



A WONDERFUL WORLD

 **LODHA**

Site: Upper Thane, near Lodha Dham, Mumbai Nasik Highway, Dist. Thane.
Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.



UPPER THANE



A WONDERFUL WORLD,
BROUGHT TO YOU BY
INDIA'S NO.1 DEVELOPER[§].



World One, world's tallest residential tower



Trump Tower, Mumbai

Established in 1980, the Lodha Group has been India's No.1 developer⁵ for more than 5 years, with annual sales of over ₹6900 crores in FY 16-17. In FY 16-17, the Group spent over ₹3600 crores on construction and delivered over 7200 homes to customers. Its 3500 associates, including over 2000 technically trained people, work relentlessly to create developments which make India proud. Lodha's clean title land, world-class design, excellent execution, differentiated branding and marketing, together with energetic on-ground sales, have worked well to create the best value for customers. Going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.



1 Grosvenor Square, London's finest address

THE LODHA FOUNDATION

The Lodha Group's vision – 'Building a Better Life' – extends to its commitment to society. The Group makes significant efforts to improve and uplift the areas it works in and the communities it works with by dedicating over 2% of the Group's annual profits to social programmes. The Lodha Foundation was established in 2007 and implements developmental initiatives in Mumbai, Thane and the Kalyan-Dombivli Region. The Foundation focuses on assisting families to be self-sufficient by ensuring that at least one member of the family is employable.

ENVIRONMENTAL STEWARDSHIP

- One of Mumbai's first completed Gold LEED office buildings
- Mumbai's first multi-tenant Platinum LEED office building (under construction)
- Use of solar power through solar power farms at various locations
- Rainwater harvesting and recycling of fresh water at all developments
- Large amount of landscaping and tree plantation at all developments
- Recycling of waste materials to ensure conservation of resources



Palava Ranked India's No.1 City to Live In by JLL

AWARDS AND RECOGNITION

At Lodha, our endless endeavors of leadership through innovation have set new benchmarks, won us prestigious awards, and garnered us the recognition and confidence of others over the years.

- No.45 amongst India's Top 100 most respected brands, Businessweek 2017 (and highest ranked amongst real estate companies)
- Times Real Estate Icon 2016
- BW Businessworld Smart Cities Awards 2016 in the Best Private Township category
- Special Recognition Award - ET Best Realty Brands (BRB) Awards 2015
- The Global Leadership in Real Estate Award - NDTV Profit Property Awards 2014
- The Most Trusted Real Estate Brand in the Country - Brand Trust Report 2014
- Ranked as one of India's - 'Best Companies to Work for 2014' by Great Places to Work®
- India's Most Admired Builders - 9th Construction World Architect & Builder (CWAB) Awards 2014
- Deal of the Year for the acquisition of the Canadian High Commission - RESI Awards 2014 in London
- Mumbai's Most Preferred Real Estate Brand - Morgan Stanley Report, 2012
- Winner of the Green Good Design Award 2012 for World One

A vibrant outdoor birthday party scene. In the center, a table covered with a yellow tablecloth is laden with a multi-layered rainbow cake, various candies, and drinks. Several children are gathered around the table, some with their arms raised in excitement. In the background, colorful balloons in shades of blue, yellow, orange, and pink are tied to the table. The setting is a lush green field with trees in the distance, creating a bright and cheerful atmosphere.

LIFE ITSELF IS THE MOST WONDERFUL FAIRY TALE.

- HANS CHRISTIAN ANDERSEN

IT JUST NEEDS AN IDYLIC SETTING.

Imagine a world where everything you desire is a mere walk away. Imagine a world where everything you touch has been designed to the highest standards. Imagine a world with great air quality and plenty of open space. Imagine all this, just minutes from the centre of Thane, Mumbai's most attractive suburb.

Welcome to a wonderful world.

THANE IS TRANSFORMING.

