LODHA

Jiyo Toh Aise!

CROWN

LODHA QUALITY HOMES

Jiyo Toh Aise

WITH INDIA'S NO.1

REAL ESTATE DEVELOPER.

DELIVERING 4 OUT OF 5 HOMES

BEFORE TIME^.

Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 smart city with the highest livability quotient** – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that meet global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Every one of our developments delivers world-class design and uncompromised quality, and is benchmarked against the highest standards of service.

We have been India's No.1 residential developer for the past 6 consecutive years, delivering net sales (India) of over ₹ 7,163 crore. We have successfully delivered a staggering 19,670 homes over the last 2 years (FY 17-18 and FY 18-19), of which 15,800 homes were delivered before time, i.e. every 4 out of 5 homes were delivered before time.^ Our team of over 3,500 associates (including over 2,000 highly trained technicians) has a passion for delivering the finest homes, offices, and retail spaces. We work relentlessly to create developments of exceptional quality.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, and deploying the best people and processes, we have been able to create landmark developments across residential, retail and office spaces, time and again.

Our world-class design, excellent execution, differentiated branding and marketing, coupled with efficient and enthusiastic on-ground sales staff, work well together to create the best value for our customers. With developments in London, Mumbai and Pune, and offices in New York, Dubai and Shanghai, Lodha is now a multinational corporation.



Lodha Altamount
India's finest residences on Mumbai's Billionaires' Row



The World Towers
One of India's most iconic addresses



Trump Towers Mumbai
Mumbai's glittering jewel with a striking gold façade

**Based on liveability quotient ranking of JLL.
^In last 2 years, for 80% of units delivered - possession offered prior to agreement due date including grace period.



No.1 Grosvenor Square, London
London's most desirable address



Palava
India's No.1 smart city*



Lodha Excelus
Head offices to India's leading corporates

The Lodha Foundation

Our vision – 'Building a Better Life' – extends to our commitment to society. We make significant efforts to improve and uplift the areas we work in, and the communities we work with, by dedicating a portion of our annual profits to social initiatives. The Lodha Foundation was established in 2007, to implement developmental initiatives in Mumbai, Thane and the Kalyan-Dombivli Region. Our Corporate Social Responsibility initiatives include educating children from low income families, vocational training for disadvantaged youth and other community welfare measures.

Leaders in Sustainable Development

Guided by the principles of responsible luxury, we ensure every development is conceived and designed with an abiding respect for nature, and a commitment to give back to the environment.

- All developments benchmarked against LEED standards.
- Working with global experts to set new benchmarks for sustainability.
- Use of solar power through solar power farms at various locations.
- Rainwater harvesting and recycling of fresh water at all developments.
- Large-scale landscaping and tree plantation at all developments.
- Recycling of waste materials to ensure conservation of resources.
- Commercial developments with water-efficient landscaping, wastewater treatment reuse mechanisms and increased ventilation.

Awards and Recognition

2019

- 'Real Estate Youth Icon of the Year' – Presented by Grohe Hurun

2018

- 'Forbes Tycoons of Tomorrow' – Presented by Facebook

2017

- 'Most Respected Real Estate Brand – India' by 2017 Grohe Hurun
- Scroll of Honour award for 'Marketing Firm of the Year – India' by CREDAI
- 'Highest Livability Quotient' for Palava, by JLL's liveability quotient
- 'Best Residential Project Under Ultra-Luxury Segment' in the West Zone of India for Lodha Altamount by CNBC Awaaz Real Estate Awards 2017

2016

- 45th Most Respected Company in India, 2016, by BW BusinessWorld magazine
- 'Best Private Township' in the BW BusinessWorld Smart Cities Awards
- Certificate of recognition as the Times Realty Icon 2016, for 'Iconic Upcoming Project – World One Worli' by Optimal Media Solutions

2015

- 'Special Recognition Award' in the ET Best Realty Brands (BRB) Awards
- Ranked as one of 'India's Best Companies to Work For, 2015' by Great Places to Work

2014

- 'The Global Leadership in Real Estate Award' at the NDTV Property Awards
- 'The Most Trusted Real Estate Brand in the Country' by the Brand Trust Report
- Ranked as one of 'India's Best Companies to Work For, 2014' by Great Places to Work

The Lodha Promise:
9 Commitments For A World-class Home Buying Experience.

