



LODHA
LUXURIA PRIVA
Live evolved

LODHA
LUXURIA PRIVA

LIVE
EVOLVED





WITH ITS PATH-BREAKING CREATIVITY IN ART, MUSIC AND LITERATURE, AND ITS QUEST FOR INTELLECTUAL AND PHILOSOPHICAL TRUTHS, THE RENAISSANCE ERA DEFINES FOR ALL TIME, A PERIOD WHEN MAN WAS AT HIS FINEST. ENRICHED WITH NEW IDEAS AND THOUGHTS, EMPOWERED TO CHART A NEW, EVOLVED COURSE FOR HIS LIFE. THE ENGLISH LANGUAGE HAS SINCE EVEN TAKEN TO USING THE WORD 'RENAISSANCE' TO REPRESENT REBIRTH AND RENEWED VIGOUR. AT LODHA LUXURIA PRIVA, THE RENAISSANCE SPIRIT LIVES AGAIN. HERE, YOU HAVE ENDLESS OPPORTUNITIES TO LEARN, EXPLORE, CREATE, TO WIDEN THE MIND AND UPLIFT THE SPIRIT. LODHA LUXURIA PRIVA TRANSCENDS THE ORDINARY DEFINITION OF LUXURY, TO OFFER YOU WHAT THE EVOLVED HUMAN BEING TRULY SEEKS, A LIFE WELL LIVED.






ENTER A WORLD
OF CULTURE, SOPHISTICATION,
RHYTHM AND GRACE.

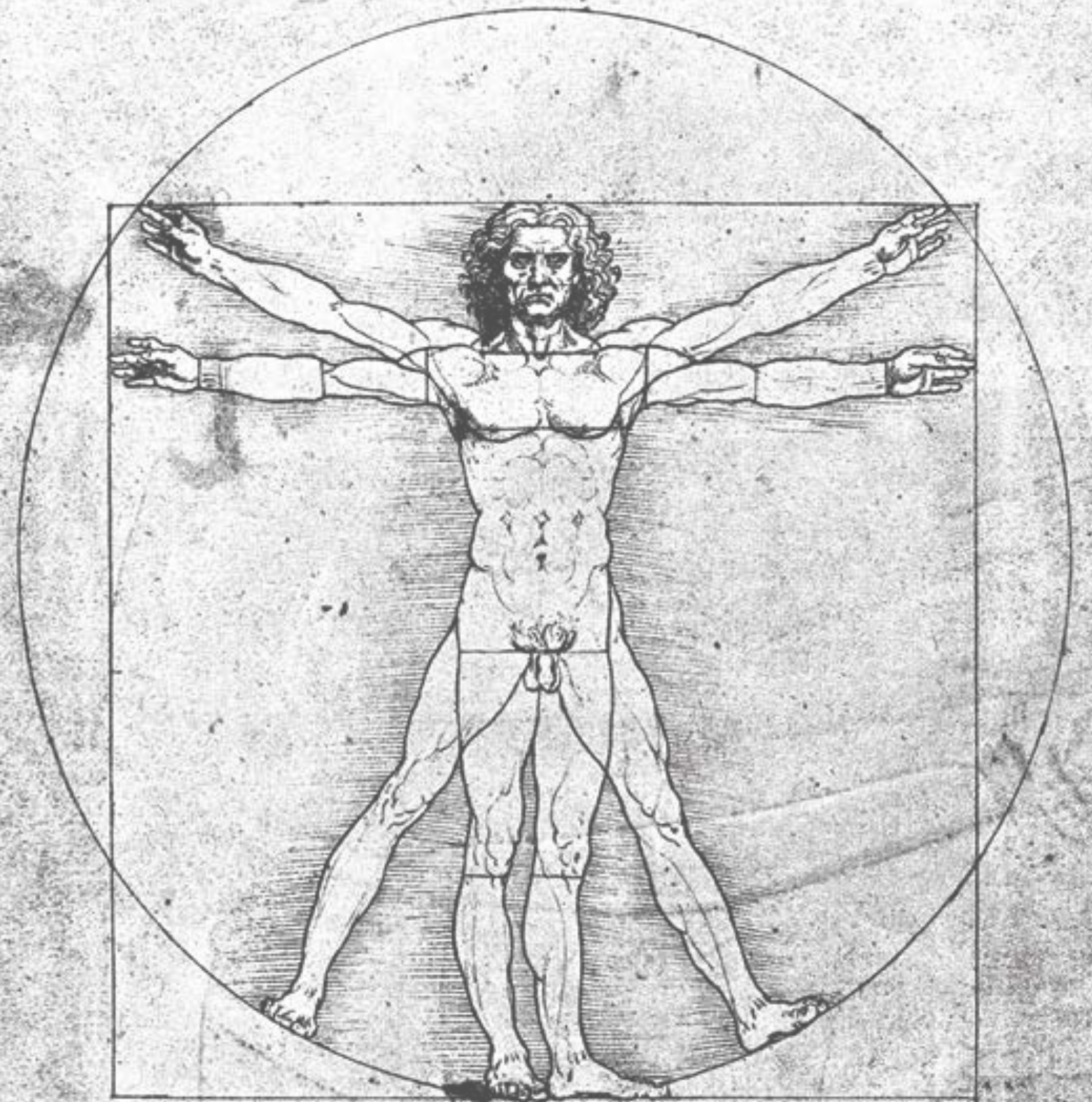
THE MUSIC BEGINS, AND THE REST OF THE WORLD FADES. ROMANCE
AND PASSION, GRACE AND ENERGY INFUSE YOU. MOVED BY AN IRRESISTIBLE
POWER, YOU SWEEP ACROSS THE FLOOR IN A DAZZLING SALSA. A FIERY
FLAMENCO, A PULSATING JIVE. AT LODHA LUXURIA PRIVA, THE CITY'S MOST
CELEBRATED DANCE EXPERTS WAIT TO SWEEP YOU OFF YOUR FEET.





WIDEN YOUR
CULTURAL UNIVERSE.
LET MOZART, BEETHOVEN
AND BACH HELP.

THE HAUNTING MELODIES OF CLASSICAL MUSIC'S GREATEST GENIUSES FLOW FROM YOUR FINGERTIPS,
TRANSPORTING YOU INTO A WORLD THAT'S RICHER AND DEEPER THAN YOU COULD HAVE EVER IMAGINED.
AT LODHA LUXURIA PRIVA, REPUTED MUSICIANS INDUCT BUDDING DEVOTEES INTO THE MAGIC OF THE
PIANO AND THE VIOLIN. LIVE THE EVOLVED LIFE. TO THE SOUND OF MUSIC.

