

UPPER THANE

A WONDERFUL WORLD

THE WORLD'S
FINEST DEVELOPMENTS BY
INDIA'S NO. 1
REAL ESTATE DEVELOPER*
- LODHA.

From India's most iconic addresses to London's most coveted residences. From offices for the cream of the corporate world, to the homes of society's elite. From adding glittering icons to Mumbai's skyline to conceiving India's smartest and most livable city.* One name has been transforming the way we live with landmarks on par with the world's best — Lodha.

Our passion is to create landmarks that are benchmarked against the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. In keeping with our belief that 'Every Indian deserves a high-quality home,' and our vision to build a better India, every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service — putting Lodha developments in the same league as the world's finest.

Today, Lodha is India's No. 1 real estate developer.† The company has clocked sales of over ₹50,000 crore in last 7 years. We have delivered an area of 8 crore sq. ft.†† and have 40 ongoing projects and 23 planned projects. † Our team of 3,000 associates works relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points and consumer segments. By forging the finest global partnerships, deploying the best people and processes, being nimble in delivering our customers' needs, and benchmarking against the highest global standards, Lodha has been able to create some of the world's finest developments — with self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and convenience at one's doorstep.

Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together to create the best value for our customers across residential, retail and office spaces — winning their trust and appreciation, time after time.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet, and our society. We are committed to being a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than one.



Lodha Atlamount
The finest residences on Mumbai's Billionaire Row



The World Towers
One of India's most iconic addresses



No.1 Grosvenor Square
The world's most desirable address

*By sales FY14-21. | **80 million or ~8 crore square feet completed till Oct 2021.

†Based on livability quotient ranking by JLL in its 'Livability Quotient — A Paradigm Shift in India's Emerging Cities' Report | †As of 31st December, 2021.



NET POSITIVE.
BECAUSE TOMORROW
SHOULD BE
BETTER THAN TODAY.

Buildings and infrastructure can leave an imprint on the planet that can last for decades — much longer than cars or electronic devices. This is why, building smartly and sustainably is the key to ensuring a better world for us and future generations. As India's No.1 developer, we have taken the lead to ensure that our impact on our environment and society is net positive.



ADVANCED TECHNOLOGIES

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

NET ZERO CARBON BY 2035

Lodha is committed to reducing its scope 1 and 2 carbon emissions significantly, and intends to be a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We are working closely with global experts, including the Rocky Mountain Institute (Colorado, USA) to achieve these goals and set a global benchmark for sustainable development.

SOCIAL HOUSING

We are building hundreds of homes, which will be given to families in need at a nominal cost. The desire for home ownership is universal and by offering good quality housing to the weakest economic strata, we aim to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

The world's finest developments are built by individuals who stop at nothing to ensure that every detail is perfect. To us, our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices by bodies like BSI for Occupational Health & Safety Management System (OSHAS).

THE JOYOUS LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure your holistic happiness and productivity. Every aspect — from excellently connected locations to carefully designed residences — is thought of so you can spend your time meaningfully, and create joyful memories in the company of your loved ones.



SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a rich and joyous experience at every level, and residents enjoy our world-class service standards right from the very beginning. Right from easing your transition into your new residence and fixing every issue to curating events and experiences to delight your family. Everything is thought through in a manner that ensures you lead an enriched and empowered lifestyle.



A BADGE OF PRESTIGE.

When you live in a home delivered by India's No.1 real estate developer, you can be certain of world-class design, the highest standards of quality and service, and a space that is thoughtfully designed to ensure your holistic well-being. In a Lodha residence, you can live joyfully and with a sense of pride, knowing you live in a home that meets international standards.

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, a lush green field is decorated with colorful balloons (blue, yellow, orange, pink) and triangular bunting flags. The scene is bathed in warm, golden light, suggesting a late afternoon or early evening setting.

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.

