LODHA

CAMELOT

Live abundant

Lodha is India's leading real estate developer, delivering thoughtfully designed, premium residential and commercial developments that shape urban lifestyles. Designed as nurturing environments that enrich the lives of our patrons, our developments bring together exemplary design, attention to detail and unparalleled service. By forging strong partnerships with global leaders in lifestyle, design and architecture, using the best people and processes, delivering to the highest level of customer expectations, and benchmarking ourselves against the best in the world, Lodha consistently delivers the world's finest developments that enable our patrons to fulfil their aspirations and elevate their lifestyle.

With four decades of experience in redefining real estate, we have developed the expertise to deliver both on quality and scale at a pace that is unmatched in the industry. Following our philosophy of 'doing good and doing well', we are committed to using our capabilities to support the nation's growth and progress, creating a positive impact on the environment and society even as we grow our business.



LODHA ALTAMOUNT
The finest residences on Mumbai's Billionaires' Row



LODHA WORLD TOWERS
One of India's most iconic addresses



NO.1 GROSVENOR SQUARE
The world's most desirable address



At Lodha, we understand the responsibility that comes with creating homes
and workspaces for an ever-changing tomorrow,
where luxury and sustainability can co-exist in perfect harmony.



Lodha recognizes the profound impact of design and service on wellbeing.
Thoughtful and purposeful design in living spaces can
significantly enhance both the environment and holistic user experience.



We are committed to surpassing the expectations of our customers
by providing innovative, world-class solutions. We carefully curate
events and experiences to delight them and their families, ensuring
they relish an enriched and empowered lifestyle.



## Creating a *Positive impact*

We have both a responsibility and an opportunity
to create a positive impact on the environment and society,
to ensure a brighter future for India.

## Pioneers in *sustainable construction*

To reduce our impact on the environment, Lodha has partnered with
US-based think tank RMI to research, pilot and create a blueprint for sustainable construction.

98% share of renewable energy in total electricity consumption. Our Indian
Green Building Council (IGBC) green-certified footprint crossed 50 million sq. ft. in FY24.

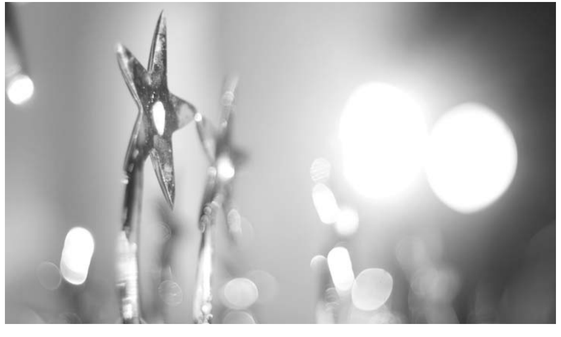
## Designing for a *sustainable future*

Our projects are designed to be resilient to
climate change and to enable residents to live a more sustainable lifestyle.

100% of wastewater in our projects is recycled
and reused in flushing and gardening.

Water-saving faucets and showers reduce water consumption
by 35% - without compromising on experience.

More than 75% of the regularly occupied spaces
in our homes are daylit to reduce electricity consumption.



# Awards *and recognition*

First real estate company in India to have their long-term and net zero targets validated by Science Based Targets Initiative (SBTi).

The highest scoring Indian company in S&P Global Corporate Sustainability Assessment (CSA) 2023* and part of the prestigious Dow Jones Sustainability Index (DJSI).