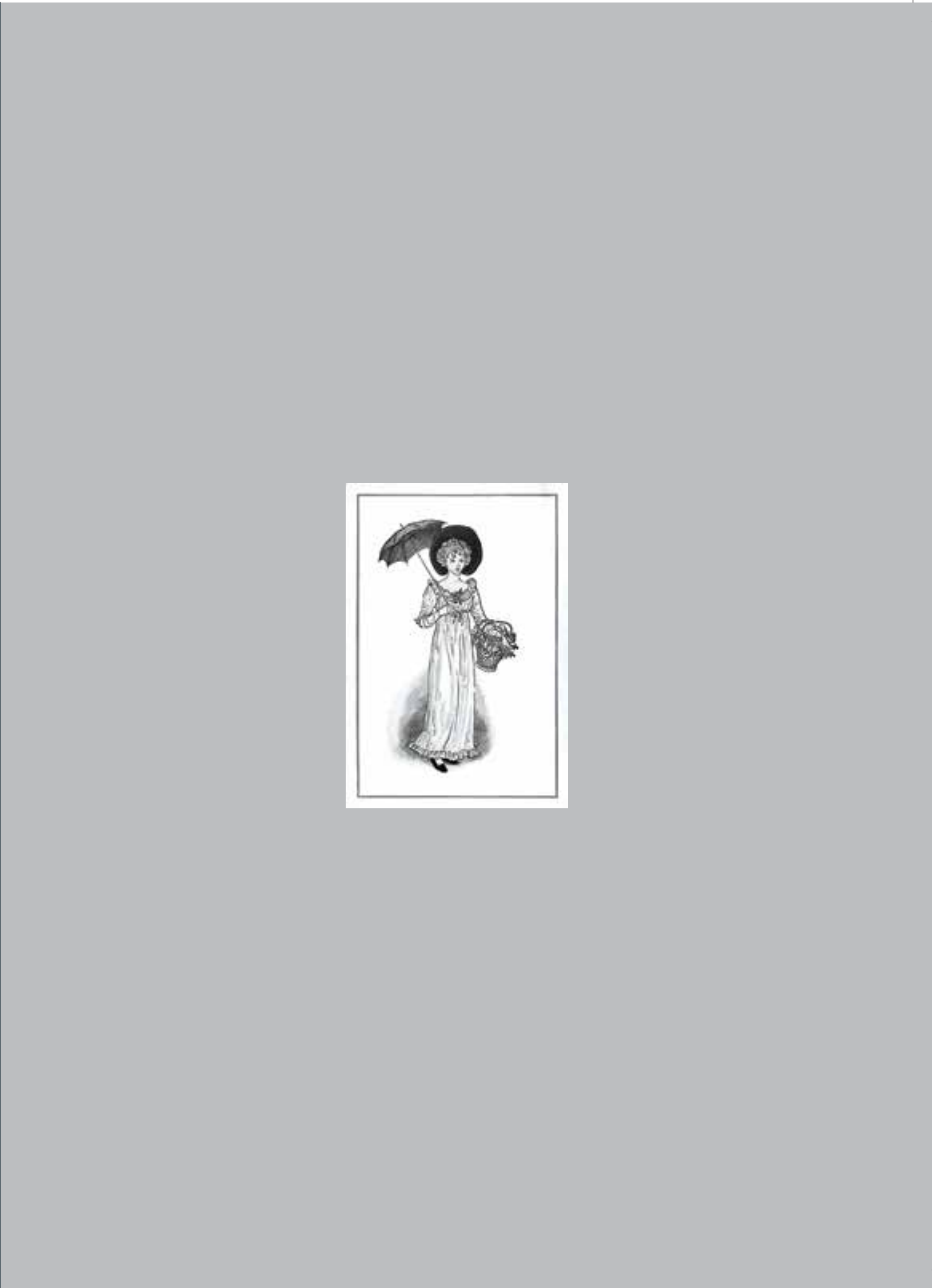


Handwritten text and a scale bar at the bottom of the drawing. The text includes the signature 'Leonardo da Vinci' and some illegible notes. A scale bar is visible below the drawing, with markings and the text 'Scala di piedi' (Scale in feet) written below it.

A VISION OF THE PERFECT HUMAN BODY
INSPIRED LEONARDO DA VINCI.
THE WORLD'S LEADING FITNESS EXPERTS
BELIEVE YOU CAN ACHIEVE IT.

IF YOU'RE FIRED BY THE DESIRE TO EMULATE DA VINCI'S VITRUVIAN MAN, THE BEST POSSIBLE ASSISTANCE IS AT HAND. AN EVANDER HOLYFIELD GYM & FITNESS CENTRE REPLETE WITH A BOXING RING THAT AIMS TO BRING OUT THE CHAMPION IN YOU, A SERENE LAWN FOR TAI CHI, AND PERSONAL TRAINERS TO MAKE YOU ENJOY THE HOLISTIC PROGRAMS THAT HAVE SHAPED SOME OF THE FITTEST BODIES IN THE WORLD. AIM FOR PERFECTION; AT LODHA LUXURIA PRIVA, YOU'RE SURE TO REACH IT.







ENJOY SPARKLING CONVERSATION,
PULSATING MUSIC, JOYOUS LAUGHTER.
LET YOUR NEIGHBOURS
ENJOY A PEACEFUL NIGHT'S SLEEP.

YOU'D LOVE TO ENTERTAIN YOUR FRIENDS IN STYLE, WHILE BEING CONSIDERATE TO THE NEIGHBOURS TOO. THE ELEGANT PARTY CABANA AND THE STARLIT PAVILION AT LODHA LUXURIA PRIVA ARE SO SECLUDED, THEY LET YOUR GUESTS HAVE THE TIME OF THEIR LIVES, WITHOUT WAKING UP THE NEIGHBOURHOOD.





ORGANIC VEGETABLES, FRUIT AND HERBS
GROWN FOR YOU IN YOUR OWN GARDEN.
BECAUSE YOU KNOW TRUE WELL-BEING
STARTS FROM WITHIN.

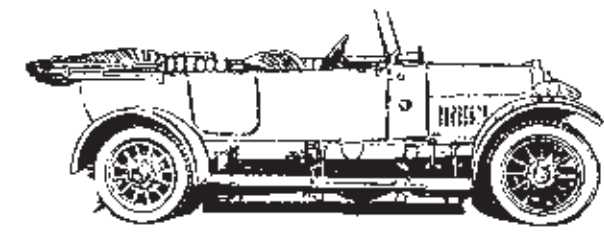
YOU KNOW A HEALTHY BODY IS A GIFT, AND YOU WANT TO MAINTAIN IT WITH THE RESPECT
IT DESERVES. AN ORGANIC GARDEN AT LODHA LUXURIA PRIVA SUPPLIES YOUR TABLE WITH FRESH,
CHEMICAL-FREE VEGETABLES, FRUIT AND HERBS, BURSTING WITH NATURAL FLAVOUR. HELPING
YOU ACHIEVE TRUE WELL-BEING, ONE MEAL AT A TIME.






YOUR STYLE AND ELEGANCE MAKE
A LASTING IMPRESSION.
ON EVERYTHING, EXCEPT THE ENVIRONMENT.

YOUR TASTE FOR LUXURY AND YOUR SENSITIVITY TO THE ENVIRONMENT FIND A TRUE ECHO AT LODHA LUXURIA PRIVA. WHERE MEASURES LIKE SOLAR HEATING, RAINWATER HARVESTING AND WATER RECYCLING ENSURE THAT PRECIOUS NATURAL RESOURCES ARE PROTECTED AND CONSERVED. LUXURY LIVING, WITH A MINIMAL CARBON FOOTPRINT - YOU KNOW THAT'S WHAT THE GOOD LIFE REALLY MEANS.





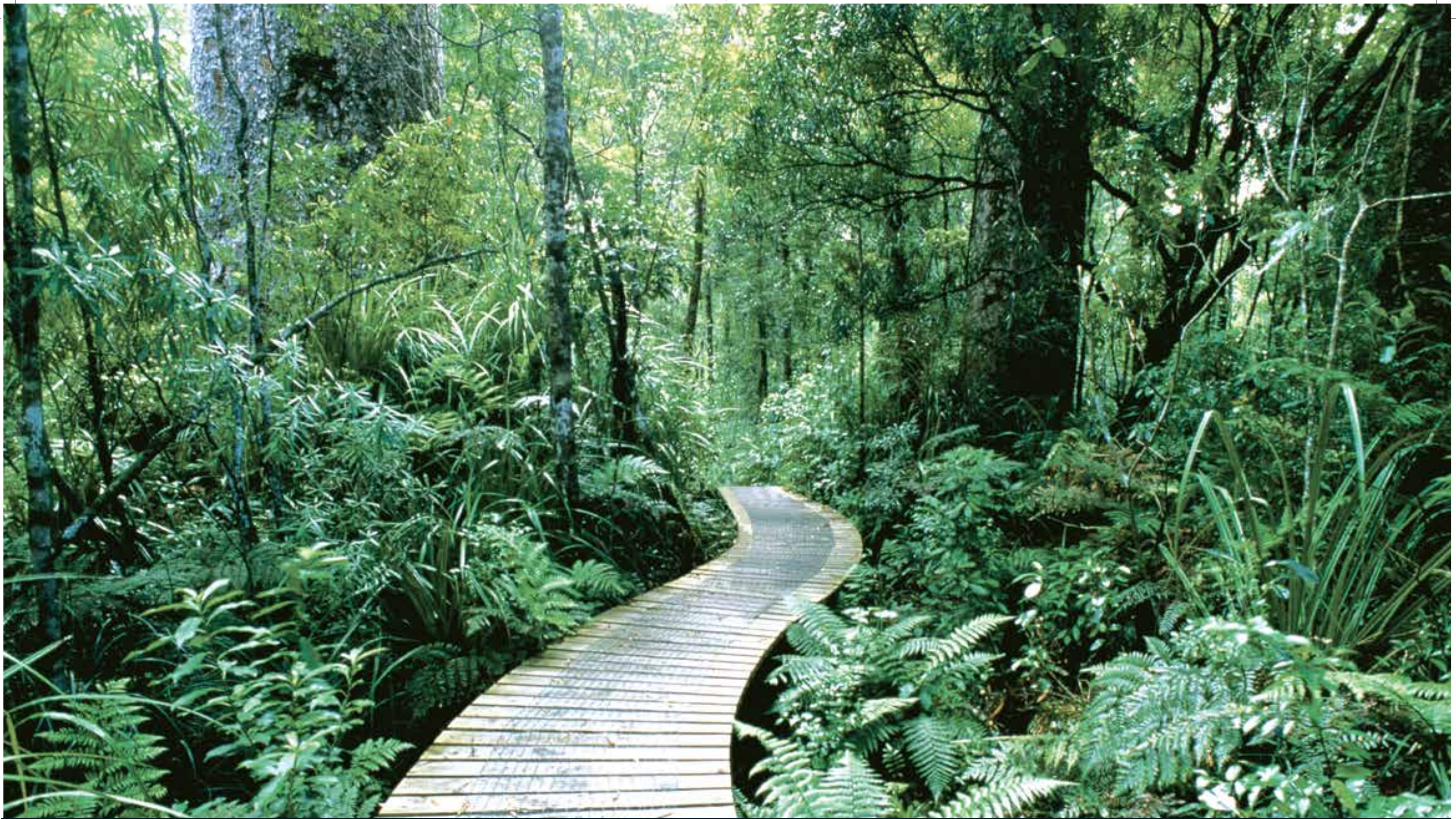
GET TRANSPORTED TO A WORLD
OF RICH EXPERIENCES.
OUR FLEET OF THE ULTIMATE DRIVING
MACHINES AWAITS YOU.