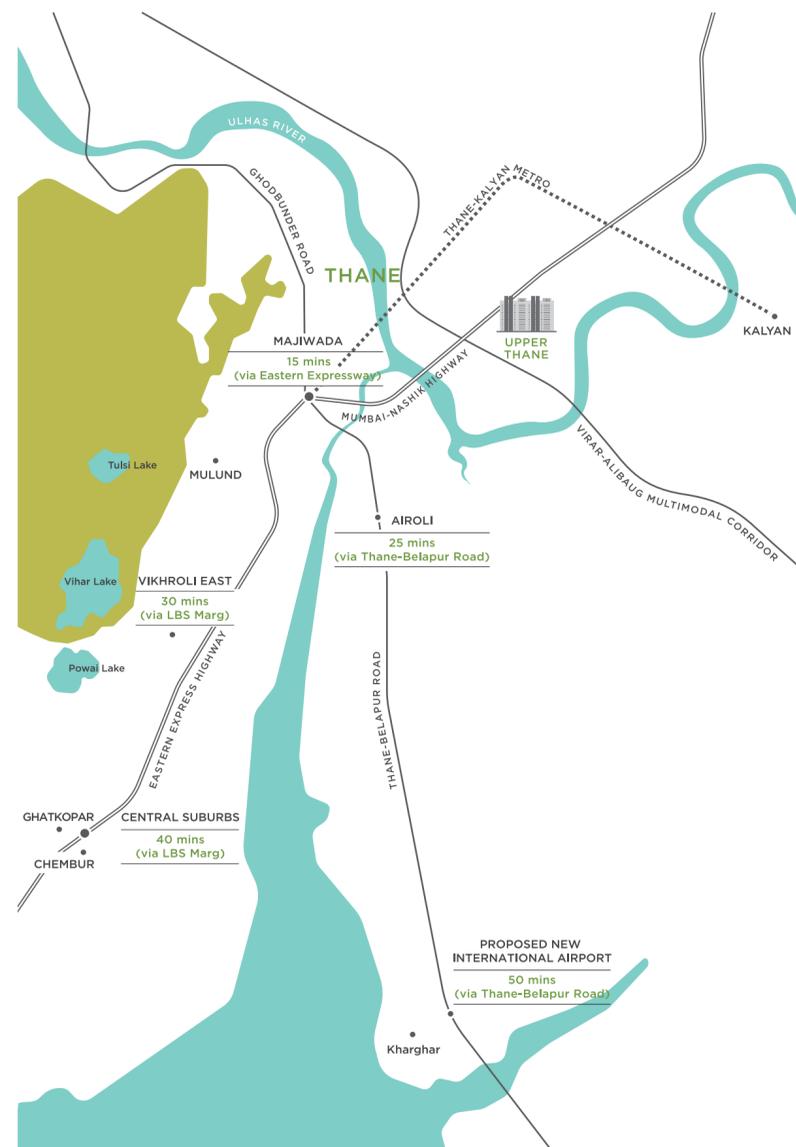
Today, Thane is Mumbai's most attractive suburb, offering great infrastructure, world-class schools, hospitals, retail and entertainment options with an increasing number of top corporates setting up their offices here.

In this fast growing suburb, comes a neighbourhood unlike any seen before – Upper Thane. Planned to the last detail and complete in every aspect of living, Upper Thane is imbued with the finest contemporary comforts organically integrated into a lush forest habitat. Offering international-standard air quality, and perfectly located at a 15-minute drive from the centre of Thane (Viviana Mall, Jupiter Hospital, Majiwade Junction), this exceptional development spread over 150 acres holds the promise of an impeccably planned, efficient, and culturally vibrant neighbourhood.

With the creation of this unique development – an urban residential neighbourhood set in a forest habitat, offering a lifestyle designed for forward-thinking citizens, Lodha is all set to transform the way Thane will live, forever.

**MAXIMIZE TIME SPENT
WITH FAMILY,
AND NOT COMMUTING.**

Located less than a mere 15-minute drive from the centre of Thane (Viviana Mall, Jupiter Hospital, Majiwade Junction), Upper Thane offers excellent connectivity, that can only improve with time. Allowing you to spend less time stuck in traffic, and more in the company of family and friends.



- Access from the 6-lane Mumbai-Nasik Highway
- Easy accessibility to Thane railway station with complex bus service ^
- Upcoming Thane-Kalyan Metro line will ensure seamless connectivity
- Short drive to corporate hubs of Thane, Airoli and Ghansoli with prominent corporates including TCS, Deloitte, Voltas, Blue Star, as well as Mindspace IT Park & Reliable Tech Park
- Over 60 schools and colleges, including reputed international schools like Singhania School, Billabong International School, Euro Kids and Lodha World School in close proximity
- 15 multi-specialty hospitals including Jupiter, Vedant, Bethany and Hiranandani nearby
- Less than a 15-minute drive from Thane's finest malls and entertainment hotspots, hospitals
- Upcoming VAMMC, Thane bullet train project, Dombivli Bridge, and 8-lane Nashik Highway
- Remarkably well-connected, with a maximum time of one hour to reach any commercial hub in Mumbai



Map not to scale.

A romantic scene of a man and a woman sitting together on the grass under a large, ancient tree. The sun is low in the sky, creating a warm, golden glow and long shadows. The background is a dense forest of similar trees.

A FOREST ESTATE WHERE ROMANCE REKINDLES, POETRY FINDS INSPIRATION, AND CHILDREN CHASE SQUIRRELS UP TREES.