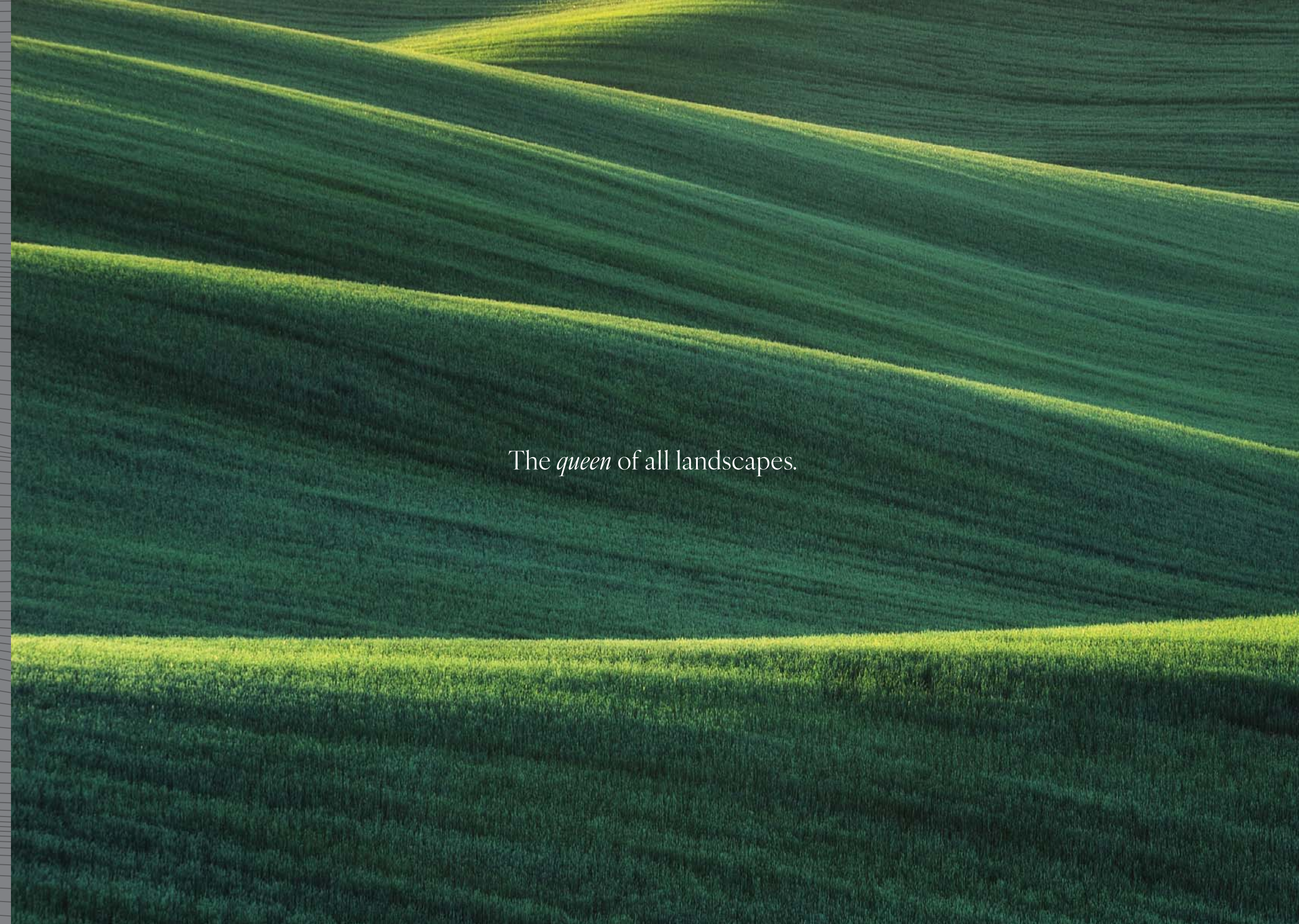
Indian Green Building Council (IGBC) Green Champion Award for being the 'Developer Leading the Green Homes Movement in India'.

*In the real estate management and development industry; Score as of 22nd September, 2023

Welcome to a sanctuary that pays homage to the *idyllic beauty and blissful abundance of King Arthur's legendary kingdom of Camelot*. Where a sprauuling 10-acre estate, inspired by the English countryside, gloriously unfolds. Its patchwork tapestries artfully bring together sweeping lawns, serene pockets for repose and a grand club playing host to indulgent pursuits.

From lavish residences designed for *horizontal living rooms**, opening out to spacious decks, to *impeccable services* designed to serve your every whim, every facet is exquisitely crafted. Located just minutes from Kharadi's bustling IT hub and vibrant retail promenade, its seamlessness takes after the utopian world of Camelot, *inviting one to sink in unbridled comfort*.

## Live *abundant*


The *queen* of all landscapes.