YOU UNDOUBTEDLY LEAD A LIFE OF SOPHISTICATION AT LODHA LUXURIA PRIVA. OUR FLEET OF THE FINEST GERMAN AUTOMOBILES - FOR YOUR PERSONAL USE - ENSURES THE SAME WHEN YOU STEP OUT AS WELL. SETTLE INTO ONE OF THE BMWs AT YOUR DISPOSAL, SIT BACK AND ENJOY THE RIDE IN THE ULTIMATE DRIVING MACHINE.



"NATURE IS NOT A PLACE TO VISIT.
IT IS HOME."

- Gary Snyder



AN INTRIGUING, TREE-SHADED WOODLAND TRAIL LURES YOU ON TO EXPLORE; DELIGHTFUL WATER BODIES REVIVE YOUR SPIRIT; WHILE SUNSET DECKS AND PEACEFUL CORNERS ALLOW YOU TO REFLECT AND MARVEL AT NATURE'S BEAUTY. A SOPHISTICATED BALANCE OF UNFETTERED NATURE AND EXCEPTIONAL DESIGN, THE 50,000 SQ. FT. LANDSCAPE OF LODHA LUXURIA PRIVA PROVIDES THE PERFECT SETTING FOR A LIFE THAT'S WELL ABOVE THE ORDINARY.



LODHA LUXURIA PRIVA'S EXCEPTIONAL
LANDSCAPE INCLUDES:

- Winding woodland trail
- Unique water features
- Pool deck
- Sunset deck

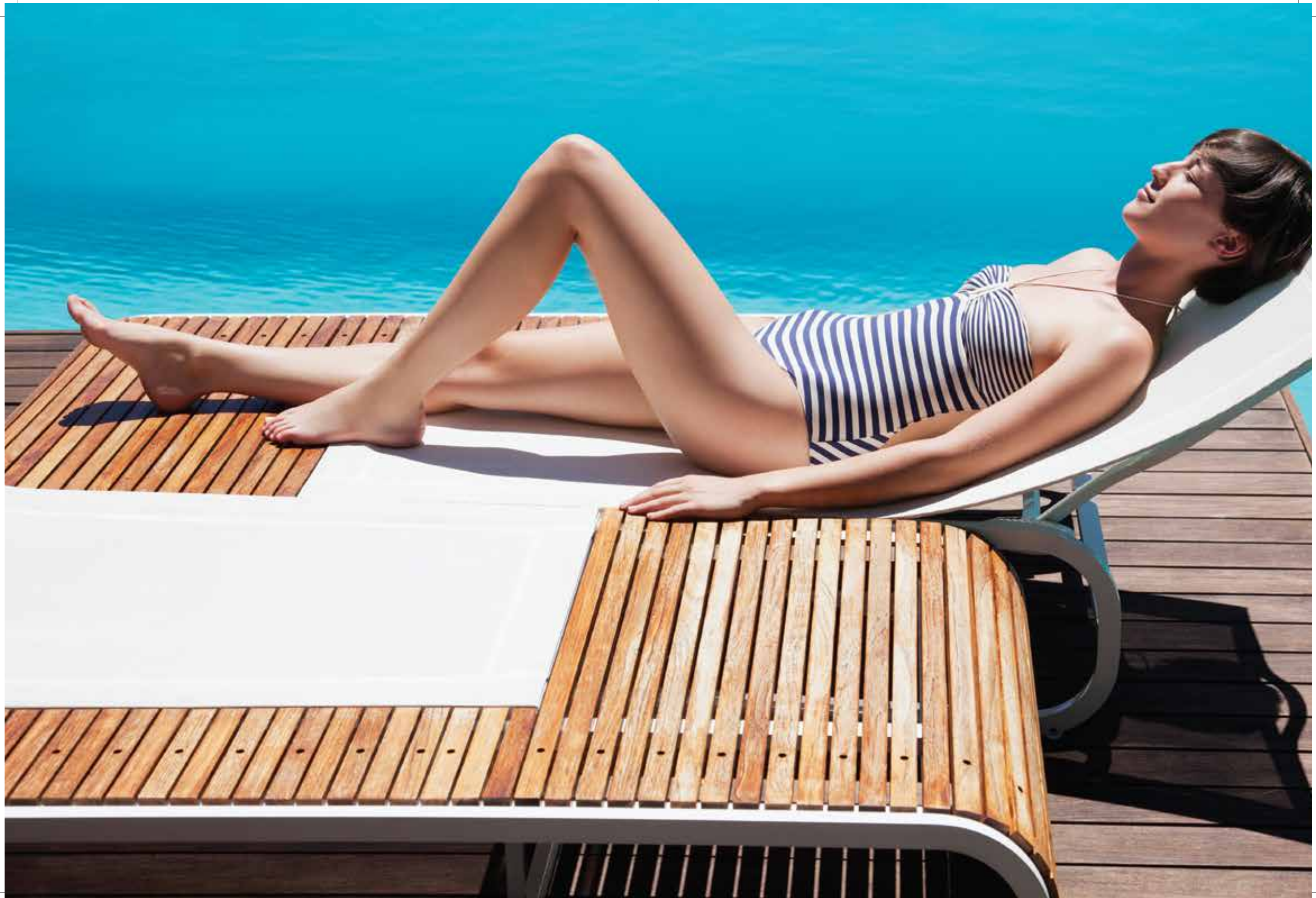
"IN OUR LEISURE WE REVEAL
WHAT KIND OF PEOPLE WE ARE."

- Ovid





FOR THOSE WHO APPRECIATE FOOD FOR THE SOUL AS MUCH AS THEY DO FINE CUISINE, LODHA LUXURIA PRIVA PROVIDES SETTINGS FEW CAN MATCH. TREAT YOUR GUESTS TO A PRIVATE SUPPER THEATRE PERFORMANCE, IN THE OPEN-AIR AMPHITHEATRE. OR HOST A STYLISH SOIREE IN THE BANQUET HALL, FOLLOWED BY THE SEASON'S FINEST CINEMATIC GEM, IN LODHA LUXURIA PRIVA'S OWN CINEMA. WHILE A STUNNING LOUNGE-CUM-CAFÉ, OPEN-AIR DECKS AND A PALM-FRINGED TERRACE ARE AT YOUR DISPOSAL, TO MAKE EVEN THE MOST INFORMAL GET-TOGETHER, AN EVENT TO REMEMBER.





