

CREATORS OF
THE WORLD'S FINEST
DEVELOPMENTS.

Lodha is India's largest 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

Lodha recognises 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.

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.





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
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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
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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



VILLA LIVING:
PUT YOUR NAME
ON THE GATE,
NOT THE DOOR.

Imagine having a grand villa for a home. With an imposing gate, and your family name emblazoned across it. Live an aristocratic lifestyle, with architecture and façades inspired by the elegance of 18th-century European design. With an enchanting garden where your kids can run free. Where space is in abundance, and nature surrounds you. Where you can gaze at the stars lying on the grass, and laughter echoes in every corner. Where you are the master of all you survey, from the name on the gate to the land your villa stands on.





Actual image of villa



A RARE ACQUISITION
MUMBAI HAS TO OFFER:
YOUR OWN HOME
ON YOUR OWN LAND.

Set amidst a verdant expanse of nature lies Mumbai Region's best-kept secret: Lodha Villa Royale Gold. An all-villa estate with a serene lake, tree-lined avenues, wide open spaces, and a like-minded community of residents who have the rare privilege of living life on their own terms, on their own land.

FOR THE FIRST TIME EVER
IN MUMBAI REGION,
A LUXURY GATED COMMUNITY
OF VILLAS.

- Plots ranging from 250 sq. yds.
- Vastu-compliant plots and villa layouts
- Low-rise community with G+1 structures
- Great air quality
- Large gardens and family spaces
- Spacious interiors with home office area and staff quarters
- Private parking
- Environmentally sustainable development with waste-water recycling for irrigation and solar power panels^^
- DG power backup for common area lighting and water supply system
- 24/7 security





NOT JUST A HOME,
YOUR PRIVATE COCOON
OF LUXURY.

- Grand villa design with focus on independent living
- Villas that provide the highest level of privacy
- Secure front yard with parking
- Large private garden
- Thoughtful design with ultra-large rooms to complement your lavish lifestyle:
 - > Spacious living and dining room overlooking the garden
 - > Master bedroom with spacious master bathroom
 - > One bedroom/office space at Ground Level
 - > Additional bedroom and family room at Level 1
 - > Separate powder room
 - > Staff rooms with washroom
 - > Separate utility area
- Provision for fiber optic connectivity providing hi-speed internet access^
- Provision for direct-to-home TV connectivity by select service providers^

CONNECTED TO
MOTHER NATURE.
AND EVERYTHING ELSE.

Lodha Villa Royale Gold is an urban oasis nestled amidst greens. It is located away from the hustle-bustle of the city centre, yet provides excellent connectivity to it. Just 20 minutes away from Lakeshore Mall, Majiwada in Thane and 10 minutes from Dombivli (West) via the 45-m wide Thane-Dombivli Link Road.



- Located off Samruddhi Mahamarg
- An hour's drive from BKC and CST
- 30 minutes' drive from Reliable Tech Park and Mindspace
- 2 minutes' drive from Euro School (CBSE),
15 minutes from Smt. Sulochanadevi Singhanian School (ICSE)
and 25 mins from Singhanian International School (Cambridge)
- 15 minutes' drive from Jupiter Hospital
- 2 minutes' drive from the grand temple at Upper Thane



“BUY LAND,
THEY’RE NOT
MAKING IT
ANYMORE.”

— Mark Twain

SOMETHING
YOUR GRANDCHILDREN WILL
THANK YOU FOR.

Build a legacy from the ground up and pass it on to the next generation. With land being an ever-appreciating asset, there's no better gift you can give your children and grandchildren.

