

**A WONDERFUL WORLD**



**UPPER THANE**





A WONDERFUL WORLD.  
BROUGHT TO YOU BY  
INDIA'S NO.1  
REAL ESTATE DEVELOPER.\*

Whether it's giving India some of its most iconic addresses, or crafting one 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 distinguished clientele or conceiving India's No.1 smart city with the highest liveability 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 3 decades. Every one of our developments delivers world-class design and uncompromised quality, and is benchmarked against the highest standards of service.

We have grown to become India's No.1 real estate developer by residential sales for FY 17-18, and achieved net sales of over ₹ 8,100 crore in India. We have completed more than 11,000 high-quality homes and offices the same year. 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, Singapore and Shanghai, Lodha is now a multinational corporation.



The World Towers  
One of India's most iconic addresses



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



Palava  
India's No.1 smart city\*\* – planned for  
over 2 million residents



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



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



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 in 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

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 Liveability 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



# 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.

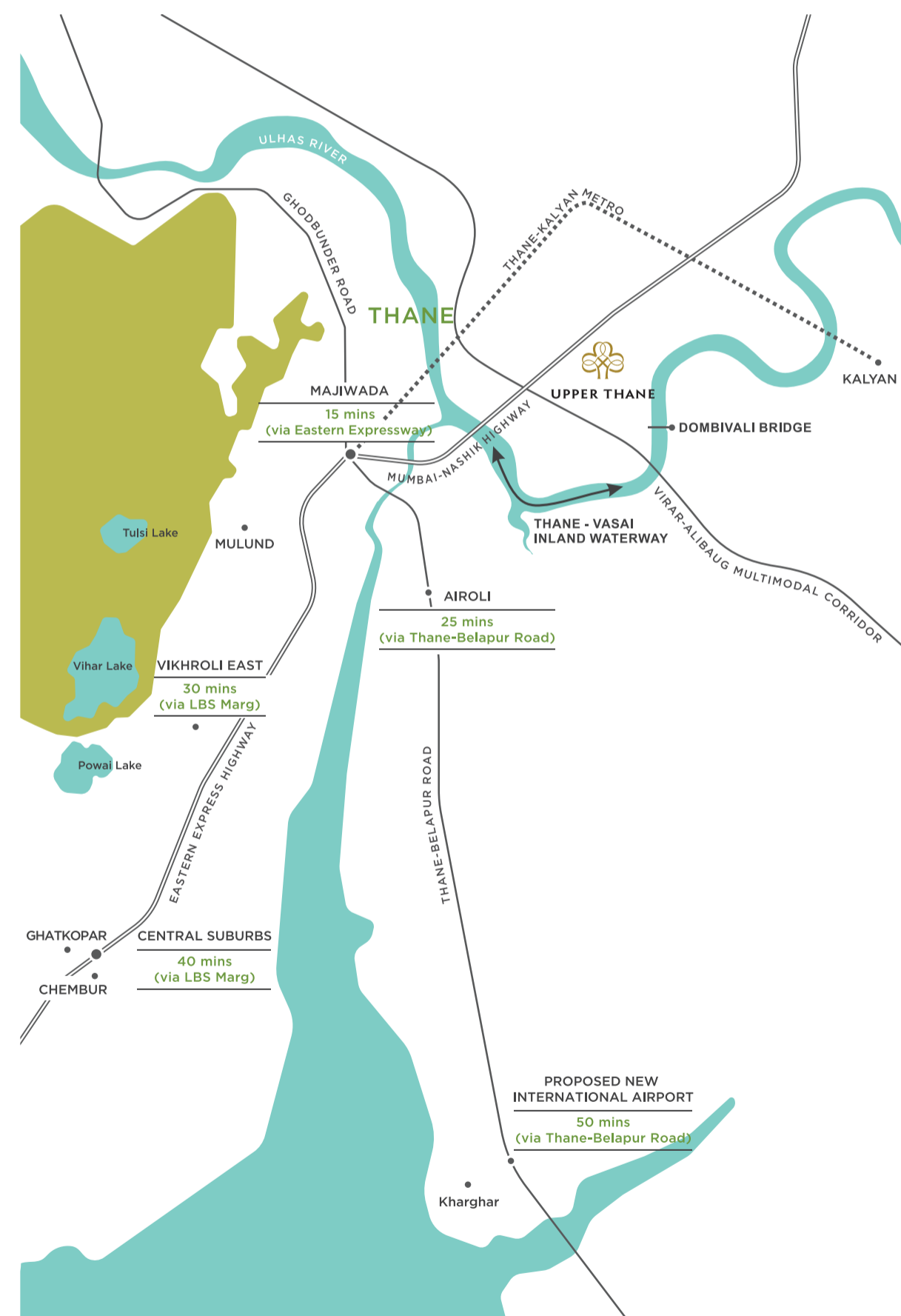
Today, Thane is Mumbai's most attractive suburb, offering great infrastructure, world-class schools, hospitals, retail and entertainment options with an increasing number of top corporates setting up their offices here.

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.