LODHA LUXURIA PRIVA'S

ENTERTAINMENT FACILITIES INCLUDE:

- Alfresco dining enclosures with aqua loungers
- Open-air amphitheatre & private theatre
- Party cabana with starlit pavilion
- Sit-outs
- Magnificent lounge-cum-café
- Elegant party hall
- Trellis pool
- Palm terrace
- Party Lawn



"HEALING IS A MATTER OF TIME,
BUT IT IS SOMETIMES ALSO A MATTER
OF OPPORTUNITY."

- Hippocrates



YOU KNOW TRUE FITNESS GOES WELL BEYOND SIX-PACK ABS AND RIPPED MUSCLES. LODHA LUXURIA PRIVA MEETS YOUR HIGHER QUEST FOR HOLISTIC WELL-BEING, WITH REGIMENS THAT HELP YOU KEEP BODY, MIND AND SOUL IN HARMONY. FOR INSTANCE, FRESH ORGANIC VEGETABLES, FRUITS AND HERBS PICKED FROM YOUR OWN ORGANIC GARDEN. INTERNATIONALLY RENOWNED FITNESS FACILITIES AND THE EXPERTISE OF EVANDER HOLYFIELD, WORLD BOXING CHAMPION AND RAMONA BRAGANZA, PERSONAL TRAINER TO HOLLYWOOD'S CELEBRITIES LIKE JESSICA ALBA AND ANNE HATHAWAY. EXCELLENT SPORTS FACILITIES AS WELL AS THE UPLIFTING AND CALMING DISCIPLINES OF TAI CHI AND YOGA. SEEK A TRULY EVOLVED STATE OF WELL-BEING, AND YOU'LL FIND IT AT LODHA LUXURIA PRIVA.






FOR HOLISTIC WELL-BEING,
LODHA LUXURIA PRIVA OFFERS:

- World-class fitness expertise:
Evander Holyfield Gym & Fitness Centre, promoted
by Evander Holyfield and Ramona Braganza.
- Boxing Ring
- Organic garden growing fresh vegetables,
fruits and herbs.
- A swimming pool with Jacuzzi
- Open-air enclosure for yoga
- Foot reflexology centres
- Open-air enclosure for Tai Chi



"I WANT TO BE A RENAISSANCE WOMAN.
I WANT TO PAINT, AND I WANT
TO WRITE, AND I WANT TO ACT, AND
I WANT TO JUST DO EVERYTHING."

- Emma Watson

A black and white photograph of a young child with curly hair, wearing a striped long-sleeved shirt and pants, sitting on a bench and playing a grand piano. The child is shown in profile, focused on the keys. The piano is dark and polished, with the keyboard area brightly lit. The background is softly blurred, showing what appears to be a room with some furniture.

INSIDE THE BUSY PROFESSIONAL, LURKS THE MUSICIAN, THE FILM BUFF, THE THEATRE LOVER. AT LODHA LUXURIA PRIVA, YOU HAVE THE RARE OPPORTUNITY TO INDULGE YOUR PASSIONS, WITH THE FINEST FACILITIES RIGHT AT YOUR DOORSTEP. HONE YOUR SKILLS - BE IT THE PIANO, VIOLIN, DRUMS OR GUITAR - AT FURTADOS SCHOOL OF MUSIC. SWAY TO THE FLAMENCO OR SALSA AT SANDIP SOPARRKAR'S BALLROOM STUDIO. SAVOUR THE FINEST IN WORLD CINEMA AT THE PRIVATE THEATRE, OR EVEN LIVE PERFORMANCES IN THE OPEN-AIR AMPHITHEATRE. IF LIVING A TRULY RICH LIFE IS AN ART, YOU HAVE EVERY OPPORTUNITY TO MASTER IT AT LODHA LUXURIA PRIVA.



LODHA LUXURIA PRIVA'S FACILITIES
FOR CULTURAL PURSUITS:

- Sandip Soparrkar's Ballroom Studio, with training in modern dance forms like flamenco, ballet and salsa.
- Furtados School of Music, with training in instruments like the violin, guitar, drums and piano.
- Activity rooms to learn and practice other forms of dance, art and music.

"THERE IS ONLY ONE CLASS OF MEN,
THE PRIVILEGED CLASS."

- Albert Camus

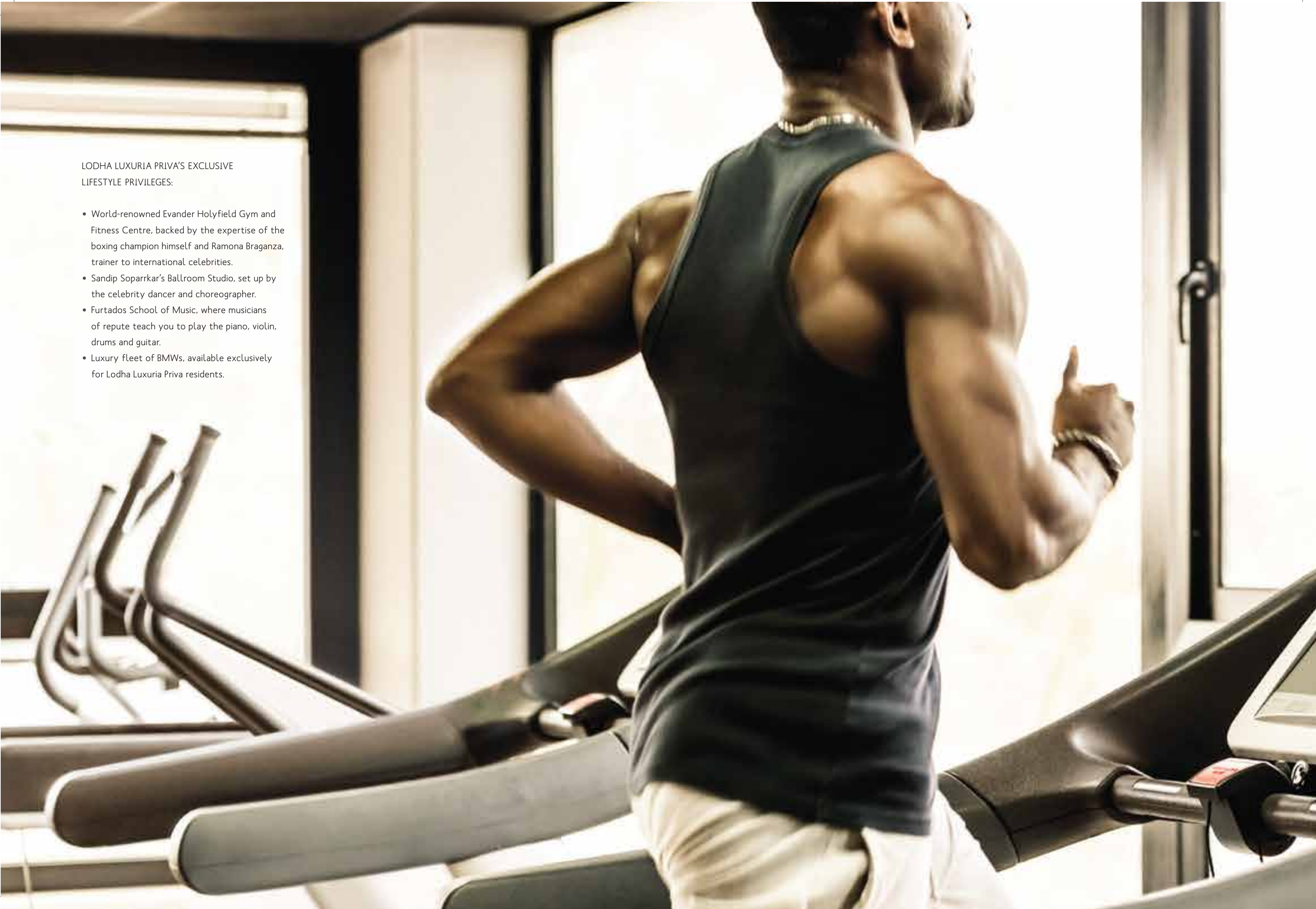




CHOOSING THE BEST COMES NATURALLY TO YOU; AND THE BEST COME NATURALLY TO LODHA LUXURIA PRIVA. AN EVANDER HOLYFIELD GYM, FOR INSTANCE, IS AT YOUR DISPOSAL, WITH A STATE-OF-THE-ART BOXING RING AND TOP-NOTCH EQUIPMENT, AND A REGIME DRIVEN BY THE LEGENDARY BOXING CHAMPION'S OWN PHILOSOPHY: FIND THE CHAMPION IN YOU. RAMONA BRAGANZA, PERSONAL TRAINER TO THE LIKES OF HALLE BERRY AND BRADLEY COOPER, OFFERS HER CELEBRATED, HOLISTIC 321 TRAINING METHOD, SHAPED BY HER OWN EXPERIENCES AS A COMPETITIVE GYMNAST. SANDIP SOPARRKAR, WHOSE MODERN DANCE SKILLS WERE APPRECIATED BY QUEEN ELIZABETH, HELPS YOU LEARN FLAMENCO, JIVE AND SALSA IN HIS BALLROOM STUDIO. WHILE REPUTED MUSICIANS FROM FURTADOS SCHOOL OF MUSIC, HONE YOUR PIANO, VIOLIN, DRUMS AND GUITAR SKILLS. AND TO CHAUFFEUR YOU TO AND FROM YOUR ARTISTIC PURSUITS, A FLEET OF THE ULTIMATE DRIVING MACHINES - BMWs - STANDS READY, EXCLUSIVELY FOR THE RESIDENTS OF LODHA LUXURIA PRIVA.