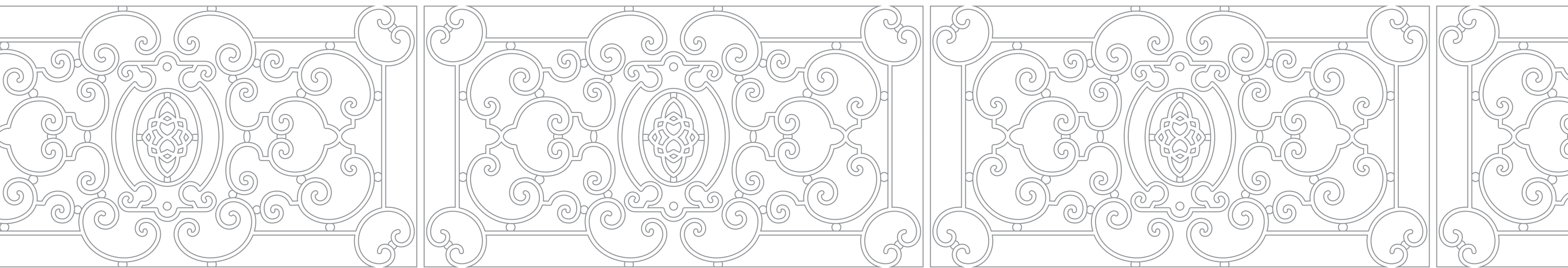


LIVE LIKE
THE RICH AND FAMOUS.

For centuries, the most successful and influential people in the world have always lived on their own land, in their own independent villas. Now, it's your turn.



CLUB ROYALE



*WHERE LIFE IS
READY FOR YOU TO
ENJOY FROM DAY ONE.*

A private member's club accessible only to a privileged few, Club Royale brings the highest standards of luxury lifestyle, and truly distinguishes living for residents at Lodha Villa Royale and Lodha Villa Royale Gold from any other plotted development.

State-of-the-art Gymnasium | Indoor Games Room with table tennis, carrom & chess
Café & Lounge | Business Centre | Ballroom | Badminton Court Swimming Pool
Spa Studio | Alfresco Setting for Private Parties



Actual image of Club Royale



OUR SIGNATURE
HOSPITALITY

Catering to residents is the highest priority for us. Infused with warmth and a personal touch, our experts deliver five-star standards of care and meticulous attention to detail.

*THE MARKERS OF
ELITE LIVING ARE MANY.*
THE OPPORTUNITIES
ARE FEW.

Exceptional Service

Our signature hospitality services, personally curated and exclusively catering to its luxury and premium developments.

Exclusive Lifestyle

From partnerships with the world's finest brands, to food and wine tasting of the highest standards, you have a curated lifestyle that matches the world's finest.

Special Relationships

Several areas for activity, leisure and recreation create the perfect ecosystem for its members to meet, socialise and bond with each other.



FOR
THE MIND

- Abundance of nature
- Serene lake setting
- Beautiful, tree-lined avenues
- Ganesha shrine temple



A woman with dark hair is relaxing in a swimming pool, her arms resting on the edge and her head tilted back, looking up. The pool water is calm, reflecting the woman and the background. In the background, there are tall buildings and a clear sky, suggesting an urban setting. The lighting is soft and warm, creating a serene atmosphere.

FOR
THE BODY

- State-of-the-art gym
- Indoor games area with table tennis, foosball, pool, carrom and chess
- Badminton court
- Swimming pool
- Spa studio
- Outdoor sports facilities
- Jogging/walking track

A young child with dark hair, wearing a blue and white striped tank top and bright green shorts, is climbing a thick rope on a wooden playground structure. The child is positioned on the right side of the frame, leaning forward and gripping the rope with both hands. The structure is made of light-colored wood and features a slide on the left. The background is filled with trees and a bright sun, creating a warm, golden glow and lens flare effects. The overall scene is outdoors and captures a moment of active play.

FOR
KIDS

- Outdoor children's play area with slide, swing and multi-play facilities.