Spread over 150 acres with more than 80% devoted to open spaces, Upper Thane is home to thousands of trees and the purest air in Thane. Nestled amidst lush forest environs and open grasslands, Upper Thane comes with a landscape that presents many natural wonders and contemporary comforts to uplift your spirit, and provide you with a diverse tapestry of enriching experiences.

Designed by master architect, Hafeez Contractor, and renowned landscape design firm, Prabhakar B. Bhagwat & Associates, Upper Thane's design is based on the concept of an integrated 'walk-to-everything' development – where everything, including a grand club, school, sports courts, retail, dining and other facilities, is a short 5, 10 or 15 minute walk from your home. Ensuring you never really need to step out of your neighbourhood, and live a complete and fulfilled life, at Upper Thane.

Conceived, executed, and managed till 2027, by India's No.1 real estate developer⁵, the Lodha Group, this exceptional development holds the promise of being an impeccably planned, efficient and culturally vibrant neighbourhood, where one lives and interacts with nature as man was intended to do. In other words, a truly wonderful world.



UPLIFTS YOUR SPIRIT,
PUTS A SPRING IN
YOUR STEP, AND
ADDS EXTRA YEARS
TO YOUR LIFE.
IT'S CALLED FRESH AIR.

International standard air quality

Location	AQI
Paris	45
London	45
Upper Thane	63*
New York	72
Mumbai Overall	119
Navi Mumbai	122
Delhi	142

Source: aqicn.org, independent 3rdparty data

**THE FINEST AMENITIES.
EXPERIENCE A LIFE
OF JOY, FULFILMENT
AND WONDER.**

GRAND CLUBHOUSE. THE LAP OF LUXURY, LAUGHTER AND NATURE.

At Upper Thane, you enjoy the finest contemporary lifestyle with the timeless appeal of nature. Here, all the luxuries of a resort have been sensitively woven into the landscape, including a grand clubhouse.

Choose a pool for a refreshing swim or exercise your wits with a game of chess. Sit back and watch the latest blockbuster, get your adrenaline pumping at the gym, or host the most talked-about parties at the elegant party venue.

40,000 sq.ft. clubhouse with world-class amenities:

3 swimming pools:

- Half Olympic-length pool
- Semi-covered pool for ladies and kids
- Kids pool

Sports facilities that benchmark the world's finest:

- Cricket ground with full-sized pitch
- International-standard football ground
- Athletics track
- Tennis court
- Basketball court

State-of-the-art gymnasium

Indoor badminton court

Indoor games room with table tennis, carrom, chess and snooker

KidzFun – the grand indoor children's play area and crèche

Party halls

Cinema and auditorium with a capacity of 50+



State-of-the-art gymnasium

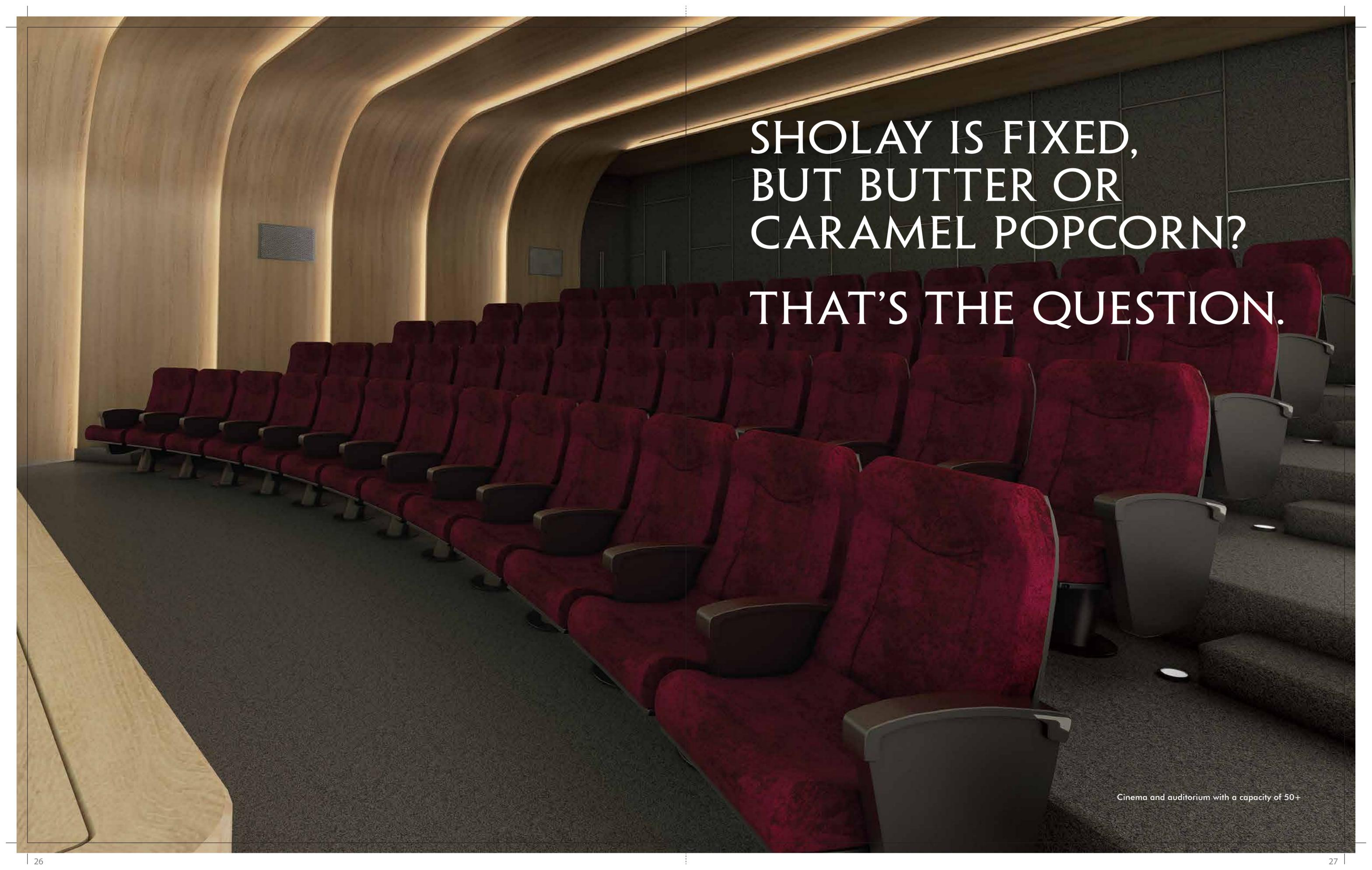
WHEN YOU LIVE
SURROUNDED BY JOY,
FULFILMENT AND
WONDER, IT SHOWS.