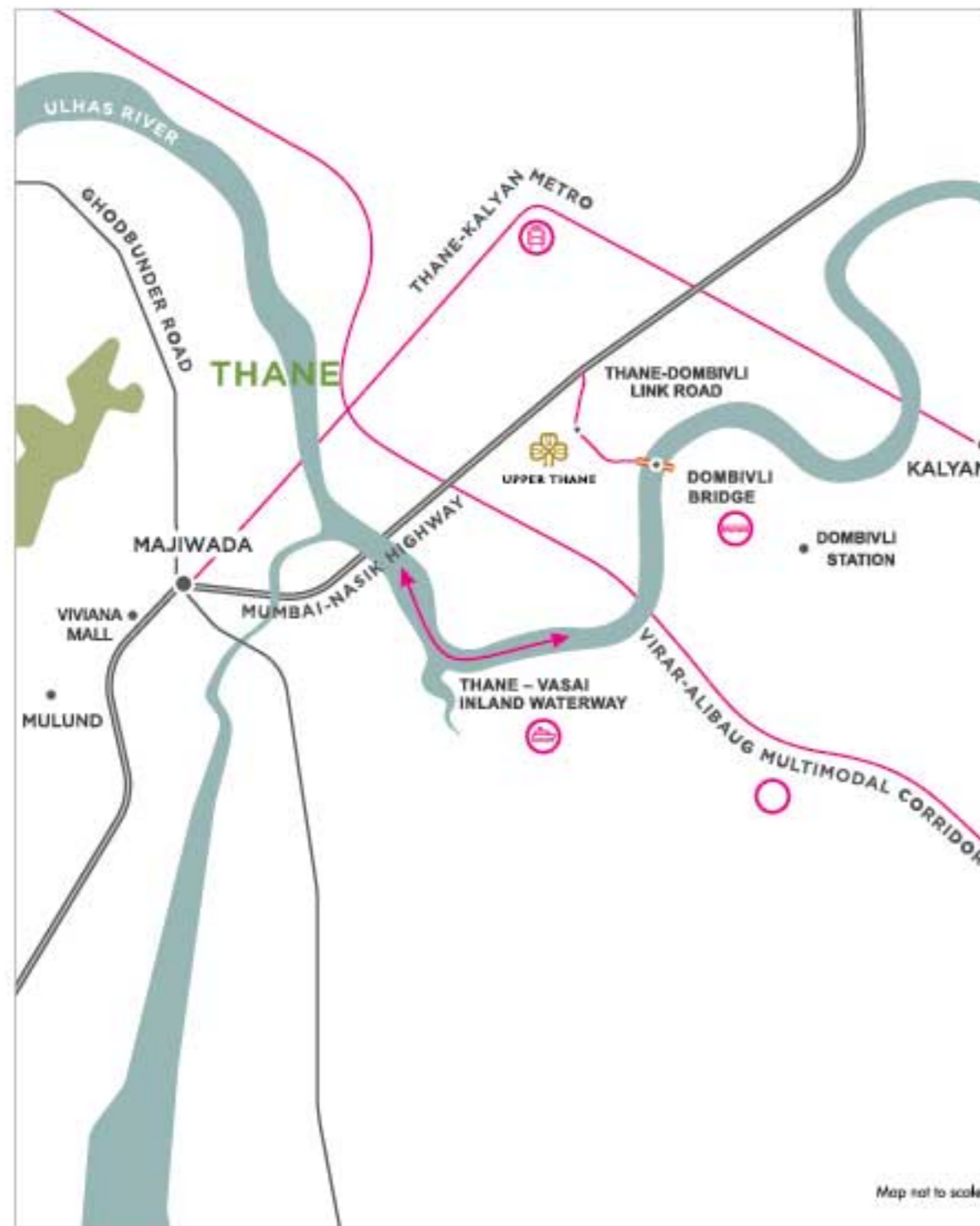
In this fast growing suburb, comes a neighbourhood unlike any seen before – Upper Thane. Planned to the last detail and complete in every aspect of living, Upper Thane is imbued with the finest contemporary comforts organically integrated into a lush green habitat. Offering international-standard air quality, and perfectly located just 15 minutes drive away from the centre of Thane (Viviana Mall, Jupiter Hospital, Majiwada Junction), this exceptional development spread over 200 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, Majiwada Junction) and less than 10 minutes from Dombivli (W) Station, Upper Thane offers excellent connectivity, that can only improve with time. Allowing you to spend less time stuck in travel and more in company of family.



Reach Viviana mall, Thane within 15 minutes via the Mumbai-Nashik Highway that is being widened into 8 lanes.

Less than 10 minutes from Dombivli (W) station via the upcoming Thane-Dombivli Link Road and Upper Thane-Dombivli bridge over the Ulhas River.