FOR
FAMILY AND FRIENDS

- Café & lounge
- Private dining
- Barbeque

FOR
YOUR BUSINESS NEEDS

- State-of-the-art business centre with meeting rooms

FOR
SECURITY AND
PEACE OF MIND

- Secure gated community
- Zero risk of encroachment
- Clear land title
- Multi-tier security including secure boundary wall and controlled access
- Main gate security system
- RFID-controlled vehicle access
- CCTV monitoring
- Intruder alarm
- Video door phone
- Gas detector in kitchen
- Provision for piped gas**
- Provision for inverter for lighting and power (other than AC and other appliances)
- DG power back-up for common area lighting and water supply system

PLANS

MASTER PLAN

Legend

- 1. The grand entrance
- 2. Serene lake
- 3. Temple-shrine
- 4. Kids' play area
- 5. Club royale
- 6. Retail
- 7. Sports courts
- 8. Estate infrastructure
- 9. Tree-lined avenues
- 10. Plot entry

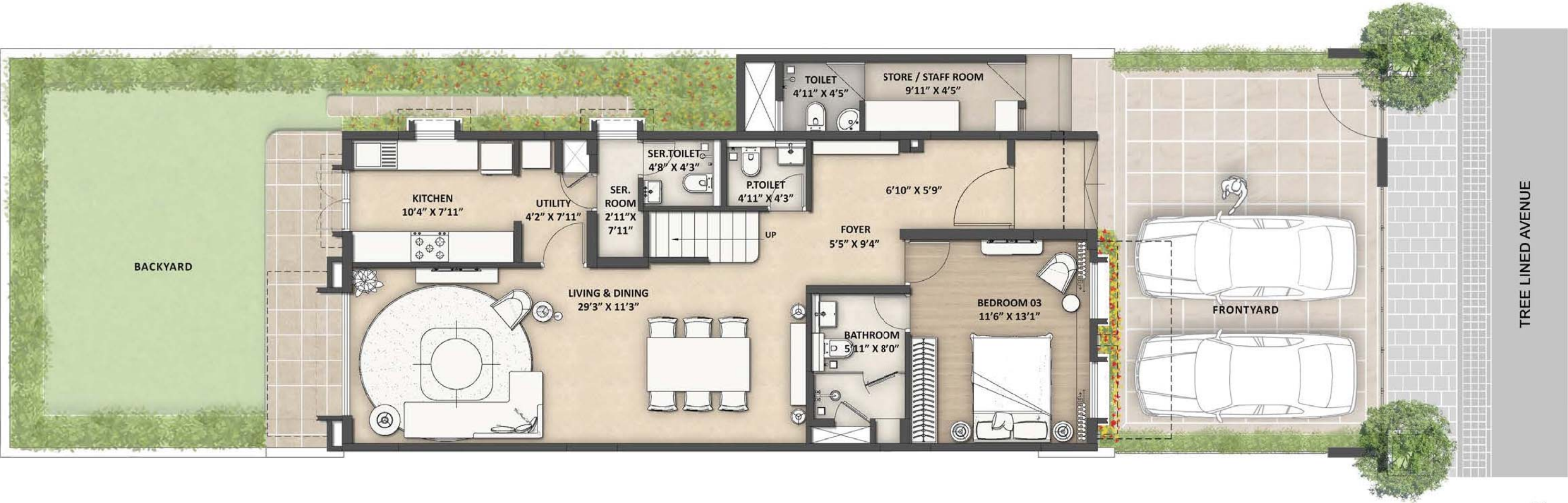
- 250 Sq.Yd. - GRAND
- 350 Sq.Yd. - ULTIMATE
- 450 Sq.Yd. - SUPREME
- 600 Sq.Yd. - PRESIDENTIAL
- VILLA