LODHA LUXURIA PRIVA'S EXCLUSIVE
LIFESTYLE PRIVILEGES:

- World-renowned Evander Holyfield Gym and Fitness Centre, backed by the expertise of the boxing champion himself and Ramona Braganza, trainer to international celebrities.
- Sandip Soparrkar's Ballroom Studio, set up by the celebrity dancer and choreographer.
- Furtados School of Music, where musicians of repute teach you to play the piano, violin, drums and guitar.
- Luxury fleet of BMWs, available exclusively for Lodha Luxuria Priva residents.





"CHILDHOOD HAS ITS SECRETS AND
ITS MYSTERIES; BUT WHO CAN TELL OR
WHO CAN EXPLAIN THEM."

- Max Muller

LIKE ANY DOTING PARENT, YOU WANT THE BEST FOR YOUR CHILDREN. AND AT LODHA LUXURIA PRIVA, THE BEST IS WHAT THEY WILL GET. FOR INSTANCE, A CRICKET PITCH, ROOF-TOP TENNIS COURT AND KIDS' POOL, PROVIDES THE IDEAL OUTDOOR ACTIVITIES. AN EQUALLY STIMULATING EXPERIENCE AWAITS THEM AT THE INDOOR GAMES ROOM - WITH TABLE TENNIS, CARROM, BILLIARDS AND CHESS. FOR THE LITTLE ONES, KIDZFUN - AN INDOOR PLAY AREA, A GARDEN CRECHE, AND WATER JETS, PROVIDE ALL THE AMUSEMENT AND CURIOSITY THAT CHILDREN THEIR AGE SEEK. WHILE THE LODHA WORLD SCHOOL - THANE'S FINEST ICSE SCHOOL - IS AT THEIR DOORSTEP, TO IMPART WORLD-CLASS EDUCATION.





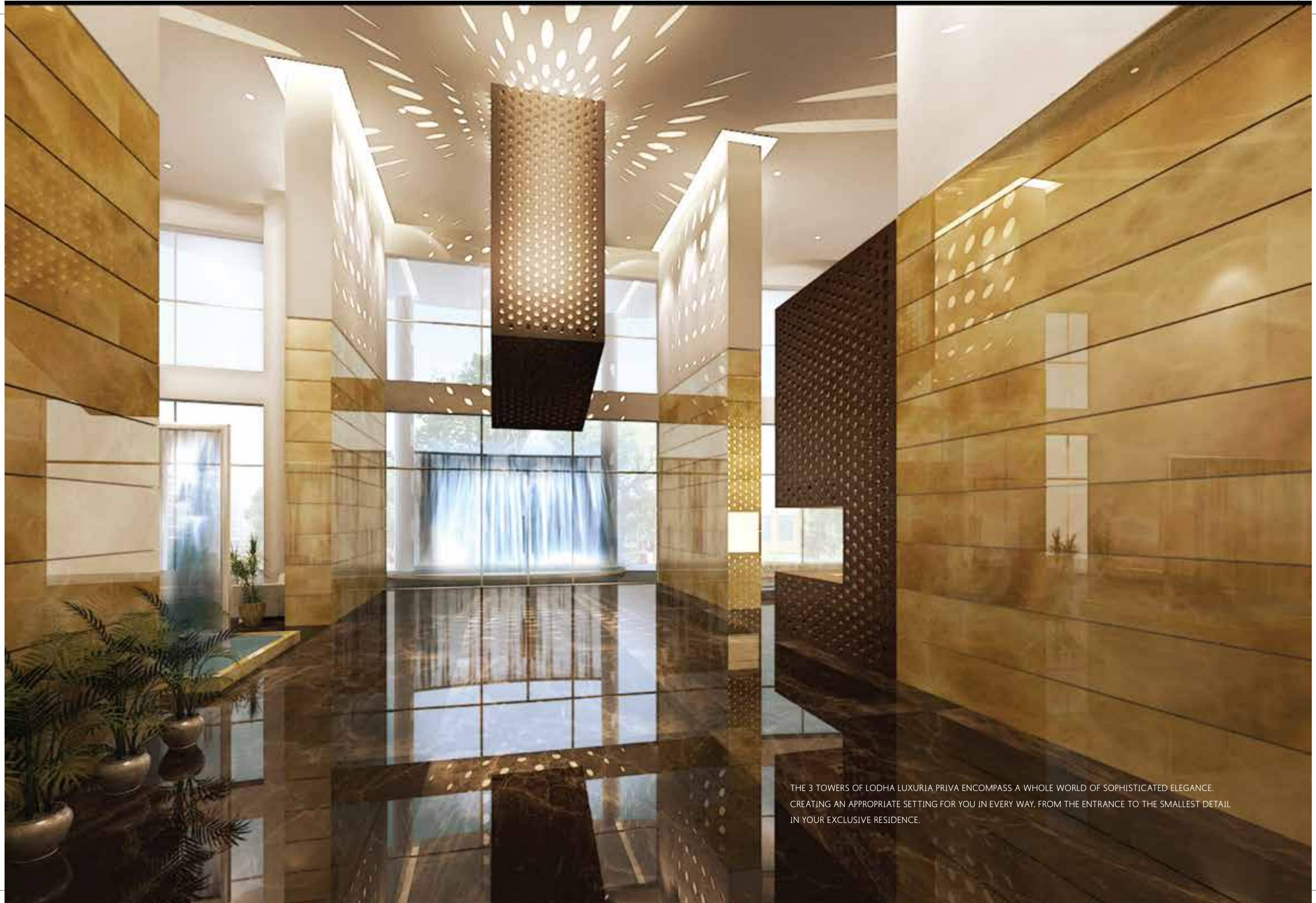
CHILDREN'S PRIVILEGES AT
LODHA LUXURIA PRIVA INCLUDE:

- Separate kids' pool
- Water jets for kids near pool
- Roof-top tennis court
- Cricket pitch
- Indoor games room with table tennis, carrom, billiards and chess.
- KidzFun - indoor play area for kids between 2-6
- Garden creche
- Children's play area with world-class equipment
- Admission to Lodha World School - Thane's finest ICSE school - just a 5 minute walk away. Your precious child will never need to take the school bus.



"THE PROSPECT OF GOING HOME
IS VERY APPEALING."

- David Ginola



THE 3 TOWERS OF LODHA LUXURIA PRIVA ENCOMPASS A WHOLE WORLD OF SOPHISTICATED ELEGANCE. CREATING AN APPROPRIATE SETTING FOR YOU IN EVERY WAY, FROM THE ENTRANCE TO THE SMALLEST DETAIL IN YOUR EXCLUSIVE RESIDENCE.



GUARD YOUR PRIVACY.
TAKE THE ELEVATOR RIGHT
TO YOUR RESIDENCE.

YOUR TOWER AT LODHA LUXURIA PRIVA EXUDES IMPECCABLE STYLE, FROM THE MOMENT YOU STEP INTO THE IMPOSING, AIR-CONDITIONED LOBBY. QUIETLY, EFFICIENTLY AND DISCREETLY, YOU'RE WHISKED UP IN YOUR OWN PRIVATE ELEVATOR. TAKING YOU DIRECTLY INTO YOUR EXCLUSIVE RETREAT, YOUR RESIDENCE.