Integrating the arts into community life through cultural events and workshops



LIVING HERE
IS REASON
ENOUGH TO
CELEBRATE.



SHOLAY IS FIXED,
BUT BUTTER OR
CARAMEL POPCORN?
THAT'S THE QUESTION.

Cinema and auditorium with a capacity of 50+

DEDICATED
KIDS' OUTDOOR AREA.
DESIGNED TO CREATE
LASTING MEMORIES.



OUT HERE, YOU'RE NOT JUST MAN OF THE MATCH. YOU'RE DAD OF THE YEAR.

Living at Upper Thane ensures you enjoy a fit and healthy lifestyle. There are several avenues to keep yourself fit and active. Choose from multiple sports courts, go for an invigorating jog, or simply enjoy a scenic walk in the company of nature.

Sports facilities that benchmark the world's finest:

- Cricket ground with full-sized pitch
- International-standard football ground
- Athletics track
- Tennis court
- Basketball court



WALK TO EVERYTHING.

A young girl with dark hair is shown in profile, looking down at a snail held in her hands. The background is a soft-focus green field. The text is overlaid on the right side of the image.

SOMETIMES, THE BEST LESSONS ARE NOT TAUGHT IN SCHOOL. BUT ON THE WALK BACK.

Upper Thane will have its own ICSE® school focussing on the all-round development of your child, balancing academics with extracurricular activities such as sports and performing arts. The school will offer well-designed classrooms, outdoor areas for physical education, a fully-equipped lab, and a well-stocked library amongst other facilities. The teachers, well-versed in child psychology, will nurture and mentor your child in every aspect of development.

GANESHA TEMPLE. DIVINITY INSIDE. SERENITY OUTSIDE.

With a shrine devoted to Lord Ganesha, every aspect of a well-rounded life, including the spiritual, has been taken into consideration. Set in serene surroundings that complement the divinity within.





WORLD-CLASS
MEDICAL FACILITIES
AND RETAIL.

A SHORT TROLLEY
RIDE AWAY.

While Upper Thane's natural surroundings and bracing air will go a long way in keeping its residents fit and healthy, a modern and well-equipped primary care medical facility is at hand, should they ever need it.

Not to mention, you have top brands at your doorstep to cater to your needs.

UPPER THANE: AN UPCOMING JOB HUB.

(THE BEST PART IS, YOUR WIFE'S COOKING WILL
BECKON YOU HOME FOR LUNCH.)

Upper Thane is all planned to become the 'job hub' of the future with several employment opportunities. And since home will be a short walk away, there will be considerable time saved traveling, and spent well with family and friends.



**THE WONDERFUL LIFE
BEGINS AT HOME.**

THE TOWERS: MODERN MARVELS CRAFTED TO BRING IN PLENTY OF NATURAL LIGHT AND FRESH AIR.