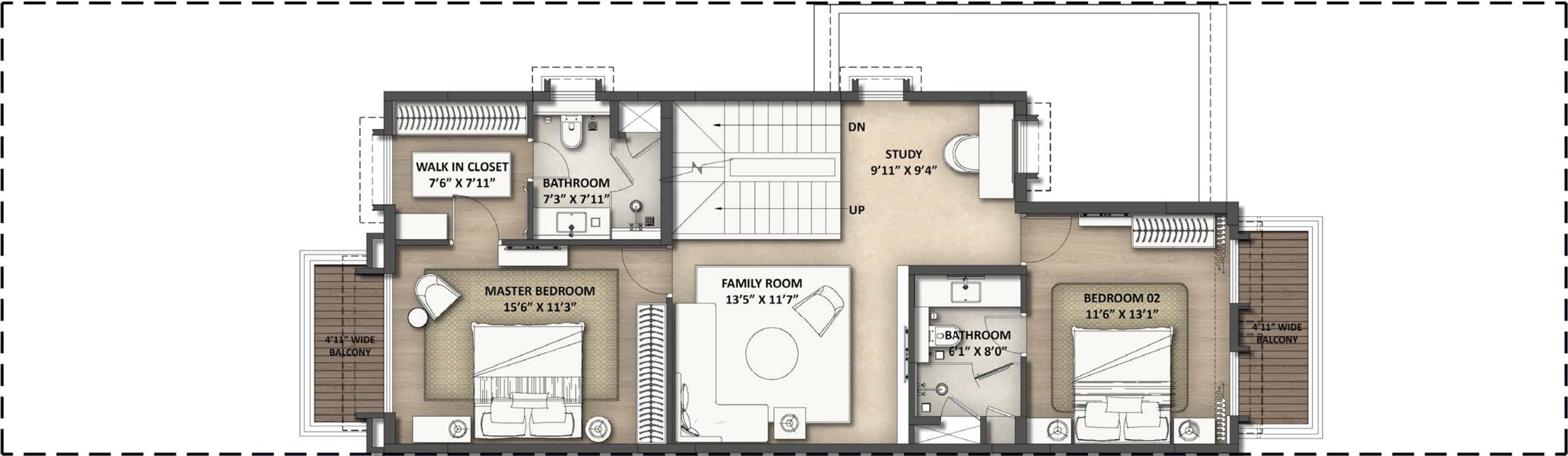
*Master plan as on 12/01/2025

*The amenities shown herein will also be shared with other neighbourhoods/sub-divisions of villas/townhouses located in the vicinity.