We believe that the buying experience is as critical as the living experience and so it is our endeavour to make it world-class as well.

Timely Delivery
Or else we pay you interest @ SBI MCLR + 2% from expiry of grace period to offer of possession.

OC First
Possession with Occupation Certificate.

No Transfer Fee
Processing charges of only ₹ 25,000/- per unit or as permitted by authorities.

Timely Updates
Ongoing online updates through photographs of construction progress. We also organise physical site visits on at least 2 occasions between commencement of construction and possession.

World-Class Quality
Homes built with passion and precision, with the knowledge that every home we build carries our name.

Home Loan Support
Tie-ups with top banks and institutions to get you home loans at attractive rates, and on time.

Renting Support
We will help you find a tenant or lease if you decide to rent your unit any time within 12 months from possession.

Timely Conveyance
Within 18 months of completion of layout.

Top-Class Property Management
We manage your property to ensure that the value of your home continues to appreciate. And we do it for the long-term: a minimum of 5 years.





London: Lincoln Square, No.1 Grosvenor Square | Pune: Lodha Belmondo | Hyderabad: Lodha Bellezza, Lodha Meridian, Casa Paradiso

Mumbai – the dream city. A city where every hardworking family dreams to have their own home. In the past, this dream has been spoilt by high property prices forcing middle class families to accept a compromise either in the location or the quality of the development, and often, both.

Lodha, India's No.1 real estate developer, now presents Crown – a new brand of truly affordable homes that will ensure that every hardworking family in the Mumbai Metropolitan Region (MMR) can live the life of their dreams, in a home that fills them with pride, at locations which ensure convenience and easy commutes. Jiyo toh Aise!

Leveraging Lodha's scale, engineering and design capabilities and purchasing power, Crown is able to provide world-class living to families at prices which are unheard of. Designed with great attention to detail to ensure that every sq. inch of your dream home is efficiently used and learning from global

techniques of creating high quality and yet affordable homes in expensive cities like London, New York and Hong Kong, Crown provides world-class living at unheard of prices at the most convenient locations in the MMR.

The Crown Promise: No more compromise

High quality, truly affordable homes

- Homes between ₹25 L - 75 L, perfect for families who earn ₹50,000+ pm
- World-class lifestyle with global design, amenities and finishes
- Designed with great attention to detail – every inch counts

Pay just a little more than rent

- Effective interest rates as low as 5% p.a.[&] with PMAY and tax benefits
- Pay just 5% to buy with easy pay scheme: 5:75:5:15
- EMI just little more than rent
- Reasonable maintenance charges

Convenient locations

- Locations with good road and rail connectivity enabling you to minimize commute time
- Complete eco-system including shopping, schools, and medical facilities within walking distance
- Bus service to nearby railway stations and job hubs

Jiyo Toh Aise!

Less time commuting.
More with family.



Offering superlative infrastructure, with world-class schools, hospitals, retail, entertainment and an increasing number of top corporates setting up office, Thane has acquired the status of being Mumbai's most attractive suburb today. And within this rapidly growing suburb, Majiwada enjoys the best location in terms of centrality and connectivity.
Just a short drive, or a quick walk, from the best malls, schools and hospitals, this location enjoys unmatched connectivity to all parts of the Mumbai Metropolitan Region (MMR) through the Eastern Express Highway (Central Suburbs), Ghodbunder Road (Western Suburbs), Thane railway station and upcoming metro station (line towards Wadala, Mira Road, Bhiwandi, Kalyan).