- Impressive air-conditioned entrance lobby
- Your private elevator⁸ with access control, taking you directly to your apartment.



IT WASN'T EASY TO MEET YOUR AESTHETIC PREFERENCES.
WE HAD TO TRAVEL THE WORLD TO DO IT.

FULL-LENGTH FRENCH WINDOWS THAT GIVE YOU PANORAMIC VIEWS OF THE ULHAS RIVER
AND THE KALWA HILL, ALONG WITH THE AMPLE NATURAL LIGHT AND AIR YOU LOVE.



- Grand floor-to-floor height of 10'2", for a spacious, well-proportioned interior.
- Fully air-conditioned residences*
- Full-length French windows framing panoramic views of the Ulhas river, the Kalwa hill or the lush green gardens.
- Venetino Italian marble flooring in living & dining areas and passage
- Imported Marbltal® flooring in bedrooms
- Imported modular kitchen

FINE-VEINED VENETINO MARBLE BROUGHT IN FROM A SELECT QUARRY IN ITALY; AN IMPORTED FITTED KITCHEN AND THE FINEST GLOBAL FITMENTS AND FINISHES, MAKING EVEN THE SIMPLEST ROUTINES AN ELEVATING EXPERIENCE - YOUR RESIDENCE AT LODHA LUXURIA PRIVA IS A DEFINITIVE STATEMENT IN LUXURY LIVING. NATURALLY, IT'S THE ONLY KIND OF PLACE YOU'LL CALL HOME.



THE ONE THING THAT BEST
DESCRIBES YOUR HOME'S DESIGN.
ATTENTION TO DETAIL.

- Double aspect living rooms*
with extra wide windows to take in the
spectacular views
- Separate store room in each residence
- Separate Puja room in each residence
- Separate utility area in each residence
- Separate cupboard areas in each bedroom
- Cross ventilation

AT LODHA LUXURIA PRIVA, NO EFFORT HAS BEEN SPARED TO ENSURE
SPACE OPTIMISATION. YOUR HOME IS THOUGHTFULLY DESIGNED WITH A PUJA ROOM,
STORE ROOM, UTILITY ROOM, AND MUCH MORE.

MOTION SENSOR-ACTIVATED LIGHTING ENSURES THAT LIGHTS FLASH ON AUTOMATICALLY WHEN YOU ENTER THE BATHROOM. ONCE INSIDE, SOAK IN THE LUXURIES OF A 4-FIXTURE BATH WITH STUNNING FINISHES AND TOP-OF-THE-LINE FITMENTS.

- Toilets with Hansgrohe* CP fittings and Kohler* Sanitary ware and finished in fine designer tiles
- 4-fixture master bathroom⁸ finished with the finest Italian marble
- Motion sensor-activated lighting



WE'VE LEFT NOTHING TO CHANCE HERE.
NOT LEAST OF ALL, YOUR SECURITY.

- 5-tier security, with video door phone, CCTV monitoring of key common areas, visitor registration, RFID access for vehicles and gated entry.
- Fibre optic connectivity providing hi-speed internet access^ and advanced IPTV^



STEP INTO YOUR RESIDENCE AT LODHA LUXURIA PRIVA AND YOU'LL FIND EVERY IMPORTANT SYSTEM YOU NEED ALREADY IN PLACE. ADVANCED SECURITY SYSTEMS ENSURE THAT YOU AND YOUR FAMILY ENJOY A LIFE OF ABSOLUTE PEACE AND PRIVILEGE. WHILE FIBRE-OPTIC CONNECTIVITY GIVES YOU SEAMLESS ACCESS TO INFORMATION AND ENTERTAINMENT FROM ACROSS THE GLOBE.



WHY YOUR HOME IS SO CONVENIENTLY LOCATED:

- Just off the Eastern Highway, near Majiwada Flyover
- Hospital and healthcare
- Lodha World School
- Boulevard - Thane's premium shopping destination
- Temple
- ATM and bank

THE LIFESTYLE AT LODHA LUXURIA PRIVA IS UNMATCHED.
SO IS ITS LOCATION.

NESTLED IN THE HEART OF THANE, LODHA LUXURIA PRIVA BOASTS OF AN ENTIRE ECOSYSTEM AT ITS DOORSTEP. STRATEGICALLY LOCATED JUST OFF THE EASTERN HIGHWAY, NEAR MAJIWADA FLYOVER, YOUR EVERY NEED IS TAKEN CARE OF HERE. THE LODHA WORLD SCHOOL IS BUT A STONE'S THROW AWAY. THANE'S PREMIUM SHOPPING DESTINATION, BOULEVARD, TOO IS IN YOUR MIDST. THE FINEST HOSPITALS AND HEALTHCARE FACILITIES ARE WITHIN REACH. WHILE ATMS, BANKS, AND A TEMPLE CLOSE BY, ENSURE THAT YOU NEVER HAVE TO GO OUT OF YOUR WAY WHEN YOU LIVE AT LODHA LUXURIA PRIVA.

SITE PLAN



- | | | | | | |
|----------------------------|---|---------------------------------------|---|------------------------|------------------------------|
| 1 POOL TRELLIS | 8 WATER JET FEATURES | 14 PALM TERRACE | 20 ELDER'S ZONE WITH EXERCISE EQUIPMENT | 25 TAI CHI LAWN | 32 TENNIS COURT ON CLUB ROOF |
| 2 PALM POOL DECK | 9 WATER RILL WITH BUBBLERS | 15 LAWN AMPHITHEATER | 21 CRICKET PITCH | 26 FITNESS & PLAY LAWN | 33 ADVENTURE PLAY |
| 3 25M SWIMMING POOL | 10 CHILDREN'S PLAY ZONE | 16 SUNNING LAWN | 22 COMMUNITY ORGANIC FARMING PLOTS | 27 SUNSET DECK | 34 MEDITATION LAWN |
| 4 JACUZZI ALCOVE | 11 ALFRESCO DINING DECK | 17 PARTY LAWN | 23 CRECHE GARDEN | 28 JOGGING ACCESS | |
| 5 AQUA LOUNGERS POOL | 12 YOGA LAWN | 18 PARTY CABANA WITH STARLIT PAVILION | 24 GREEN CAGE WALL | 29 FOOT REFLEXOLOGY | |
| 6 KID'S POOL WATER CURTAIN | 13 WATER FEATURE AT DROP-OFF WITH POT FEATURE | 19 ELDER'S SIT-OUT PAVILION | | 30 WOODLAND TRAIL | |
| 7 KID'S POOL | | | | 31 CHESS PLAY | |



TYPICAL FLOOR PLAN
2 BHK



TYPICAL FLOOR PLAN
3 BHK



UNIT PLAN
2 BHK



- | | | |
|----------------------------------|---------------------|----------------------------|
| 1 Living & Dining Area 11' X 20' | 4a Store 4' X 5' | 6a Wardrobe 4'4" X 2' |
| 2 Puja 4'4" X 2'6" | 4b Utility 4' Wide | 7 Master Bedroom 11' X 13' |
| 3 Passage 3'3" Wide | 5 Toilet 5' X 8' | 7a Master Toilet 5' X 8' |
| 4 Kitchen 10' X 8' | 6 Bedroom 10' X 12' | 7b Wardrobe 7'10" X 2' |

UNIT PLAN
3 BHK



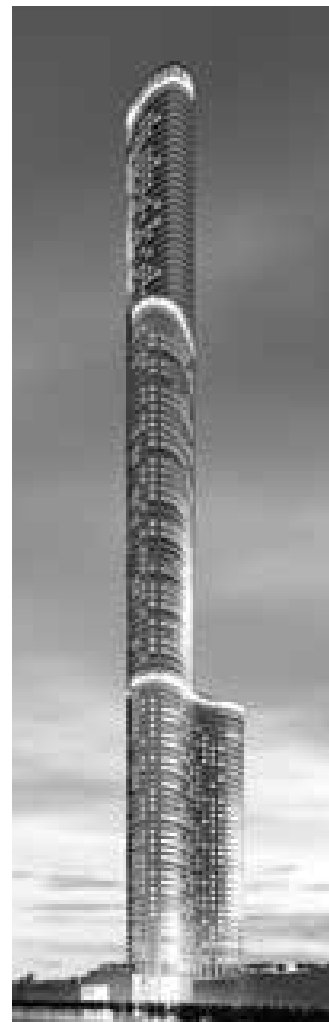
- | | | |
|-----------------------------|-----------------------------|--------------------------------|
| 1 Living 12' X 16'8" | 4a Store 4'2" X 4'10" | 6a Bedroom 2 Toilet 5' X 8'6" |
| 1a Entrance Lobby 4' X 8'4" | 4b Utility 4' Wide | 6b Wardrobe 2' X 4'2" |
| 1b Desk 9'1" X 3'10" | 5 Bedroom 1 10' X 12'2" | 7 Master Bedroom 11'6" X 12'6" |
| 2 Dining 10'7" X 10'2" | 5a Bedroom 1 Toilet 5' X 8' | 7a Master Toilet 5' X 8' |
| 3 Puja 3'8" X 3' | 5b Wardrobe 4'4" X 2' | 7b Wardrobe 5'9" X 2' |
| 4 Kitchen 10' X 8' | 6 Bedroom 2 11' X 10' | |