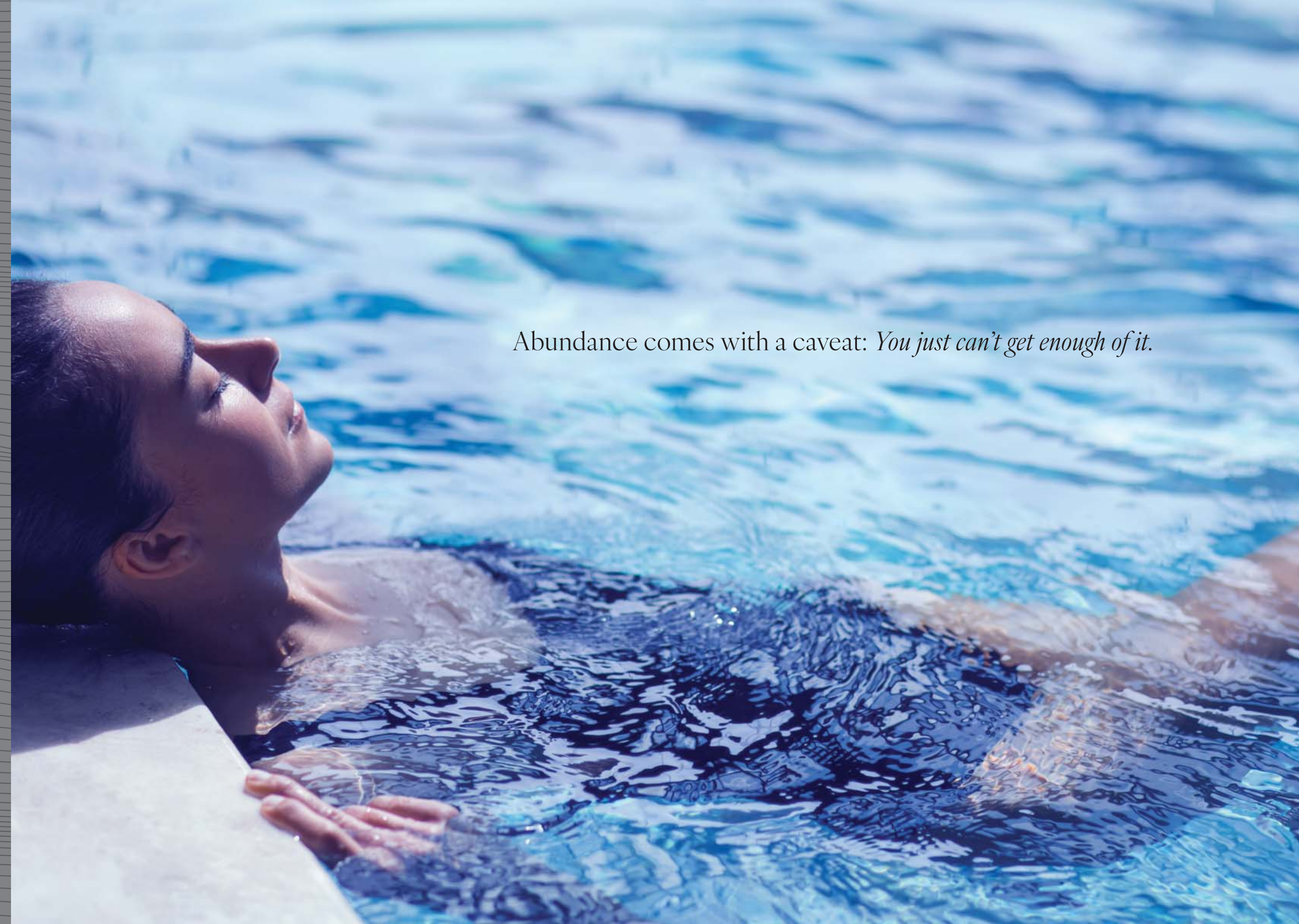
Iconic Club. English Landscapes (CGI)



When renowned artists envision a world, the results are *far from ordinary.* SHMA, reputed landscape artists from Thailand, drew inspiration from *iconic rolling greens* synonymous with the *English countryside.*

