

## Why Lodha Hinjewadi MIDC Stands Apart

Why do Lodha homes command a premium?

A home should deliver more than just space; it should deliver enduring value and a richer lifestyle. Lodha Hinjewadi MIDC residences command a premium because of the development's superior design, amenities, and appreciation potential

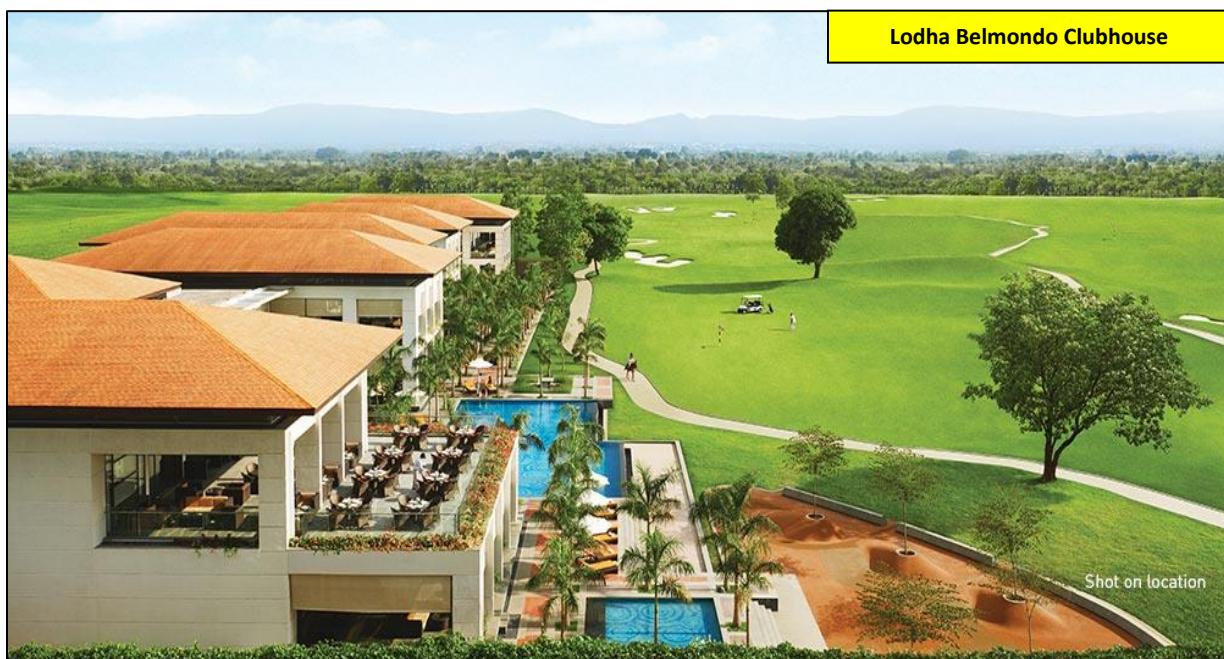
About Lodha Hinjewadi MIDC -

### THE BEST PRODUCT

- Exclusivity at its core -
  - Only **4 residences per floor**
  - **3 high-speed lifts + Service lift, our lift density is 2X and are 2X faster giving half the waiting time** vs. competition. **No 1BHKs** – Exclusive towers designed for 2 & 3 Bed homes, ensuring a **like-minded community** unlike our competition
- Superior design -
  - Smarter, more efficient butterfly layouts – **Increased Privacy and 3X better space utilization, so you pay only for what you use** — not for wasted passages areas.  
Horizontal layouts offering grand living spaces - Expansive balconies up to **22 feet wide** in select unit, seamlessly extending your living room — **large enough to host 30–40 guests**.
  - Premium specifications – Only the best goes in: **5-star rated Daikin/Hitachi ACs, Marble flooring** in LR & Passages & Premium Sanitary fittings. Even our gym equipment's are of **Technogym**, known for producing world class gym equipments
  - Iconic Façade - The elegant Art Deco architecture lends the towers a distinct identity — a luxurious presence on the skyline
  - All our towers are **IGBC certified** – we use energy efficient lightings, rainwater harvesting, natural ventilation, superior air quality etc. that aid in a healthier and sustainable living
- Built to last construction -
  - Our construction uses **earthquake-resistant steel**, and **one-grade-higher concrete** than industry norms — ensuring unmatched structural strength and durability. Even waterproofing is done up to **4m in shower areas**, which is **5x the industry standard**
  - **Heat-strengthened glass** keeps homes **cooler** and damp-proof testing on external walls ensures homes stay dry, safe, and maintenance-free for years

## THE BEST LIFESTYLE

- Spread over 15 acres, **5 acres** of open spaces on a podium
- We work with **International consultants** – Architecture by Kapadia Associates (creators of **iconic Trump towers** in Mumbai), Landscape by Landscape Tectonix, known for **Four Seasons - Bangkok**)
- High Quality amenities including a **serene temple** within the community — a space for reflection, gratitude, and spiritual harmony (amenity list will be shared once finalized)
- Luxury resort like **30,000+sft Clubhouse** with facilities including hi-tech gym, café, , indoor games & outdoor courts etc. (**Reference images of actual delivered clubhouses**)



## THE BEST POST-POSSESSION LIVING EXPERIENCE

- Managed living through **Lodha Hospitality Services** – End-to-end care for maintenance, housekeeping, F&B Services, Landscape, & Clubhouse management. Even after society handover, the common areas are managed by Lodha HPM.
- **BelleVie (in house premium Lifestyle app)** – Book amenities, raise requests, pay maintenance, or even get your apartment serviced — all at a tap. No other developer has its own inhouse app.
- **5-Tier Security** – RFID Access controlled main gate, RFID controlled parking, access card-controlled tower lobbies, Video door phones, CCTV in common areas

## THE BEST INVESTMENT

- **Lodha homes get the highest value appreciation** – Lodha's past launches like Panache (Hinjewadi) and Giardino (Kharadi) had **37-45+% appreciation within 2 years**, outperforming peers.
- Lodha homes command the highest rental value in every neighborhood— Lodha **commands 15–20% higher rentals** — driven by quality, brand trust and hospitality support as seen in Lodha Belmondo, Lodha NIBM in Pune etc.
- Lodha Easylease ensures **highest rent, like-minded tenants, and support with all leasing formalities** to ensure a seamless leasing experience for homeowners.

**The Best time to invest is at the Launch** as prices appreciate by 10-12% after the launch period is over