With meticulous planning and flawless execution, the towers at Upper Thane surpass every expectation. Sensitively interwoven into a natural forest expanse with a drop-off on one side and green walkways on the other, the towers have been designed to bring in plenty of natural light and fresh air. The residences within are thoughtfully planned and finished to the highest level of detail, cocooning you in luxury and comfort.



Grand entrance lobby with the finest finishes

Designer floor lobby

2 hi-speed elevators (including one stretcher elevator) from Otis/Schindler/Kone**

DG power back-up for common area lighting, elevators and water supply system

Provision for fibre-optic (FTTH) and Direct-to-Home TV (DTH) connectivity, providing hi speed internet access^

Toilet/Shower facilities for domestic help



RESIDENCES WHERE FRIENDS WILL WANT TO DROP IN FOR A CUP OF COFFEE.

(BIRDS AND BUTTERFLIES INCLUDED.)

View from your deck. Actual project photo.

Your residence is a private haven set within a forest habitat. Designed by world-renowned master architect, Hafeez Contractor, each residence comes with views of the garden or tree-lined avenue. Select residences also offer enchanting views of the meandering Ulhas river. Spacious, well planned and air-conditioned, your home exudes impeccable style, and comes with the finest fitments and finishes.



L-shaped living room with lavish dining area. Actual project photo.



1, 2 and 3 bed apartments

Each residence comes with views of the garden/tree-lined avenue, while select residences offer mesmerizing views of the Ulhas river

Fully air-conditioned homes with split A/C*

Select residences with grand sun-decks

Marbital® flooring** for living, dining, passage and bedrooms

Kitchen with granite platform, high-end stainless steel sink, and premium vitrified tile flooring

Designer bathroom finished with CP fittings from Jaquar/Kohler/Isenberg** and sanitaryware from Kohler/Roca**and designer tile Dado

Select Gardenia residences come with private gardens

Optimal utilisation of space:

- Less than 2-3% area in passage®
- L-shaped dining area
- Separate utility area
- Separate wardrobe area in each bedroom
- Virtually full height (starting 6" above floor level) windows in living and bed rooms to maximize light and ventilation

Air-conditioned bedroom. Actual project photo.

A LEISURELY STROLL
THROUGH GREEN LEAFY
WALKWAYS AFTER DINNER.
WHAT BETTER ENDING
TO THE PERFECT DAY?

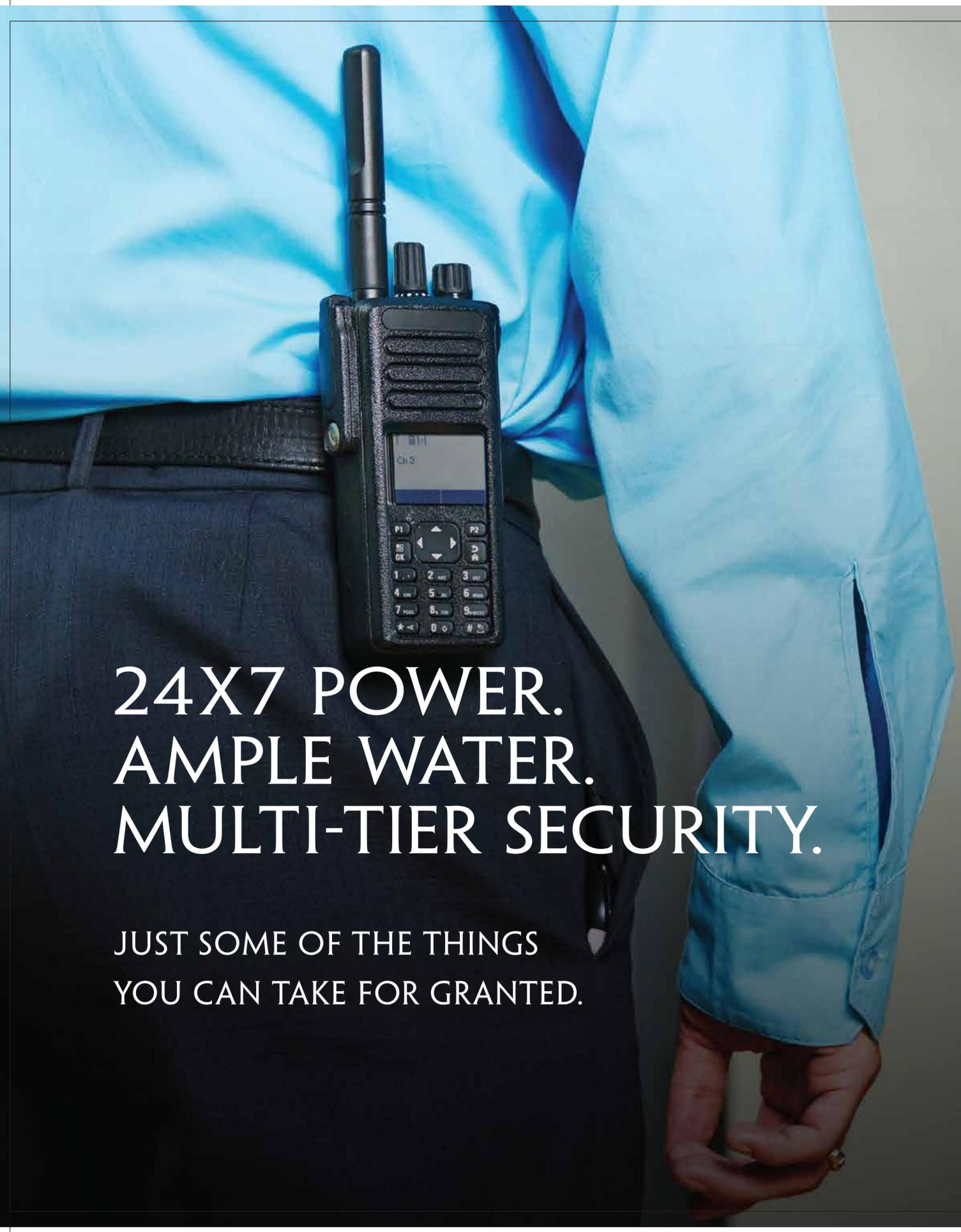
Towers interlinked by green walkways.