Here, abundance flows effortlessly through every corner. The *landscape flows languidly* along the length of the estate, presenting an *intricately woven tapestry* of undulating greens, multipurpose lawns, sculpted hedges, and meandering walkways - punctuated by breakout spaces, recreation zones, forest play areas and a pet park - inviting leisure and indulgence *in equal measure.*

As the day unwinds, the reflexology garden and peaceful lawns *transform into sanctuaries* for quiet reflection while open lawns invite you to mix and mingle with like-minded neighbours. The garden pavilion is the perfect perch to *savour a sunset*, while the forest playground invites little ones to run amok in *nature's loving lap.*


Abundance comes with a caveat: *You just can't get enough of it.*



Iconic Club (CGI)

Days spent at Lodha Camelot move to the rhythm you choose – *once you've decided what you want to do next.* Whether it's challenging your neighbour to a game of pickleball or paddle on the elevated podium, or showing your prowess at cricket or football; taking a few vigorous laps of the pool or soaking in the comfort of a refreshing open-to-sky jacuzzi; reclining with a book on one of the day beds by the pool or basking in the sun with a tall lemonade to soothe you – *there's more to do than you have time for.*

At the end of a wonderful day, you may just find yourself at the serene temple[^], counting your blessings, with a live flutist's music carrying through the air.








Here, life doesn't flow. *It overflows.*



Café Lounge (CGI)







Glamorous Party Hall (CGI)

Spanning two levels, the clubhouse is *meticulously crafted to embody a lifestyle of abundance*, with avenues for active, social, and leisurely pursuits. Here, you can pump up your adrenaline with an invigorating workout at the hi-tech gym or test your limits on the court with a spirited game of basketball, badminton, or volleyball. The library lounge invites you to a highbrow book reading with your book club cronies, or a quiet solo date with a matcha latte. The banquet hall opens its doors *to every celebration* – from a champagne celebration for your next business win to kids frolicking on bouncy castles at your little one's Peppa Pig-themed birthday party.
At Lodha Camelot, *every day overflows with joy.*



You won't have to lift a finger. *(Except to call concierge.)*



What truly sets Lodha Camelot apart is its *world-class hospitality, dedicated to preserving your time and energy.* You'll find the staff quietly waiting in the wings, stepping in when you need your car parked, looking into your every comfort. On-demand butlers and chefs for your soirée on the lawn – elevating your lifestyle like none other. *Signature services* bringing fresh organic produce to your doorstep for that early morning juice. While live music evenings and festive celebrations will spark a spirit of camaraderie, *making every moment memorable.*

Every little detail will be taken care of *seamlessly and discreetly* by our trained experts. So the biggest effort you will make is sinking into your favourite armchair.


Towers designed by *the maestro.*



Envisioned by renowned architecture firm, AHC – helmed by Hafeez Contractor, every detail reflects *utmost discernment*. Behind the tower's clean façade, *luxury quietly unfolds*. Imposing double-height lobbies, dressed in exquisite finishes, set the tone from the moment you arrive, while hi-speed, whisper-soft elevators whisk you silently to your floor. The design and orientation of the towers and residences are *guided by the principles of Vaastu* – ensuring plenty of light, cross ventilation, and positive energy. Advanced 5-tier security stands watch – with quiet vigilance *round the clock*.


Residences that turn every day *into a magical occasion.*




Grand Living Room (CGI)



Grand Deck (CGI)

The residences at Lodha Camelot are *unrivalled in space*, with horizontal living rooms* opening out to sumptuous decks lending panoramic views. Creating a *tranquil alcove* for you to unwind with a *sundowner beneath the twilight sky*. Or dine al fresco with friends, while inviting the outdoors in. Mornings are simply beautiful, with light pouring in through full-height windows*, carrying with it the *earthy aroma of fresh rain*.

Well-connected. *Just like its residents.*






Recognized as one of Pune's *most prestigious neighbourhoods*, and playing host to an ever-evolving IT hub, Kharadi sits at the top of the city's business hubs. Home to Fortune 500 firms and global IT parks, it is the *corporate playground of the who's who.*

Acclaimed international schools and hospitals are within easy reach, while premium malls – including the city's largest, Phoenix Marketcity, are just 20 minutes away. *Every axis of connectivity*, from the international airport to Pune-Ahmednagar highway, is only a short drive away.