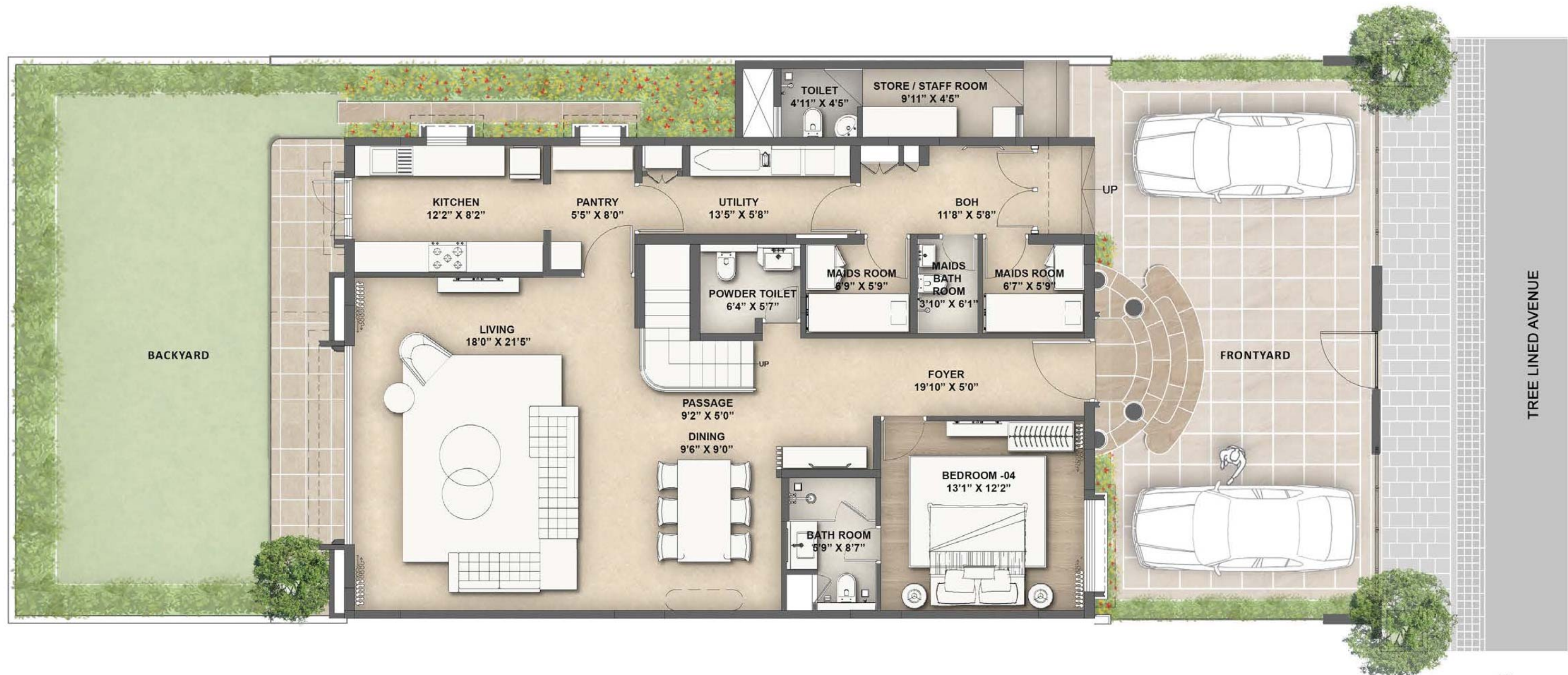
GRAND 250 Sq.Yd. Villa
Ground Floor



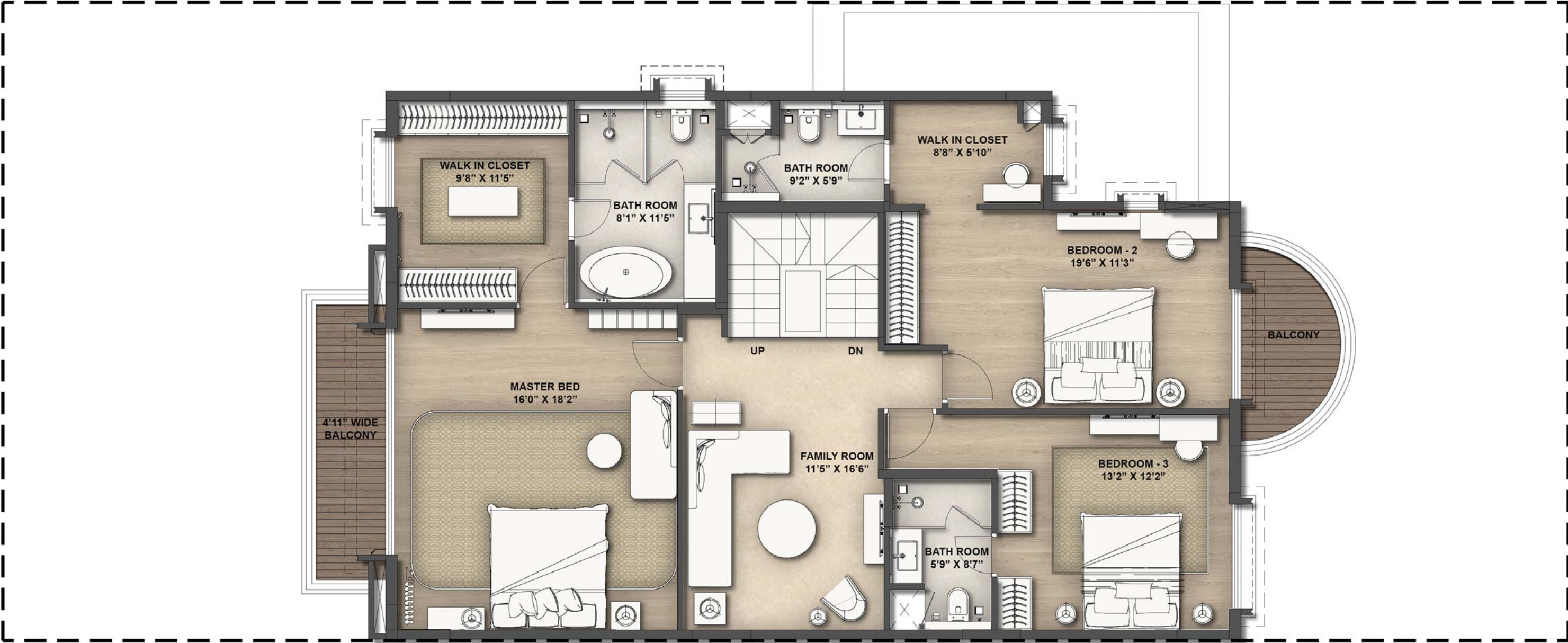
GRAND 250 Sq.Yd. Villa