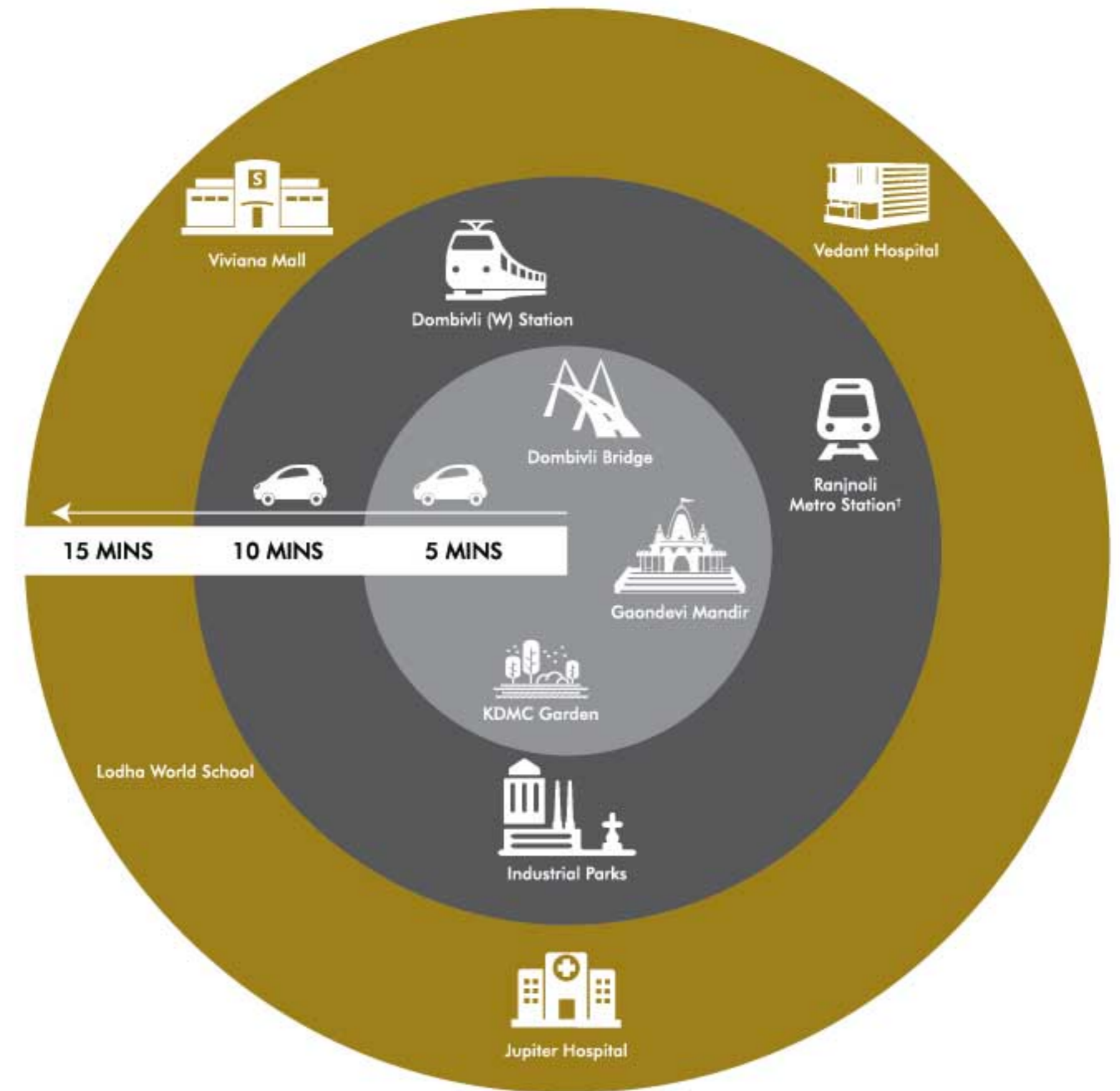
Short drive to corporate hubs of Thane, Airoli and Ghansoli with prominent corporates including TCS, Deloitte, Voltas, Blue Star, as well as Mindspace IT Park & Reliable Tech Park