### CONNECTIVITY

Pune–Ahmednagar Highway – 3 min
Pune International Airport – 20 min
Towards Pune Outer Ring Road – 20 min

### THE BUSINESS CAPITAL OF PUNE

Major hubs

EON IT Park – 5 min
World Trade Center – 10 min
Solitaire Business Hub – 15 min

### FORTUNE 500 & GCCS

Citigroup – 5 min
Infosys – 5 min

### A THRIVING SOCIAL ECOSYSTEM

Schools

Podar International – 1 min
Euro School – 5 min
Orchids International – 10 min

### RETAIL & ENTERTAINMENT

Phoenix Marketcity – 14 min
Amanora Mall – 18 min
Seasons Mall – 20 min

### HEALTHCARE

Poonawalla Memorial Hospital – 25 min
Manipal Hospital, Kharadi – 15 min



LANDSCAPE DESIGN: *SHMA*

A landscape design firm from Thailand, who focuses on public space development and their social and environmental benefit through co-creation process. Their work *embraces the responsibility to heal and enhance ecosystems* through thoughtful, sustainable interventions.

ARCHITECTURAL DESIGN: *HAFEEZ CONTRACTOR*

One of India's leading architectural firms, Hafeez Contractor Architects has been responsible for *changing the face of the nation's urban landscape*. With a commitment to design excellence, efficient delivery and sophistication in building technology, his firm has to its credit a long and illustrious list of architectural projects that have become *iconic landmarks*.

CLUBHOUSE: *Studio HBA*

When it comes to transforming the interior spaces of Lodha Camelot into *exquisite works of art*, nothing less than the world's leading hospitality design firm will do. 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 make every day extraordinary.

*Plans*

# Master Plan

LEGEND

1. Main Entrance / Exit
2. Driveway
3. Tower Drop-off
4. Swimming Pool with Jacuzzi
5. Kid's Pool
6. Meditation Lawn
7. Temple
8. Reflexology Path
9. Senior Citizens Corner
10. Outdoor Kids Play Area
11. Open Lawn
12. Pet Park
13. Club House (2 Levels)^^^
    - Lounge
    - Indoor Badminton Courts / Half Basketball Court
    - Gymnasium
    - Indoor Games
    - Activity Rooms
    - Banquet Halls
    - Cafe Lounge
    - Kid's Club

Sports Arena (E)

14. Multipurpose Courts
    - Football (5-A-Side) Turfs Cum Pickle Ball Counts
15. Padelball Courts
16. Playing Lawn
17. Walking Jogging Track
18. Cricket Pitch Central Sports Lawn
19. Amphitheatre

(E) Elevated (B) Below

^^^Within Parking Building

N



# Typical Floor Plan - Tower 1 to 5

GARDEN SIDE

Unit 1
3 Bed Residence With Study

Unit 2
3 Bed Residence With Study

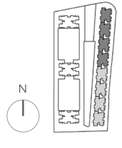



Unit 4
3 Bed Residence

Unit 3
3 Bed Residence

ROAD SIDE

N



# Typical Floor Plan - Tower 11

Unit 1
4 Bed Residence

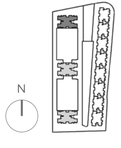
Unit 2
4 Bed Residence




Unit 4
4 Bed Residence

Unit 3
4 Bed Residence

N

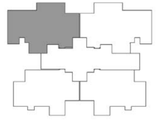


## Tower 1 to 5 - 3 Bed Residence with Study - Unit 1




LEGEND

| | | | |
|---|---|---|---|
| 1. Foyer | 5'0" x 9'2" | 7. Master Bedroom | 11'0" x 17'9" + 6'9" x 5'5" + 2'9" x 2'0" |
| 2. Living/Dining | 22'0" x 15'9" | 8. M.toilet | 9'0" x 6'0" |
| 3. Deck | 21'8" x 7'0" | 9. Bedroom-02 | 10'6" x 12'0" + 3'9" x 2'0" |
| 4. Kitchen | 8'6" x 12'7" | 10. Toilet-02 | 8'0" x 5'0" |
| 5. Utility | 5'0" x 7'0" | 11. Bedroom-03 | 10'6" x 15'9" + 4'6" x 2'0" |
| 6. Study | 7'10" x 6'6" | 12. Toilet-03 | 5'0" x 8'0" |