**SPEND LESS  
TIME COMMUTING.  
MORE TIME  
WITH FAMILY.**

Located just a ~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-Nashik Highway

Easy accessibility to Thane railway station with complex bus service^

Upcoming Thane-Kalyan Metro line, Dombivali bridge and Thane Vasai Inland Waterway 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

Just a ~15-minutes drive from Thane's finest hospitals, malls and entertainment hotspots

Upcoming VAMMC, Thane bullet train project, and 8-lane Nashik Highway

Remarkably well-connected, with a maximum time of one hour to reach any commercial hub in Mumbai




A romantic couple is sitting on a large tree trunk in a lush forest. The man is sitting on the tree trunk, and the woman is sitting on the ground next to him, leaning against the tree. They are both looking towards the camera. The scene is bathed in the warm, golden light of a sunset, with long shadows cast across the grass. The background is filled with tall, leafy trees under a clear blue sky.

# A FOREST ESTATE WHERE ROMANCE IS REKINDLED, 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<sup>></sup>. 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 developer<sup>§</sup>, 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
<b>Upper Thane</b>	<b>63#</b>
New York	72
Mumbai Overall	119
Navi Mumbai	122
Delhi	142

Source: aqicn.org, independent 3rd party data  
#As per AQI report by Envirocare, 30th March 2017



## A LUSH 14-ACRE GREEN LUNG WITH HEART AND SOUL.

NOT TO MENTION, MEMORIES TO CHERISH FOR LIFE.



Upper Thane is a glorious ode to nature. And set in the midst of it, is a contiguous green lung spread over 14 acres (larger than the total area of most developments) with hundreds of trees and diverse environments that provide you a multitude of experiences, and endless opportunities to create precious memories with your loved ones.

The green lung runs across the length of the project and is the vibrant spine that stitches it together. It begins with a relaxed water grotto, which offers you comfortable steps to sit on, and admire the many species of fish and aquatic plants. Nearby is an aquatic play area for children, where they can experiment with water wheels and small rivulets. All this is part of a larger 2-acre green plaza – a vibrant space for people to meet and enjoy outdoor art, listen to music, shop or just sit back and watch life go by. Just off the plaza is the sector club that comes with its own garden.

Moving further ahead, you find yourself at an oval green – a large open space to enjoy the sunny outdoors with family and friends. As you walk on, you find the landscape transforming and, before you know it, you are engulfed in lush greens – tall grass and fragrant shrubs surround you while towering trees form a green canopy as you walk or jog by. Further down, you find courts for various sports.

The sports arena abuts the city plaza: a comfortable space with trellises, flowering vines, shade-giving trees, and seats from which you can view a magnificent temple floating on a lotus pond.

This seemingly never-ending green lung continues further down to the city club that comes with its own gardens and shimmering pool. The club, reminiscent of colonial structures of the yesteryears, sits on a large green cricket ground, edged with mature trees and plenty of shade. A tree-lined avenue takes you further down the progression, ending in a large football ground.

So for your next summer vacation, you don't need to travel to Central Park or Hyde Park. Just stay home, and enjoy your very own world-class park in Upper Thane

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

# GRAND CLUBHOUSE. THE LAP OF LUXURY IN THE LAP OF 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.

45,000+ 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  
WONDER, IT SHOWS.



LIVING HERE  
IS REASON  
ENOUGH TO  
CELEBRATE.



MOVIE TIME.  
WILL IT BE BUTTER OR  
CARAMEL POPCORN?

KIDS DEDICATED  
PLAY 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 close-up photograph of a young girl with dark hair, looking down with a focused expression 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.

# THE BEST LESSONS AREN'T ALWAYS TAUGHT IN SCHOOL. BUT ON THE WALK BACK HOME.

Upper Thane will have its own CBSE<sup>®</sup> 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  
FACILITIES AND THE  
FINEST 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, the best 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



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

BIRDS AND BUTTERFLIES INCLUDED.

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

A LEISURELY STROLL  
THROUGH LEAFY  
WALKWAYS AFTER DINNER.

WHAT BETTER ENDING  
TO A PERFECT DAY?