Many schools and colleges, including reputed international schools like Singhania School, Billabong International School, Euro Kids and Lodha World School in close proximity

Multi-specialty hospitals including Jupiter, Vedant, Bethany and Hiranandani nearby

Upcoming Thane-Kalyan Metro line, Thane-Vasai Inland Waterway will ensure seamless connectivity

Upcoming Maharashtra Mahasamruddhi Marg connecting Mumbai to Nagpur in less than 8 hrs



A romantic couple is sitting on the grass under a large, ancient tree. The man is wearing a light blue shirt and white trousers, and the woman is wearing a pink and white patterned dress. They are both smiling and looking towards the camera. The background is a dense forest of trees, and the sun is setting behind them, creating a warm, golden glow. The sky is a deep blue.

A DENSE GREEN ESTATE WHERE ROMANCE IS REKINDLED, POETRY FINDS INSPIRATION, AND CHILDREN CHASE SQUIRRELS UP TREES.

Spread over 200 acres with more than 80% devoted to open spaces, Upper Thane is home to thousands of trees and the purest air. 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 2, 5 or 10 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.

Upper Thane is an exceptional development that 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.

LUSH GREENS 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 are lush central greens spread over many acres 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 lush greens run across the length of the project and are the vibrant spine that stitch it all together. Replete with vibrant spaces for people to meet and enjoy outdoor art, listen to music, shop or just sit back and watch life go by. Parts of it are engulfed in lush greens – where tall grass and fragrant shrubs surround you while towering trees form a green canopy as you walk or jog by. Also, comfortable spaces with trellises, flowering vines, shade-giving trees, and seats offering a view of a magnificent temple floating on a lotus pond. This seemingly never-ending greens continue further with many more gardens, tree-lined avenues and outdoor spaces.

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.

A LEISURELY STROLL
THROUGH LEAFY
WALKWAYS AFTER DINNER.

WHAT BETTER ENDING
TO A PERFECT DAY?

THE FINEST AMENITIES.

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

THE NEST:

A 50000 SQ.FT. 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 banquet hall.

Photo ©

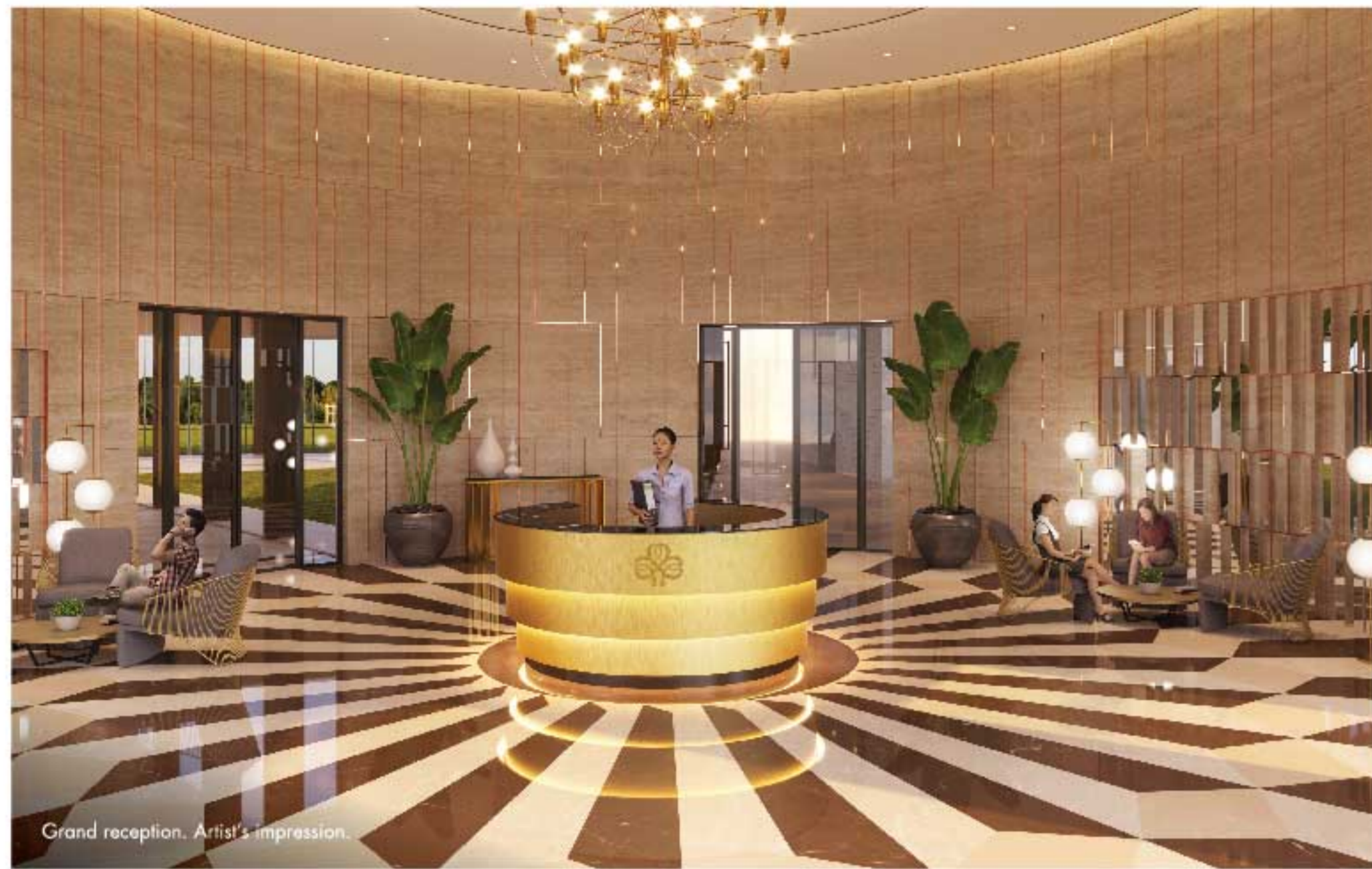
The grand clubhouse. Artist's impression.