Towards Western Suburbs
Towards Bhiwandi
Hypercity
~ 15 Mins
Vijay Sales
~ 10 Mins
Bethany Hospital
~ 15 Mins
Cinemax
~ 9 Mins
G B Road
~ 5 Mins
D-Mart
~ 10 Mins
Syndicate Bank
~ 9 Mins
Big Bazaar
~ 5 Mins
Currae Hospital
~ 5 Mins
C.P. Goenka International School
~ 5 Mins
CROWN
Jupiter Hospital
~ 5 Mins
Viviana Mall
~ 5 Mins
Lodha World School
~ 2 Mins
Bus Stop
~ 1 Min
Smt. Sulochanadevi Singhania School
~ 12 Mins
SBI Bank
~ 5 Mins
Proposed Metro Station at Majiwada
~ 5 Mins
Boulevard Premium Shopping Centre
~ 3 Mins
Saket Road
Eastern Express Highway
~ 5 Mins
Towards Nasik
Ulhas River
Korum Mall
~ 10 Mins
Towards Thane Station
~ 15 Mins
Towards Powai & BKC
Ram Ganesh Gadkari Rangayatan
~ 20 Mins
Towards Airoli
~ 30 Mins
Map not to scale



Crown Thane: A life of no compromise.

Designed by renowned master architect, Kapadia Associates, and Singapore's foremost landscape design firm, Sitetectonix, Crown Thane invites you to upgrade to a superior lifestyle. Crown Thane is spread over 10# beautiful acres, with open green landscapes and world-class amenities. Part of a self-sufficient ecosystem, it comes with an ISCE school, shopping complex and wide roads. Offering you a thriving ecosystem that ensures you live life with absolutely no compromises.



Part of a 70+ acre thriving neighbourhood developed by Lodha Group, ideally located just off the Eastern Express Hwy – complete ecosystem including world-class ICSE School (Chandresh Lodha Memorial School), shopping complex and wide roads

Grand entrance to the project from ~100 feet (30 m) wide road

Large landscape designed by world-renowned landscape architects - Sitetectonix, Singapore

Grand Trimurti temple dedicated to Lords Ganesha, Krishna and Hanuman

Lawns, landscaped courts, walking tracks and well-designed drop offs

Ample 2-wheeler parking@@

Convenience retail

Environmentally sustainable development with waste-water recycling, rain water harvesting and solar power panels^^^



Why step out when everything is within your complex?



At Crown Thane, you lead
a life replete with multiple
avenues for sport, fitness and
recreation. There are ample
spaces to enjoy quality time
with your loved ones,
as well as some quiet time
with yourself. While the grand
clubhouse is the perfect
setting to unwind, as well
as showcase your new home
to friends and family.



Grand Clubhouse, spread over 20,000 sq.ft.:

World-class gymnasium

Indoor games area with Table Tennis, Carrom, and Chess

Indoor kids play area and creche

Cinema/auditorium

Health club with steam & changing rooms

Café & library lounge

Badminton court

Party halls for your next big celebration





Outdoor sports including:

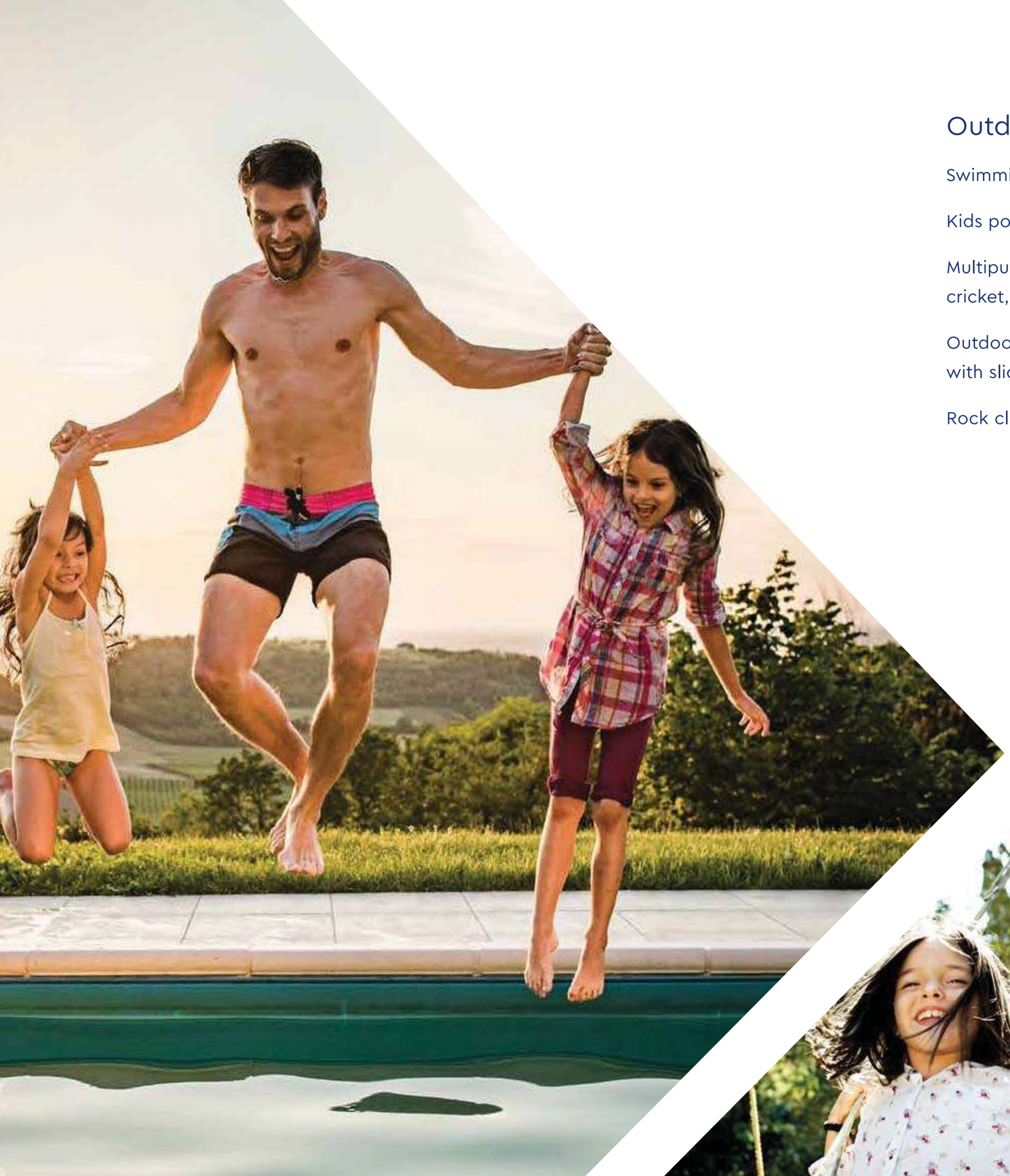
Swimming pool

Kids pool

Multipurpose sports ground:
cricket, football, volleyball etc.

Outdoor children’s play area
with slides and swings

Rock climbing wall







Grand Trimurti temple: The Jewel of Crown Thane.

The grand temple at Crown Thane, dedicated to Lords Ganesha, Krishna and Hanuman, sits in the midst of a beautifully designed landscape mandala where one can meditate, pray or simply bask in the serenity of the surrounds.

Artist's impression

A great living experience.

Artist's impression

Crown Thane comprises elegant thoughtfully-designed towers that ensure the development and its residents enjoy maximum green spaces. Each tower comes with its own grand entrance lobby, where high-speed elevators wait at hand to whisk you up to your residence.





Amenities for each tower:

Grand entrance lobby

Designer lift lobby on each floor

4 elevators (including one stretcher elevator) from Omega/Victoria*

Best-in-class fire-fighting system

Domestic help toilet/shower facilities

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

Provision for Fibre optic connectivity providing hi speed internet access^^

Provision for Direct to Home TV connectivity by select service providers^^

Intelligently-designed AC$ residences you'll love to come home to.



Your air-conditioned[$] home has been intelligently-designed to maximise living space and minimise wastage, with virtually no passage. Step in, and you're greeted by premium finishes, superior quality fittings and best-in-class grade of vitrified tiling. Full-height windows in the living room and bedroom bring in plenty of natural light, and frame breath-taking views[@@@] of Ulhas river and the Kalwa greens.



Your home:

Designed by renowned architectural firm Kapadia Associates

Air-conditioned homes[$]

Full-height windows[%] in living room and bedroom to maximize views, light and ventilation

Optimal space planning within apartments with virtually no passages

High quality MarbItal© Vitrified flooring* for living, dining, passage and bedrooms

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

Toilets finished with European design style sanitary ware from Jaguar/Cera/Parryware* and CP fittings from Jaguar/Cera/Parryware*

Separate cupboard area in each bedroom for best space utilization

Piped gas[%%]

Provision for telephone and TV connectivity



Safety first.
Because nothing is
more important
than your family.