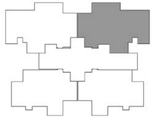


## Tower 1 to 5 - 3 Bed Residence with Study - Unit 2




LEGEND

| | | | |
|---|---|---|---|
| 1. Foyer | 5'0" x 9'2" | 7. Master Bedroom | 11'0" x 17'9" + 6'9" x 5'5" + 2'9" x 2'0" |
| 2. Living/Dining | 22'0" x 15'9" | 8. M.toilet | 9'0" x 6'0" |
| 3. Deck | 21'8" x 7'0" | 9. Bedroom-02 | 10'6" x 12'0" + 3'9" x 2'0" |
| 4. Kitchen | 8'6" x 12'7" | 10. Toilet-02 | 8'0" x 5'0" |
| 5. Utility | 5'0" x 7'0" | 11. Bedroom-03 | 10'6" x 15'9" + 4'6" x 2'0" |
| 6. Study | 7'10" x 6'6" | 12. Toilet-03 | 5'0" x 8'0" |

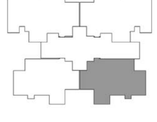


## Tower 1 to 5 - 3 Bed Residence - Unit 3




LEGEND

| | | | |
|---|---|---|---|
| 1. Foyer | 5'0" x 4'0" | 7. M. Toilet | 5'0" x 8'0" |
| 2. Living / Dining | 12'0" x 26'4" + 3'0" x 12'0" | 8. Bedroom-02 | 10'6" x 13'8" |
| 3. Deck | 12'0" x 6'0" | 9. Toilet-02 | 5'0" x 8'0" |
| 4. Kitchen | 10'6" x 8'0" | 10. Bedroom-03 | 10'6" x 12'0" + 4'8" x 2'0" |
| 5. Utility | 4'0" x 7'10" | 11. Toilet-03 | 5'0" x 8'0" |
| 6. Master Bedroom | 10'6" x 17'10" + 5'10" x 3'5" | | |

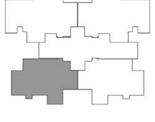


## Tower 1 to 5 - 3 Bed Residence - Unit 4




LEGEND

| | | | |
|---|---|---|---|
| 1. Living/Dining | 12'0" x 26'4" + 3'0" x 12'0" | 6. M. Toilet | 5'0" x 8'0" |
| 2. Deck | 12'0' x 6'0" | 7. Bedroom-02 | 10'6" x 13'8" |
| 3. Kitchen | 10'6" x 8'0" | 8. Toilet-02 | 5'0" x 8'0" |
| 4. Utility | 4'0" x 7'10" | 9. Bedroom-03 | 10'6" x 12'0" + 4'8" x 2'0" |
| 5. Master Bedroom | 10'6" x 17'10" + 5'10" x 3'5" | 10. Toilet-03 | 5'0" x 8'0" |

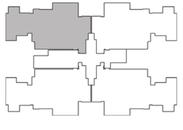


## Tower 11 - 4 Bed Residence - Unit 1




LEGEND

| | | | |
|---|---|---|---|
| 1. Living/Dining | 22'0" x 30'10" | 9. Bedroom-02 | 10'6" x 13'6" |
| 2. Deck-01 | 22'0" x 8'0" | 10. Toilet-02 | 5'0" x 8'0" |
| 3. Kitchen | 9'0" x 12'10" | 11. Bedroom-03 | 10'6" x 16'7" |
| 4. Utility | 5'0" x 6'0" | 12. Toilet-03 | 5'0" x 8'0" |
| 5. Study | 7'6" x 6'8" | 13. Bedroom-04 | 10'6" x 14'6" |
| 6. Master Bedroom | 12'0" x 17'4" + 8'4" x 2'0" + 6'3" x 3'5" | 14. Toilet-04 | 8'0" x 5'0" |
| 7. M. Toilet | 9'0" x 6'0" | 15. Staff Room | 6'0" x 6'8" |
| 8. Deck-02 | 9'3" x 5'0" | 16. Staff Toilet | 6'0" x 4'0" |