First Floor



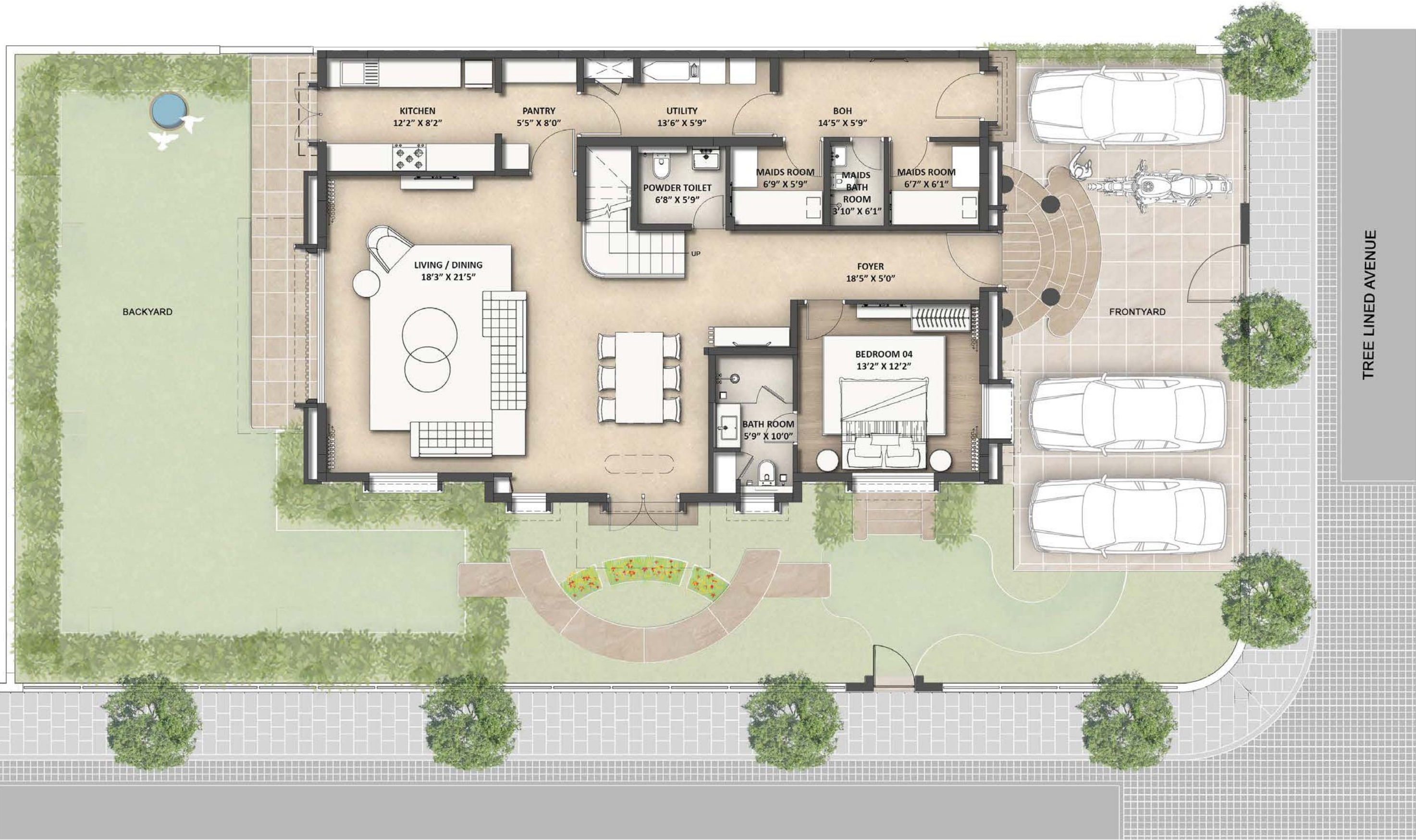
ULTIMATE 350 Sq.Yd. Villa
Ground Floor



ULTIMATE 350 Sq.Yd. Villa