**WORLD-CLASS
GOVERNANCE
AND MANAGEMENT.**

SO THAT YOUR WONDERFUL WORLD STAYS WONDERFUL.

Upper Thane shares the high standards of a privately run organisation, as it is run by one. Consisting of expert city administrators, the citizens of Upper Thane, and urban planners, the Upper Thane Management Association is responsible for everything, from ensuring the formulation of city policies to providing high quality and cost effective services.





**24X7 POWER.
AMPLE WATER.
MULTI-TIER SECURITY.**

JUST SOME OF THE THINGS
YOU CAN TAKE FOR GRANTED.



Your wonderful world has been designed to international standards with provisions for 24x7 power[^], ample water supply[^] and best in class security.

Best-in-class 3-tier security system with:

Intercom for each residence

Controlled access to entrance lobby

24x7 CCTV monitoring of key areas

MASTER PLAN & VIEWS



Grand outdoor play zone



Themed garden



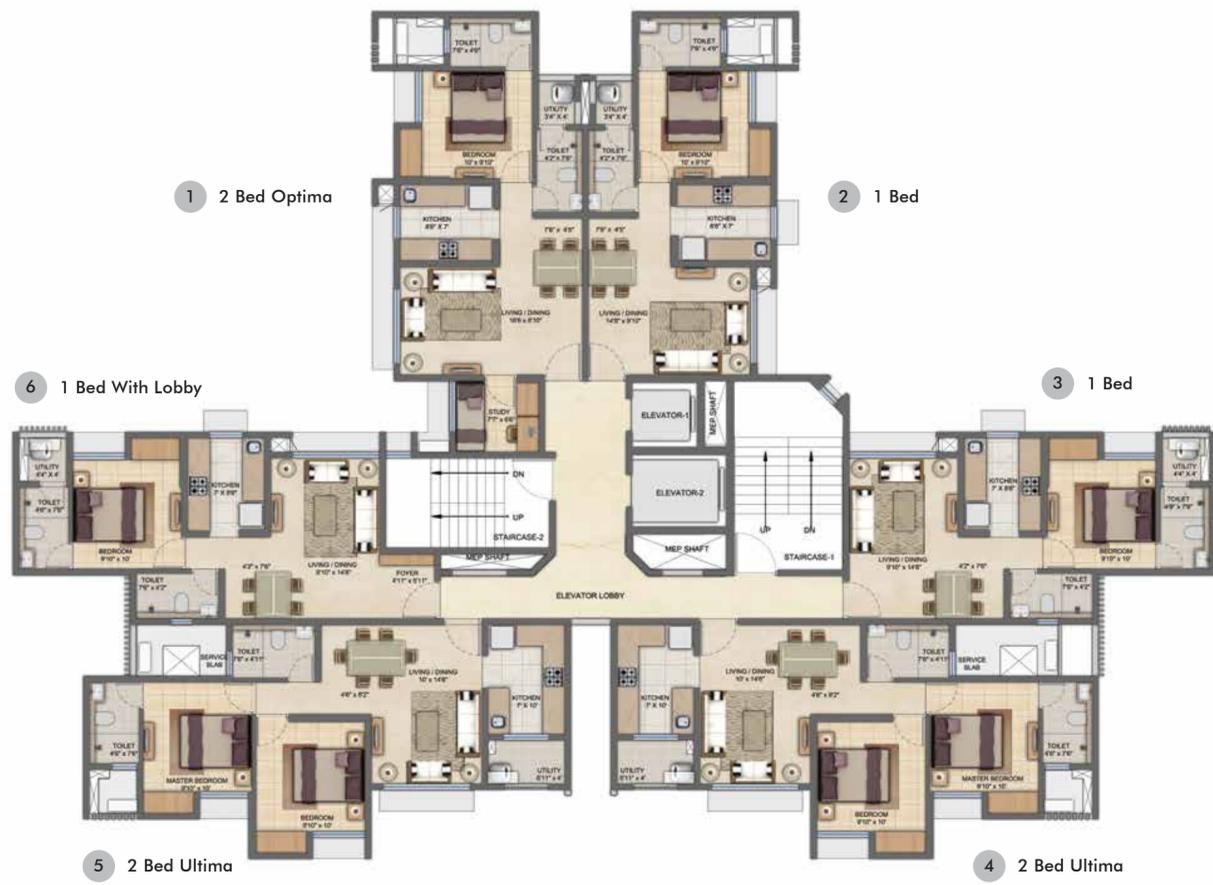
International standard cricket ground



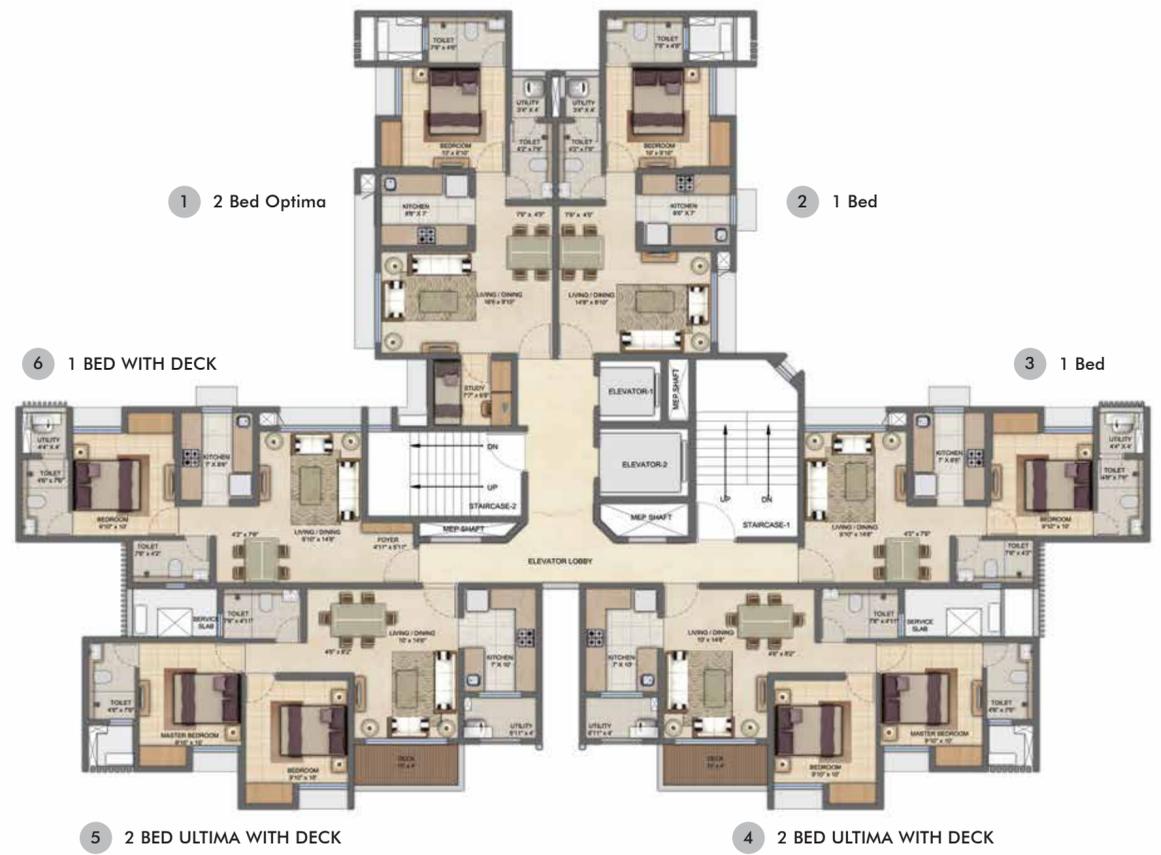