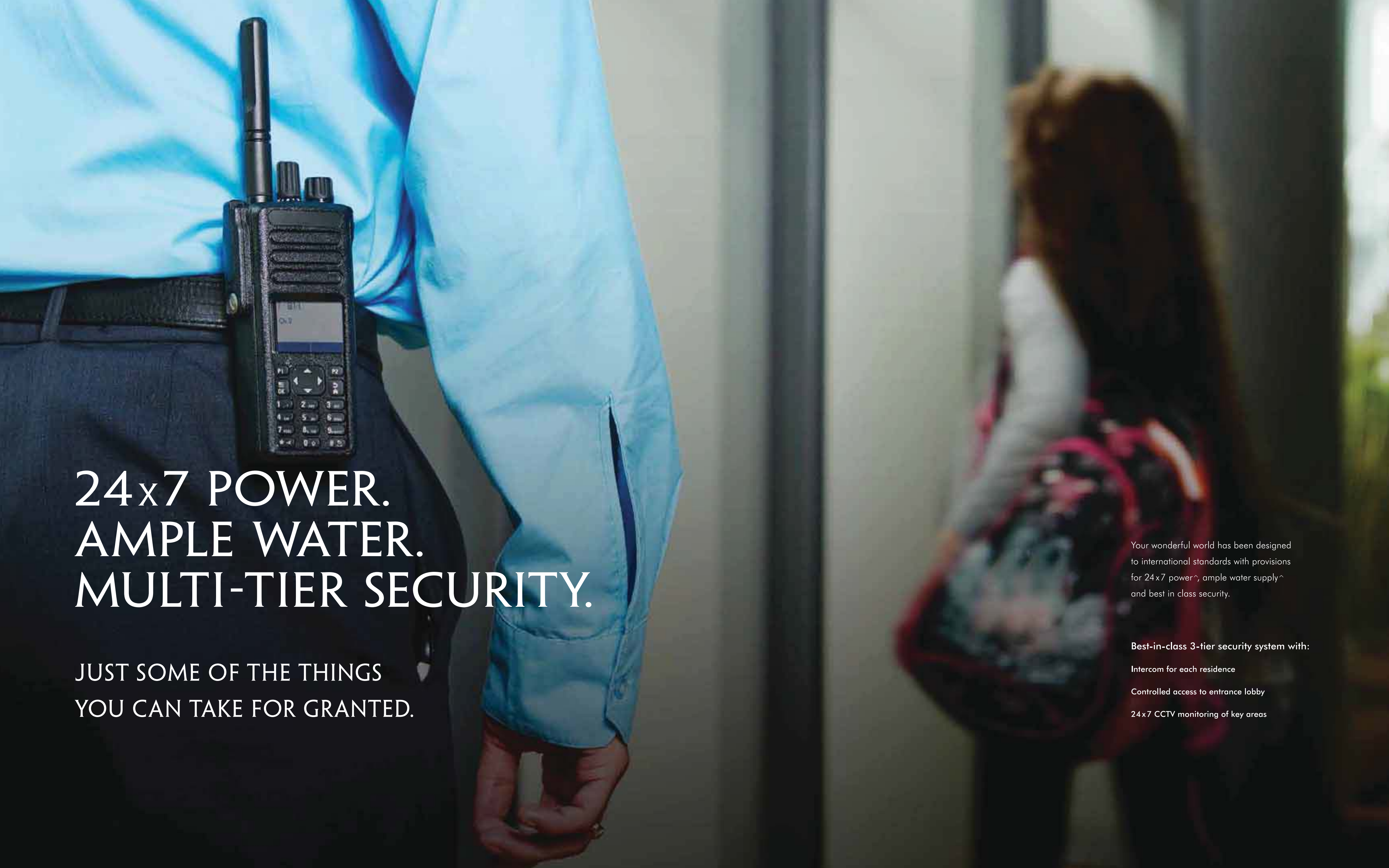


**WORLD-CLASS  
GOVERNANCE  
AND MANAGEMENT.**

# 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

**PLANS**



# UPPER THANE

A WONDERFUL WORLD



## LEGEND

1. ENTRANCE
2. INTERNAL DRIVEWAY
3. PLAY COURT
4. CENTRAL CLUB HOUSE
5. CRICKET GROUND
6. SCHOOL
7. SCHOOL PLAYGROUND
8. TEMPLE

..... GREEN LUNG  
— FUTURE DEVELOPMENT

9. RETAIL
10. FOOTBALL FIELD
11. PEDESTRIAN GREEN UNDERPASS  
(LOCATION SUBJECT TO APPROVAL)
12. CLUSTER CLUB HOUSE
13. WATER ARENA
14. CIVIC PLAZA
15. CHILDREN'S PLAY AREA
16. MULTI LEVEL CAR PARKING

AS ON DATE 12<sup>TH</sup> OCT 2018





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  
& FOR CASA SERENO D, E & FOR CASA WOODLANDS E, F, G, H, I



PLEASE REFER FOR TYPICAL FLOOR OF WING I OF CASA TIARA



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

1 BED



1 BED WITH LOBBY



PLEASE REFER FOR WING A & B1 TYPICAL FLOOR PLAN OF CASA SERENO

2 BED OPTIMA



2 BED OPTIMA - A



2 BED ULTIMA



2 BED ULTIMA WITH DECK



2 BED ULTIMA - A



2 BED ULTIMA WITH DECK - A



3 BED



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. ^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 some may vary for select units; #By Sales.

MahaRERA Registration No. P51700008449 | P51700007192 | P51700006147 | P51700014814 | P51700014770 | P51700016245 | P51700016243 | P51700016437 | P51700016666 | P51700018035 P51700018107 | Details available at website <http://maharera.mahaonline.gov.in> under registered projects | Date of printing: Dec 2018



 **LODHA**

Sales Office: Upper Thane, near Lodha Dham, Mumbai Nasik Highway, Dist. Thane.

Corporate Office: Lodha Excelus, N M Joshi Marg, Mahalaxmi, Mumbai 400 011.