UNIT PLAN
3 BHK Priva



- | | | |
|-----------------------------------|-----------------------------|--------------------------------|
| 1 Living 12'4" X 15'4" | 4a Store 5' X 4' | 7 Bedroom 2 11' X 10' |
| 1a Private Lift Lobby 4' X 10'11" | 4b Utility 4' Wide | 7a Bedroom 2 Toilet 8' X 5' |
| 1b Desk 11'6" X 6'11" | 5 Bedroom 1 10' X 11'6" | 8 Master Bedroom 15'4" X 12'7" |
| 2 Dining 10'8" X 11'4" | 5a Bedroom 1 Toilet 5' X 8' | 8a Master Toilet 8' X 8' |
| 3 Puja 4'5" X 4' | 5b Wardrobe 4' X 2' | 8b Wardrobe 7' X 2' |
| 4 Kitchen 8' X 10'4" | 6 Family Lounge 9'4" X 9'3" | |

DEVELOPERS AND PARTNERS



The world's tallest residential tower at The World Towers, Upper World.

THE PEOPLE WHO CREATED MUMBAI'S FINEST LANDMARKS, NOW BRING THANE ITS OWN.

The World Towers - India's tallest and most luxurious residences; Palava City - the world's largest private development and city designed to be amongst the world's top 50 most livable places by 2025; The Park - an enviable enclave of residences built around a 7-acre park on a hill; New Cuffe Parade - a new city centre to match the finest in the world; the landmark developments that will define Mumbai, have all been shaped by the vision of the city's finest developers, the Lodha Group. Now, Lodha Group presents Lodha Luxuria Priva. Bringing the same meticulous planning, outstanding design and unmatched standards of luxury to Thane.

LODHA LUXURIA PRIVA'S TECHNICAL PARTNERS

ARCHITECTURAL DESIGN - 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 DESIGNERS: SITECTONIX, SINGAPORE

Established in 1995 in Singapore, Sitectonix 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. Sitectonix is known for innovative, cost-effective designs that take into account the environmental, social, cultural, historic and economic circumstances of each project. And that they are executed with uncompromising quality and dependability. Sitectonix' high-profile projects include the Anglo-Chinese School, Singapore; Far East Square, Singapore; ITE First Regional Campus, Singapore; Kanuhura Beach Resort, Maldives and the much awarded Hotel Sofitel Central, Hua Hin.

MEP CONSULTANT - MOTT MACDONALD

Mott MacDonald's £ 1 billion business spans 140 countries with over 14,500 staff working in all sectors from buildings, transport, energy, water and the environment to health and education, industry and communications. Their breadth of skills, sectors, services and global reach makes them one of the world's top players in delivering management, engineering and development solutions for public and private sector customers from 30 centres throughout the UK and offices in over 60 countries across Europe, Asia and the Pacific, the Middle East, Africa and the Americas.

STRUCTURAL CONSULTANTS: RAMBOLL

Ramboll is a leading engineering, design and consultancy company founded in Denmark in 1945. With over 200 offices in 23 countries, it employs close to 10,000 experts with a strong presence in Northern Europe, Russia, India and the Middle East. Ramboll combines a global knowledge base with a strong emphasis on local experience.

LODHA LUXURIA PRIVA'S LIFESTYLE PARTNERS

WORLD-CLASS FITNESS EXPERTISE: HOLYFIELD GYMS AND RAMONA BRAGANZA.

Holyfield Gyms, a network of exceptional gyms set up by legendary boxing champion Evander Holyfield, brings you a world-class fitness and training system driven by a sharply-focused philosophy: Find the champion in you.

Ramona Braganza, personal trainer of Hollywood stars Jessica Alba, Halle Berry, Anne Hathaway and Bradley Cooper, brings in her celebrated 321 training method - a regimen that has created exceptionally fit bodies in a short span of time, using minimal equipment. Drawing upon her own experiences as a competitive gymnast, Ramona's method aims to empower people with fitness for the body, wellness for the mind and peace for the spirit.

FURTADOS SCHOOL OF MUSIC (FSM)

Established in 1865, Furtados Music is the leading name in Mumbai's music history and in modern times, India's music scene. From the import of quality instruments and accessories to supporting platforms for musicians, brand Furtados strives to continue raising standards of music activity all over the country. FSM was set up with a vision: to change the way music learning is perceived in India, from that of a mere hobby to a serious career option. Its sole objective is to make music an enjoyable experience and to ensure that children master it thoroughly so that they can avail of the endless opportunities.

SANDIP SOPARRKAR'S BALLROOM STUDIO

Sandip Soparrkar is a German Trained Ballroom Dance Teacher, who is the first Indian to be certified by the 'Ballroom Dance Teachers Training School' in Bonn Germany. He has trained the likes of Britney Spears, Shakira, Beyonce, Kenny G, Jackie Chan and even Pop Diva Madonna. In Bollywood he has taught Hrithik Roshan, Priyanka Chopra, Kajol, Ameesha Patel, Mithun Da, and Imraan Hashmi, amongst others. Sandip and his partner, Jesse Randhawa, were the only Indian performers invited to dance at the Royal wedding reception of Prince William and Kate Middleton at Buckingham Palace. Sandip has also choreographed renowned musicals the world over.

ABOUT THE LODHA GROUP

Established in 1980, privately held Lodha Group is India's No. 1 real estate developer and amongst the world's select multinational real estate developers with presence in India and the United Kingdom. The company had net sales exceeding INR 8,700 crores in FY 12-13. The Group is currently developing over 35 million sq.ft. of prime real estate, with over 20 projects in London, Mumbai, Pune & Hyderabad. The company is one of the largest employers in Mumbai with over 3,500 direct associates and over 25,000 workmen at its sites.

The Lodha Group has several landmark developments to its credit including World One - the world's tallest residential tower and Palava City - the largest private development in the world. The group has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Jade Jagger, Greg Norman and Pei Cobb Freed to India. The Group has recorded the biggest land deal in India till date, buying a plot for ₹4,053 crore from the Mumbai Metropolitan Region Development Authority (MMRDA) in 2010, where it is developing New Cuffe Parade, a world-class mixed use development set to become the new city centre of Mumbai. In the last 12 months, the group has acquired two other notable land parcels in Mumbai - the 17 acres Mumbai Textile Mills parcel for ₹2,727 cr. from DLF and the famous Washington House property on Altamont Road from the American government.

Most recently, in November 2013, the Group has gone international and acquired the landmark MacDonald House at 1 Grosvenor Square in Prime Central London from the Canadian Government for a consideration of GBP 306 million (₹ 3,100 crores). It was selected as the preferred bidder in the face of serious competition from sovereign wealth funds and leading developers from across the globe. With this acquisition, the Group has set up business in the UK with a planned investment of GBP 3 billion (> ₹ 30,000 crores) over the next 5 years and enthused India by its

move towards creating an Indian multinational. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, the Group is marching on with creating a true international experience.

Pioneering new trends in the market, the Group introduced CASA by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices to large-scale office campuses to signature boutique offices for growing businesses. The Group's tremendous success has been marked by financial investments from the finest global investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures. 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.