- A 50,000 sq. ft. clubhouse with world-class amenities:
- Outdoor pool
- Indoor pool
- State-of-the-art gymnasium spread over 5800 sq.ft.
- Creche
- Restaurant
- Banquet hall
- Indoor multi-purpose court for badminton & basketball
- Indoor games room with table tennis, carrom, chess and snooker
- Library
- Health club – steam rooms, massage room, shower/cleaning rooms, toilets, lockers
- Kids' play area

Luxurious swimming pool. Artist's impression.



Grand reception. Artist's impression.



Indoor pool. Artist's impression.



State-of-the-art gym. Artist's impression.



Crèche. Artist's impression.



Banquet hall. Artist's impression.



Expansive library. Artist's impression.



Gourmet restaurant. Artist's impression.



Kids' play area. Artist's impression.

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

YOU'RE DAD
OF THE YEAR.

Sports facilities that benchmark
the world's finest:

Cricket ground with full-sized pitch

Football field

Tennis court

Basketball court

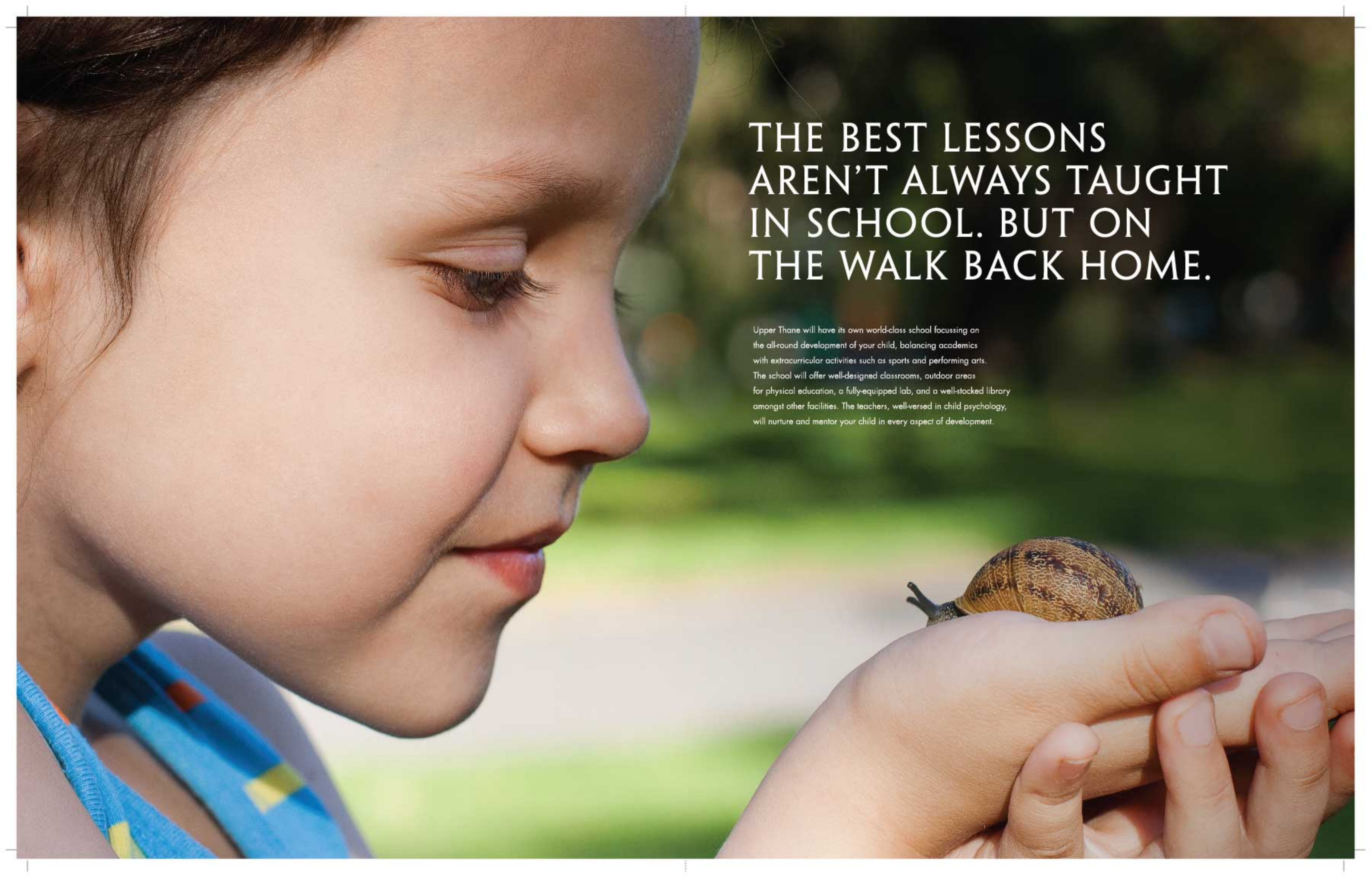


Actual image of the cricket ground.



Actual image of the international-standard football ground.

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 world-class 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 shrines devoted to Lord Ganesha, Lord Hanuman and Lord Balaji, every aspect of a well-rounded life, including the spiritual, has been taken into consideration. Set amidst serene surroundings that compliment the divinity within.

Serene temple. Artist's impression.





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.

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.

Actual image of the Upper Thane towers.