First Floor



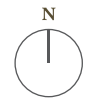
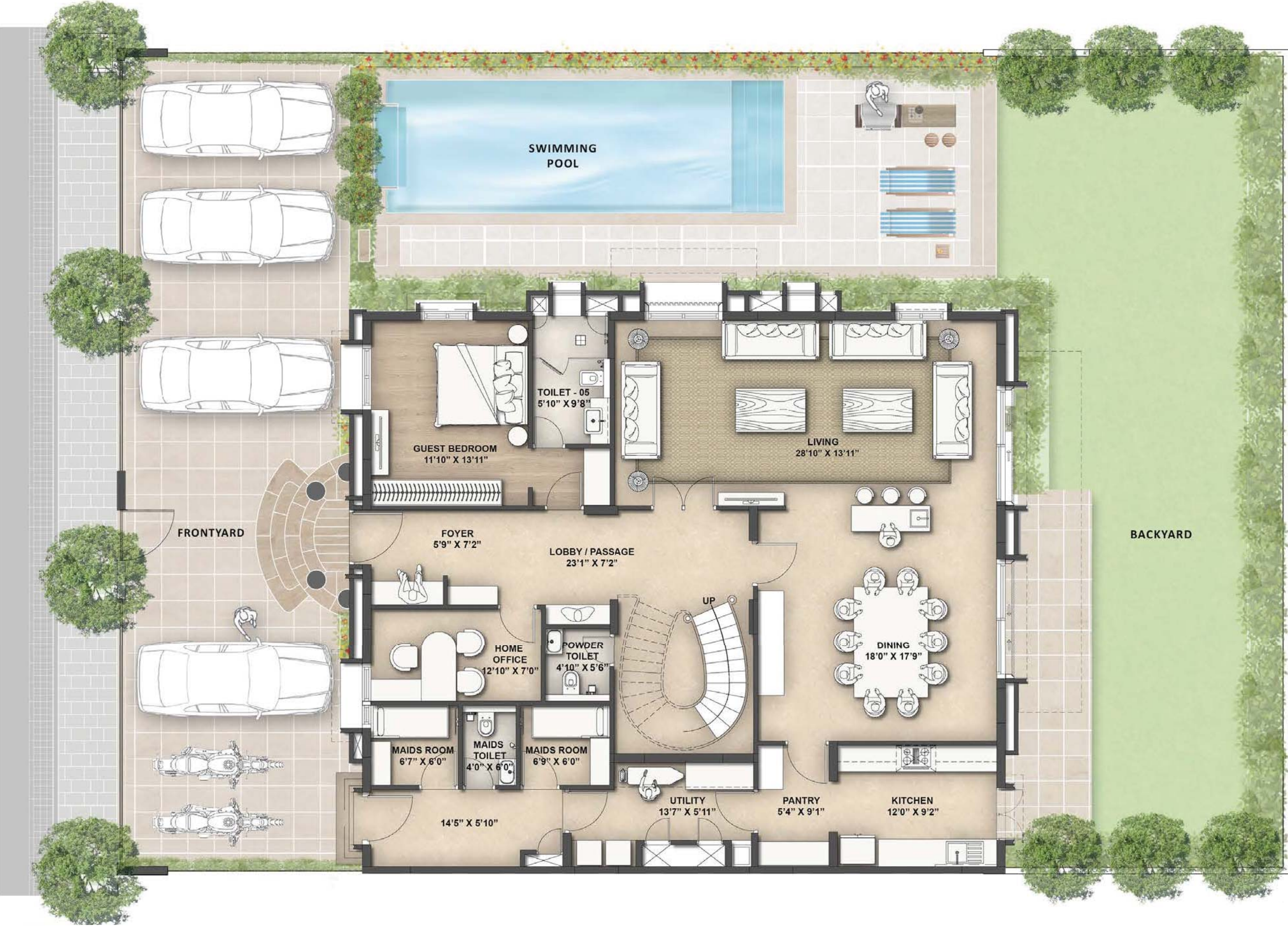
SUPREME 450 Sq.Yd. Villa
Ground Floor