OTHER ACCOMPLISHMENTS

- The most trusted real estate brand in the country, Brand Trust Report 2014
- Winner of CNBC Awaaz Real Estate Awards 'Most Upcoming Real Estate Brand' 2013
- Winner of Emerging Business of the Year - HELLO Magazine 'Hall of Fame' 2013 Awards
- Mumbai's most preferred Real Estate Brand - Morgan Stanley Report, 2012
- Winner of Green Good Design Award 2012 for World One
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava.
- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com
- Leaders of Indian Infrastructure & Construction Award by Economic Times ACETECH.
- Winner of Indian Digital Media Awards 2013
 - Lodha Belmondo, Silver Award for 'Best Product / Services (website)'
 - New Cuffe Parade, Bronze Award for 'Best Integrated Media Campaign - Corporate' (Daddy Diaries campaign)
- Lodha Belleza, Hyderabad recognized as the best 'Ultra Luxury Segment - 50% Complete Residential' project by CNBC Awaaz Real Estate Awards 2013
- Winner of International Property Awards, 2012 in association with Bloomberg
 - Lodha Fiorenza, Mumbai for 'Best high-rise development'
 - Lodha Bellezza, Hyderabad for 'Best high-rise architecture'
 - Lodha Golflinks, Palava for 'Best residential golf development'

RECENT COMPLETED PROJECTS (LODHA RESIDENTIAL, CASA RESIDENTIAL, LODHA OFFICE SPACES)

Lodha Costiera, Nepean Sea Road | Lodha's Château Paradis, Worli Seaface | Lodha Aria, East Parel
Lodha Grandeur, Prabhadevi | Lodha Bellissimo, Mahalaxmi | Lodha Palazzo, JVPD Scheme, Juhu
Lodha One, JVPD Scheme, Juhu | Lodha Aurum, Kanjurmarg | Lodha Imperia, Bhandup | Lodha Paradise, Thane
Lodha Aristo, Thane | Lodha Goldcrest, Lonavala | Lodha Excelus, Mahalaxmi | Lodha Supremus, Worli
Casa Ultima, Thane | Casa Essenza, Dahisar | Casa Bella, PalavaiTHINK by Lodha, Kanjurmarg
iTHINK by Lodha, Thane | Boulevard Shopping, Thane

ONGOING PROJECTS: OFFICE SPACES

Lodha Supremus, Upper Worli | Lodha Supremus, Kanjurmarg | Lodha Supremus, Thane

ONGOING PROJECTS: RESIDENCES

Lodha Primero, Mahalaxmi | World One, Upper Worli | World Crest, Upper Worli | Lodha Venezia, Parel
Lodha Elisium, New Cuffe Parade | Lodha Dioro, New Cuffe Parade | Lodha Evoq, New Cuffe Parade
The Park, Worli | Lodha Fiorenza, Goregaon | Lodha AurumGrandé, Kanjurmarg | Lodha Luxuria, Thane
Lodha Aqua, Dahisar | Lodha Golflinks, Palava | Lodha Belmondo, Pune | Lodha Bellezza, Hyderabad
Lodha Meridian, Hyderabad
Casa Royale, Thane | Casa Bella Gold, Palava | Casa Rio, Palava | Casa Rio Gold, Palava | Casa Paradiso, Hyderabad

UPCOMING PROJECTS

Residences at Altamount Road, Walkeshwar, Prabhadevi, Andheri and Thane | Bungalows at Palava and Pune

ALL details valid as on the date of printing (04.01.2014)

COMMITMENT TO OUR COMMUNITIES

Lodha is a committed and responsible corporate citizen of our society and makes significant efforts for the improvement and upliftment of the areas and communities that it works in. Over 2% of our annual profits are dedicated to social programs.

Lodha Foundation: The foundation focuses on ensuring that every family is made self-sufficient by ensuring that at least one member of the family is employable. In order to achieve this goal, the foundation has a special focus on education and vocational training.

EDUCATION:

- Chandresh Lodha Memorial School - Over 5,000 students from low income families receive high quality, subsidized education through the two branches of the Chandresh Lodha Memorial School in Dombivali and Nalasopara. Highest quality education is provided at a fee of less than ₹ 500 per month, ensuring that every child is able to access a brighter future without regard for the current financial ability of his/her family.
- Lodha Foundation Scholarships - Each year, the Foundation offers scholarships to over 1,000 students from economically disadvantaged backgrounds. The scholarships provide up to 75% of the school fees and other education related costs for students who exhibit good academic performance.
- Lodha Foundation International Study Scholarships - Awarded to 3 students of outstanding academic merit and financial need each year to enable them to pursue higher education outside India, with a goal of getting them to come back and contribute to Indian society.

VOCATIONAL TRAINING:

- The Foundation conducts vocational training in a variety of fields like computer programming, vehicle repair, mobile repair, mehendi application, etc. Over 2,000 people take advantage of these courses each year, giving them life skills to ensure long-term employment.

RELIGIOUS ACTIVITIES:

- Lodha Dham, Thane (Shri Sai Dham) - Specially catering to devotees who walk on foot from Mumbai to Shirdi, a grand temple and resting place for all devotees of Shirdi Sai Baba. Located on the Mumbai-Nasik Highway, near Thane.
- Lodha Dham, Vasai - Catering to Jain saints who travel on foot from Mumbai to rest of India. Includes a temple, library, food facilities and gathering place for devotees.

OTHER SOCIAL ACTIVITIES:

- Lodha Foundation's Mumbai Ganpati - Celebrating the 10-day festival of the Elephant God. Voted by Times of India as 'Best Ganpati Mandal' (1st runner-up) in 2012.
- Drought Relief Work for Satara District - The approach was two pronged: to provide immediate relief by supplying tanker water for household use; and long-term solutions through water harvesting. The Foundation supplied tanker water in 22 villages, delivering on average, 3 lakh litres of water on a daily basis to 90,000 villagers. Lodha Foundation also de-silted 19 existing check dams.

- Ae Mere Vatan ke Logon - Celebrating 50 years of this nationalistic song by honouring over 100 winners of various valour awards such as Mahavir Chakra and Paramvir Chakra. The event was attended by over 100,000 patriots in the presence of Bharat Ratna Lata Mangeshkar and Shri Narendra Modi (January 2014).
- Mobile Creches - establishing day care centres in conjunction with Mumbai Mobile Creches to offer creche, education and nutrition support for children up to the age of 14 at its construction sites, thus providing a safe and conducive environment for the children of construction workers.
- Computer and Smartphone Trainings for Senior Citizens - To enable people to use technology to better communicate and educate themselves. Trainings are free of cost to men above 50 years and women over 45 years of age. The initiative has trained 1,500 senior citizens and aims to cover 10,000 people in the next 6 months.
- Fire Relief - In November 2013, a fire in Ambedkar Nagar slum situated in Cuffe Parade resulted in more than 500 homes being burned down affecting about 2,500 persons. Lodha Foundation planned an intervention by supplying food provisions to a total of 521 affected families.
- Lodha Foundation's Ambulance Service
- Lodha Foundation's Hearse Service
- Lodha Foundation's Pilgrimage Services for Elderly Citizens
- Lodha Foundation's Mahila Bachat Gat - Special savings scheme for self-sufficiency of women from lower income households.
- Funds for upkeep of temples, schools and cremation centres in needy areas

ENVIRONMENTAL STEWARDSHIP

Lodha is committed to ensuring that development is done with the greatest respect and reverence for Mother Nature, in line with the ideals of our ancient scriptures. Some of the initiatives by Lodha include:

- One of Mumbai's first completed Gold LEED rated office buildings.
- Mumbai's first multi-tenant Platinum LEED office building (under construction).
- Use of solar power through solar power farms at various locations.
- Rain water harvesting at all developments.
- Recycling of fresh water at all developments.
- Large amount of landscaping and tree plantation at all developments.
- Usage of local materials for construction to minimize pollution. Recycling of wasted materials to ensure that resources are not wasted.

Site Address: Lodha Luxuria Priva, Near Majiwade Flyover, Eastern Express Highway, Thane, India.
Corporate Address: Lodha Excelus, Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011.

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. All brands may be replaced by an equivalent or better brand, 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 purchaser / Lessee of this development shall be governed by the terms and conditions 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 transactions. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.
- except kitchen, toilets and service areas | & - 3 BHK Priva only | % - 3 BHK only | ^ - Monthly services on chargeable basis from provider; Subject to availability with the service providers.
Usage charges apply for car service, activity sessions / classes and personal trainer. Activity sessions / classes are permitted to enrol non-residents subject to security verification.