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^

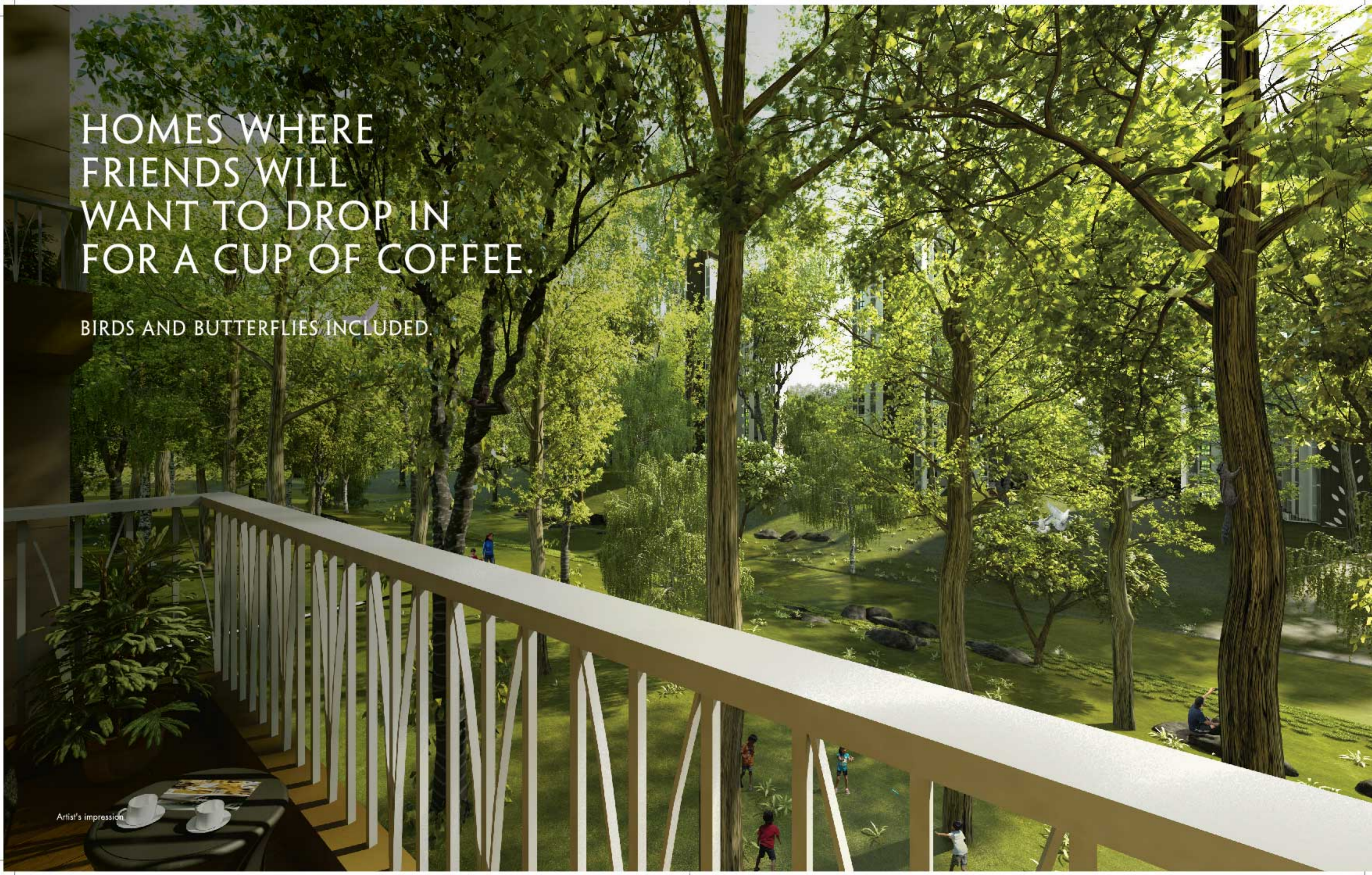
Toilet/Shower facilities for domestic help

Grand entrance lobby. Artist's impression.

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

BIRDS AND BUTTERFLIES INCLUDED

Artist's impression



Your residence is a private haven set within a lush green 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 fittings and finishes.

Actual image of the residences.





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 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

Actual image of the residences.

**WORLD-CLASS
GOVERNANCE
AND MANAGEMENT.**

SO THAT YOUR WONDERFUL WORLD STAYS WONDERFUL.

Upper Thane is professionally managed to
keep you loved ones safe, secure & stress-free





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

READY TO MOVE



CASA TIARA

D. P. ROAD

15 MINS TO VIVIANA MALL

THANE - DOMBIVALI LINK ROAD

MINS TO DOMBIVALI (W) STATION

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

7

6

1

4

3

2

5

LEGEND :-

- 1. CLUB HOUSE
- 2. SCHOOL
- 3. TEMPLE
- 4. COURTYARD GARDENS
- 5. PLAY COURTS
- 6. CRICKET GROUND
- 7. MLCP

CASA SERENO



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.

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 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 same may vary for select units; ^{***}By Sales. The Properties have been mortgaged in favour of IDBI Trusteeship Services Limited (Beneficiary: Piramal) and the buyer will be required to obtain a no-objection certificate prior to entering into any agreement for the sale of any unit in the Project. MahaREKA Registration No. P51700020217 | P51700008449 | P51700007192 | P51700006147 | P51700014814 | P51700014770 | P51700016245 | P51700016243 | P51700016437 | P51700016666 | P51700018035 | P51700018107 | P51700019121 | P51700020104 | Details available at website <http://maharera.mahaonline.gov.in> under registered projects | Date of approval: Feb 2022.

 **LODHA**

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