When it comes to your loved ones, safety and security is of the utmost importance. Which is why, we have equipped your home with the most advanced security system, deploying the finest technology and personnel.

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

Intercom for each residence

Swipe card controlled access to entrance lobby

CCTV monitoring of key areas



Master Plan

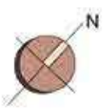


LEGEND

1. MAIN ENTRANCE
2. DRIVEWAY
3. DROP OFF
4. CUL-DE-SAC
5. ACCESS ROAD TO MLCP
6. PEDESTRIAN WALKWAY
7. SPORTS PLAY GROUND FOR CRICKET / FOOTBALL / VOLLEYBALL

* *Proposed plan as on 20-07-2020*

* *Individual Activities maybe relocated as per evaluation of design.*



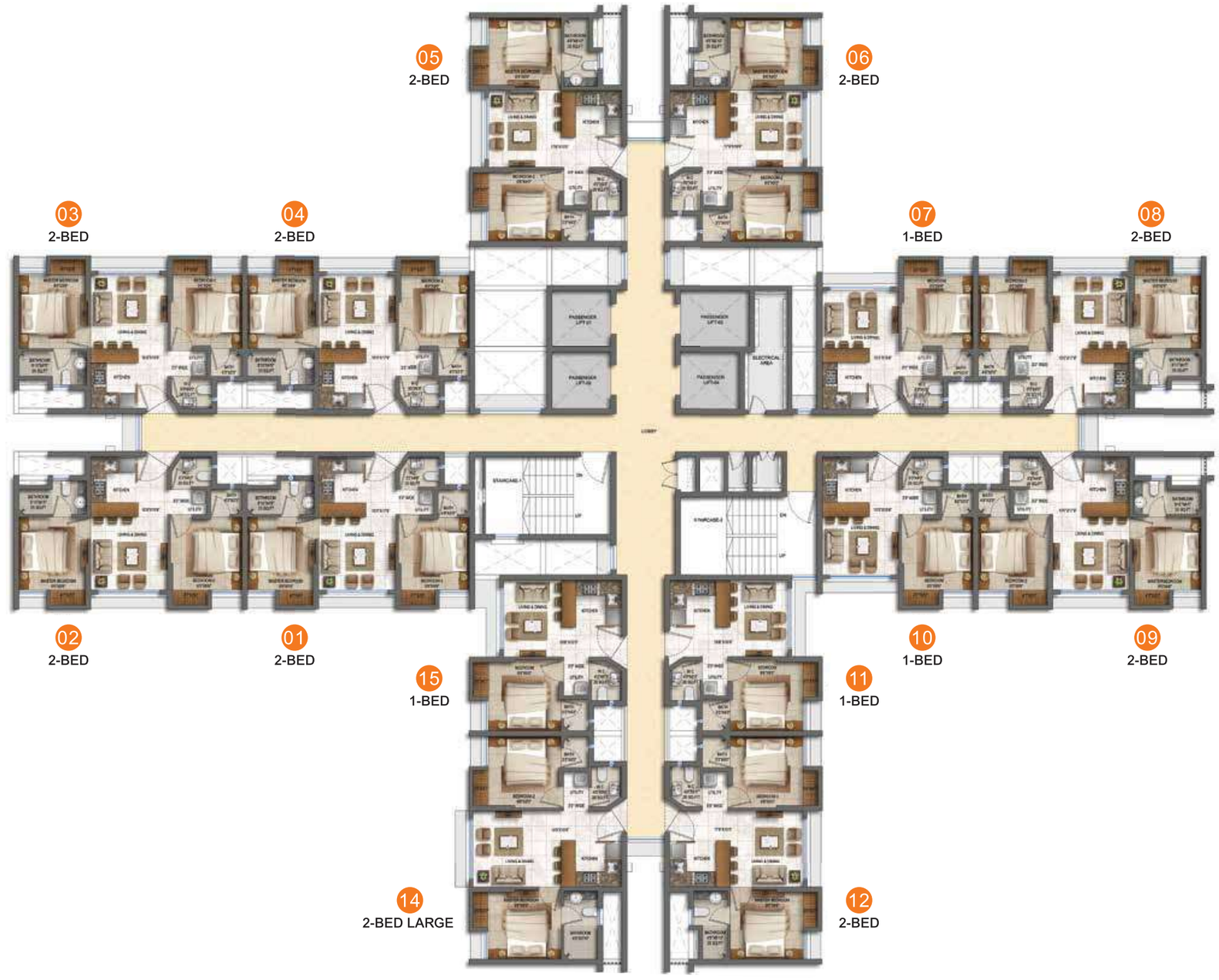


CROWN
LODHA QUALITY HOMES
THANE

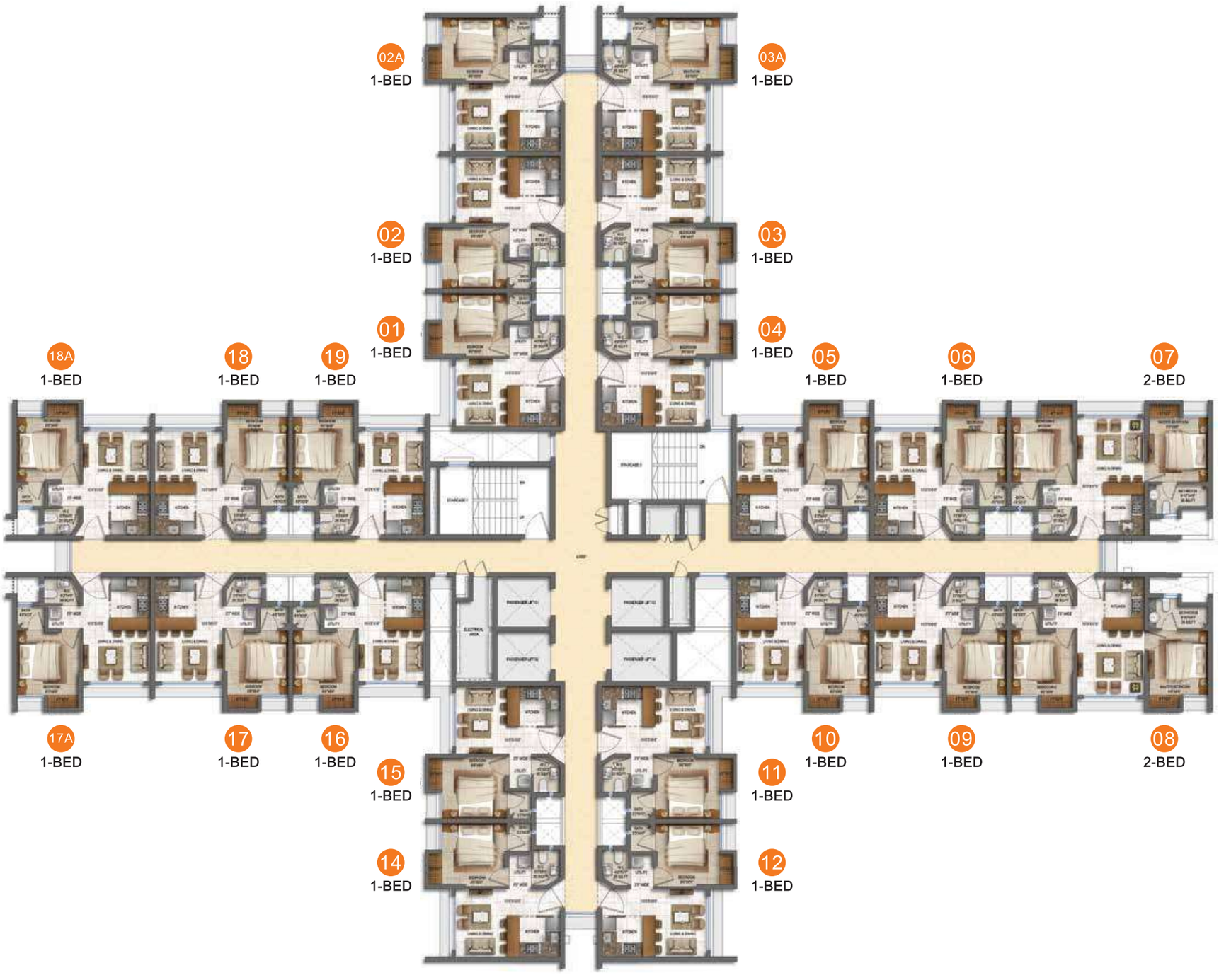
Tower 1


07
2-BED
08
2-BED LARGE
04
1-BED
05
1-BED
06
1-BED
09
1-BED
10
2-BED LARGE
03
1-BED
02
1-BED
01
1-BED
12
1-BED
11
2-BED
17
1-BED
14
1-BED
16
2-BED
15
2-BED
N