SUPREME 450 Sq.Yd. Villa
First Floor



PRESIDENTIAL 600 Sq.Yd. Villa
Ground Floor



PRESIDENTIAL 600 Sq.Yd. Villa
First Floor



*ONLY WHEN YOU
CURATE THE BEST TALENT,
CAN YOU CURATE
TO PERFECTION.*

Designed by renowned architect Hafeez Contractor
and India's finest landscape design firm M/s Prabhakar
B. Bhagwat, every aspect of this luxurious estate is
curated to perfection.

*PROJECT
PARTNERS*

ARCHITECTURAL DESIGN:
HAFEEZ CONTRACTOR

Hafeez Contractor needs no introduction. Awarded one of India's highest civilian honours – the Padma Bhushan – for his contribution to architecture in India, he has become a household name throughout the country. As one of India's leading architects, he has changed the face of the nation's urban landscape forever. His long list of prestigious architectural projects includes luxury hotels like ITC Grand Central and ITC Grand Maratha Sheraton; the Infosys Global Education Centre, Mysore; D. Y. Patil Stadium in Nerul, Navi Mumbai and the redesigning of Mumbai Airport.

LANDSCAPE DESIGN: PBB

Named after its founder, Prabhakar B. Bhagwat, PBB is arguably India's most renowned landscape design firm, with a diverse portfolio of prestigious projects across the country, and a clutch of national and international awards to its name. With a deep commitment to furthering the boundaries of landscape design in India, PBB's expertise spans every aspect, from design and engineering to lighting and water management.

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Corporate Office: One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai – 400 013.
Lodha Villa Royale Gold Gallery, Thane-Dombivli Link Road, Off Mumbai-Nagpur Super Highway, Maharashtra – 421302.

*By residential sales FY14–24 | ^Monthly services on chargeable basis from provider | ^^For partial common area loads | **Planned amenity

Disclaimers: 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 an additional price and are not a part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. This 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 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/areas stated in the plans are measured basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on accounting of the finishes being installed. Further, variance of +/- 2% in the unit carpet area and/or unfinished room dimensions and/or plot area and/or plot dimensions is possible due to design and construction variances. Facilities and amenities mentioned herein will be shared by different sub-divisions of villa, townhouse and/or other typologies of low-rise housing.

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LODHA
VILLA ROYALE GOLD

Thane-Dombivli Link Road