Three swimming pools



International standard football ground



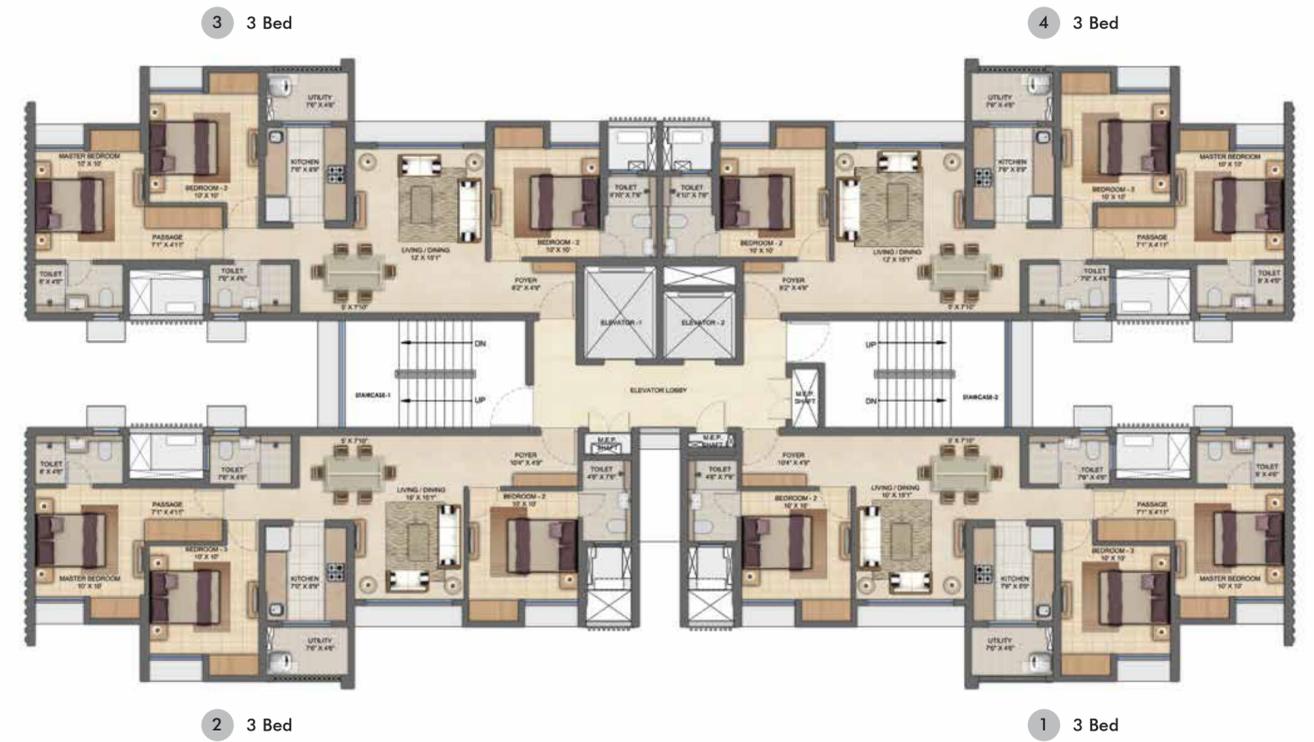
PLEASE REFER FOR WING A, B, C, C1, C2, D, E, F OF CASA TREETOPS
 & FOR WING A, B, D, E1, F, H OF CASA GREENVILLE



PLEASE REFER FOR WING C, E, G, I OF CASA GREENVILLE



PLEASE REFER FOR TYPICAL FLOOR OF WING A & B OF CASA TIARA



PLEASE REFER FOR 1ST - 7TH, 9TH - 12TH, 15TH - 18TH & 20TH FLOOR OF CASA ECOPOLIS WING B

1 BED



1 BED WITH LOBBY



2 BED OPTIMA



2 BED ULTIMA



3 BED



2 BED ULTIMA WITH DECK



3 BED ULTIMA WITH DECK - B



PARTNERS

ARCHITECTURE

Hafeez Contractor Architects

One of India's leading architectural firms, Hafeez Contractor Architects has changed the face of the nation's urban landscape forever. 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 including ITC Grand Central and ITC Grand Maratha Sheraton, Infosys Global Education Centre (Mysore), D Y Patil Stadium in Nerul (Navi Mumbai) and the redesigning of Mumbai Airport. The firm has to its credit over 2500 clients and 7.2 billion square foot of ongoing projects in 100 cities and 5 countries.

LANDSCAPE DESIGN

Prabhakar Bhagwat Associates

Arguably the most influential landscape design firm in India, this firm has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications, and has also been the recipient of several international awards.

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 additional price and are not part of the standard unit. All brands mentioned herein may be 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 +/-2% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. Date of printing: January 2018. ^ to be provided by 3rd party providers on chargeable basis; power reliability of 98%; ample water supply as per govt. norms; *Measured in March 2017; *excluding kitchen, toilets and any service areas; **or equivalent; % - curriculum and school operator may be changed as per discretion of school management; *Check plans as same may vary for select units; *By Sales.

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