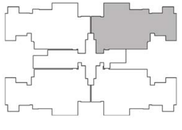


## Tower 11 - 4 Bed Residence - Unit 2




LEGEND

| | | | |
|---|---|---|---|
| 1. Living/Dining | 22'0" x 30'10" | 9. Bedroom-02 | 10'6" x 13'6" |
| 2. Deck-01 | 22'0" x 8'0" | 10. Toilet-02 | 5'0" x 8'0" |
| 3. Kitchen | 9'0" x 12'10" | 11. Bedroom-03 | 10'6" x 16'7" |
| 4. Utility | 5'0" x 6'0" | 12. Toilet-03 | 5'0" x 8'0" |
| 5. Study | 7'6" x 6'8" | 13. Bedroom-04 | 10'6" x 14'6" |
| 6. Master Bedroom | 12'0" x 17'4" + 8'4" x 2'0" + 6'3" x 3'5" | 14. Toilet-04 | 8'0" x 5'0" |
| 7. M. Toilet | 9'0" x 6'0" | 15. Staff Room | 6'0" x 6'8" |
| 8. Deck-02 | 9'3" x 5'0" | 16. Staff Toilet | 6'0" x 4'0" |

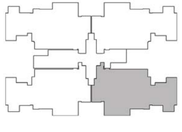


## Tower 11 - 4 Bed Residence - Unit 3




LEGEND

| | | | | | |
|---|---|---|---|---|---|
| 1. | Living/Dining | 22'0" x 30'10" | 9. | Bedroom-02 | 10'6" x 13'6" |
| 2. | Deck-01 | 22'0" x 8'0" | 10. | Toilet-02 | 5'0" x 8'0" |
| 3. | Kitchen | 9'0" x 12'10" | 11. | Bedroom-03 | 10'6" x 16'7" |
| 4. | Utility | 5'0" x 6'0" | 12. | Toilet-03 | 5'0" x 8'0" |
| 5. | Study | 7'6" x 6'8" | 13. | Bedroom-04 | 10'6" x 14'6" |
| 6. | Master Bedroom | 12'0" x 17'4" + 8'4" x 2'0" + 6'3" x 3'5" | 14. | Toilet-04 | 8'0" x 5'0" |
| 7. | M. Toilet | 9'0" x 6'0" | 15. | Staff Room | 6'0" x 6'8" |
| 8. | Deck-02 | 9'3" x 5'0" | 16. | Staff Toilet | 6'0" x 4'0" |

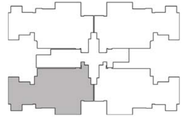


## Tower 11 - 4 Bed Residence - Unit 4




LEGEND

| | | | | | |
|---|---|---|---|---|---|
| 1. | Living/Dining | 22'0" x 30'10" | 9. | Bedroom-02 | 10'6" x 13'6" |
| 2. | Deck-01 | 22'0" x 8'0" | 10. | Toilet-02 | 5'0" x 8'0" |
| 3. | Kitchen | 9'0" x 12'10" | 11. | Bedroom-03 | 10'6" x 16'7" |
| 4. | Utility | 5'0" x 6'0" | 12. | Toilet-03 | 5'0" x 8'0" |
| 5. | Study | 7'6" x 6'8" | 13. | Bedroom-04 | 10'6" x 14'6" |
| 6. | Master Bedroom | 12'0" x 17'4" + 8'4" x 2'0" + 6'3" x 3'5" | 14. | Toilet-04 | 8'0" x 5'0" |
| 7. | M. Toilet | 9'0" x 6'0" | 15. | Staff Room | 6'0" x 6'8" |
| 8. | Deck-02 | 9'3" x 5'0" | 16. | Staff Toilet | 6'0" x 4'0" |



MahaRERA Nos. PR1260002501386, PR1260002501413,
PR1260002501399, PR1260002501398, PR1260002501449
maharera.maharashtra.gov.in

**Site Address:** Lodha Kharadi Gallery, Upper Kharadi Main Rd, Pune, Maharashtra 412207.
**Corporate Address:** One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai 400013.

* Special units only
% Starting from ~150 mm above finished floor level
^^ 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.

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.

**Date of Printing:** November, 2025.

LODHA