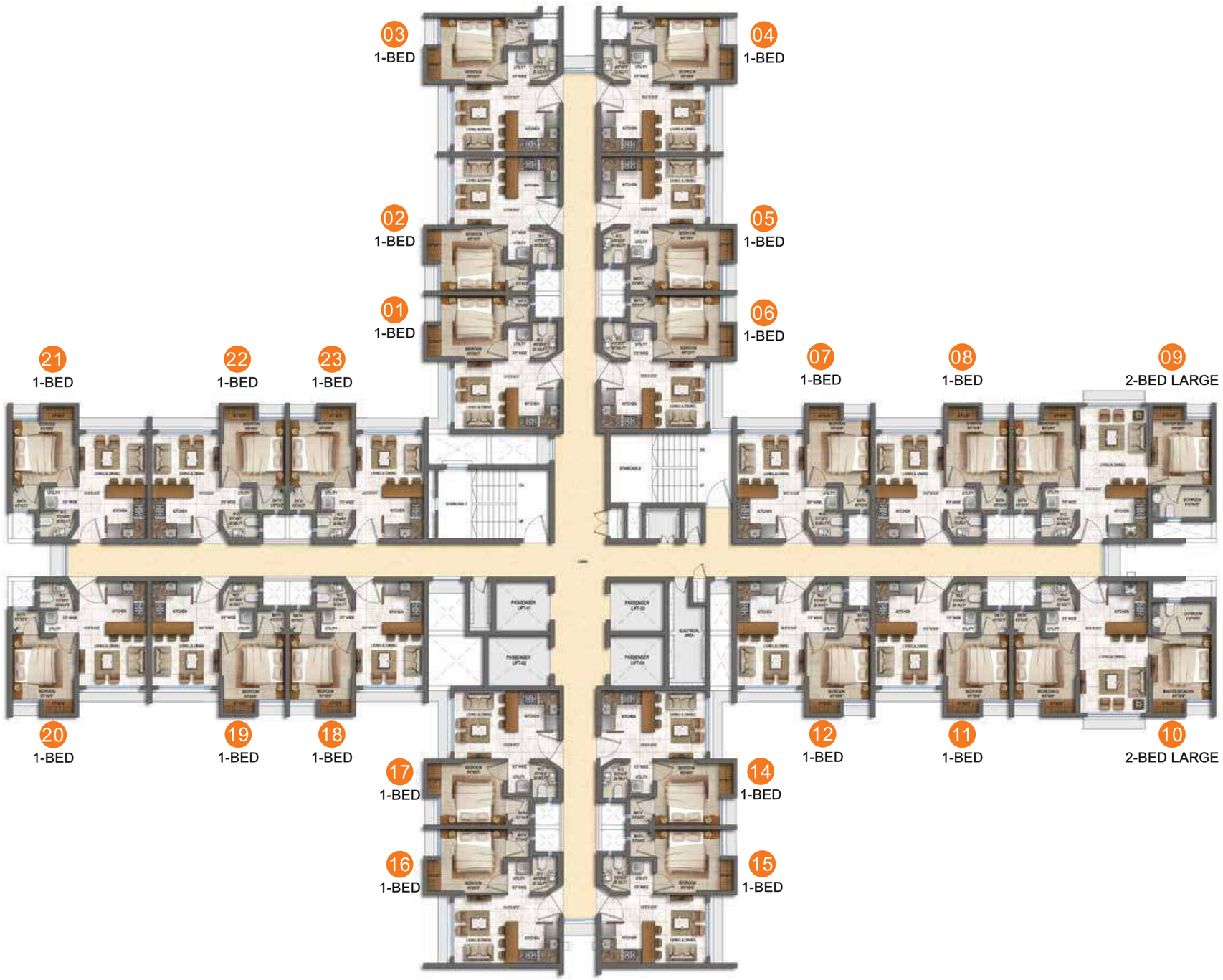
Tower 2


05
2-BED
06
2-BED
03
2-BED
04
2-BED
07
1-BED
08
2-BED
02
2-BED
01
2-BED
15
1-BED
10
1-BED
09
2-BED
11
1-BED
14
2-BED LARGE
12
2-BED
N

Tower 3


02A
1-BED
03A
1-BED
02
1-BED
03
1-BED
01
1-BED
04
1-BED
18A
1-BED
18
1-BED
19
1-BED
05
1-BED
06
1-BED
07
2-BED
17A
1-BED
17
1-BED
16
1-BED
15
1-BED
11
1-BED
10
1-BED
09
1-BED
08
2-BED
14
1-BED
12
1-BED
N

Towers 4, 5 and 6



1 Bed


4'7"X2'0"
BEDROOM
9'0"X9'6"
LIVING & DINING
10'0"X15'6"
UTILITY
3'3" WIDE
BATH
4'0"X3'3"
KITCHEN
WC
5'3"X4'0"
20.8Q.FT.

2 Bed


4'7"X2'0"
BEDROOM-2
9'0"X9'6"
4'7"X2'0"
MASATER BEDROOM
9'0"X9'6"
LIVING & DINING
10'0"X17'6"
UTILITY
3'3" WIDE
BATH
4'0"X3'3"
WC
5'3"X4'0"
20 SQ.FT.
KITCHEN
BATHROOM
8'10"X4'5"
35 SQ.FT.

2 Bed Large


4'7"X2'0"
BEDROOM-2
9'0"X9'6"
4'7"X2'0"
MASATER BEDROOM
9'0"X9'6"
LIVING & DINING
10'0"X19'5"
UTILITY
3'3" WIDE
BATH
4'0"X3'3"
WC
5'3"X4'0"
20 SQ.FT.
KITCHEN
BATHROOM
8'10"X4'5"
35 SQ.FT.

Partners

ARCHITECTURE - KAPADIA ASSOCIATES

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects with optimized managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards.

LANDSCAPE - SITETECTONIX

Established in 1995 in Singapore, Sitetectonix is globally acclaimed for its contribution to landscape architecture, urban design and planning. The firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence. Sitetectonix is known for innovative, cost-effective designs that are executed with uncompromising quality and dependability. They take into account the environmental, social, cultural, historic and economic circumstances of each project. Sitetectonix's high-profile projects include the Anglo-Chinese School, Singapore; Far East Square, Singapore; the first ITE regional campus, Singapore; Kanuhura Beach & Spa Resort, Maldives and the much awarded Hotel Sofitel Central, Hua Hin.

Disclaimer: 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. In the master plan, individual activity maybe relocated as per evaluation of design. The garden units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organization.

% - above height of 150 mm above Finished Floor Level | %% - subject to agreement and supply from 3rd party provider. Developer bears no responsibility for providing this and will only refund deposit/charge (if any) collected by Developer towards this. | $ - Bedrooms with window AC. No AC in other areas. *or equivalent | ^^ Monthly services on chargeable basis from provider. | # - Total plot area, includes land to be handed over to authorities. ! - for partial common area loads. | @ - all loans are subject to eligibility and terms of the concerned lender. | @@ - Can also be upgraded to 4-wheeler parking by separatarrangement. | @@@ - Views vary based on unit floor and orientation. | & - For first time home buyers, taking into account PMAY and tax benefits. All loans at sole discretion of the lender.

The project has been registered via MahaRERA registration number: P51700022250 | P51700022251 | P51700022533 | P51700024777 available at website: http://maharera.mahaonline.gov.in | Date of Printing: Mar 2020

Sales Gallery: Crown Thane, Near Majiwada Flyover, Off Eastern Express Highway, Thane 400601.
Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.