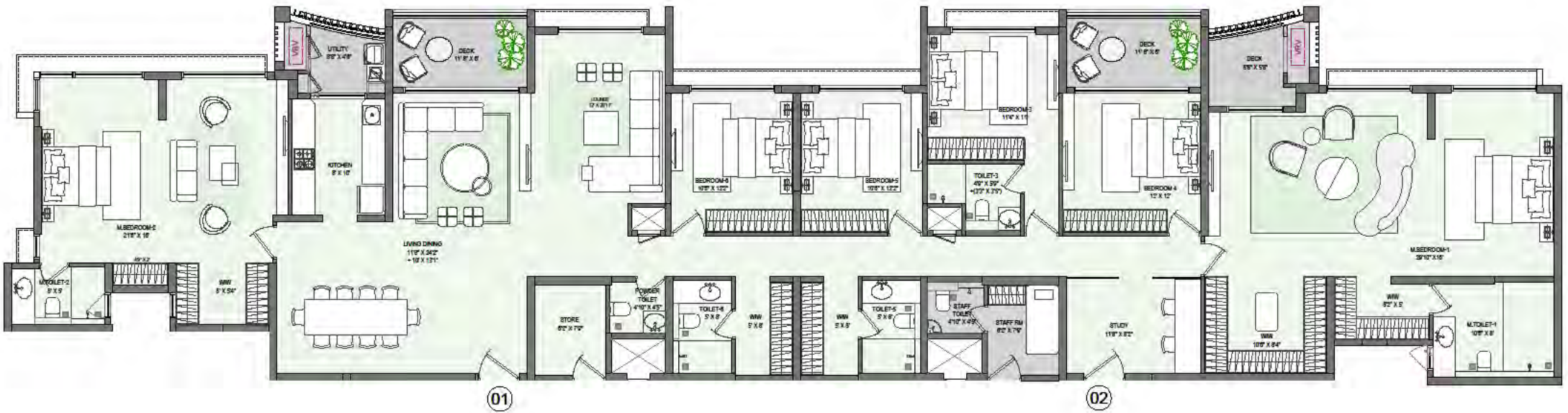
02

03

4BHK + STUDY
 Carpet Area – 2464 SFT

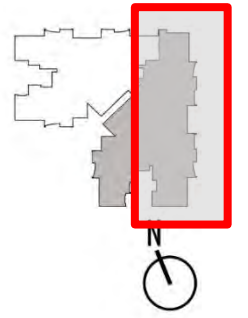
32nd to 35th floor





6BHK + STUDY
 Carpet Area – 3417 SFT

32nd to 35th floor





Thank You