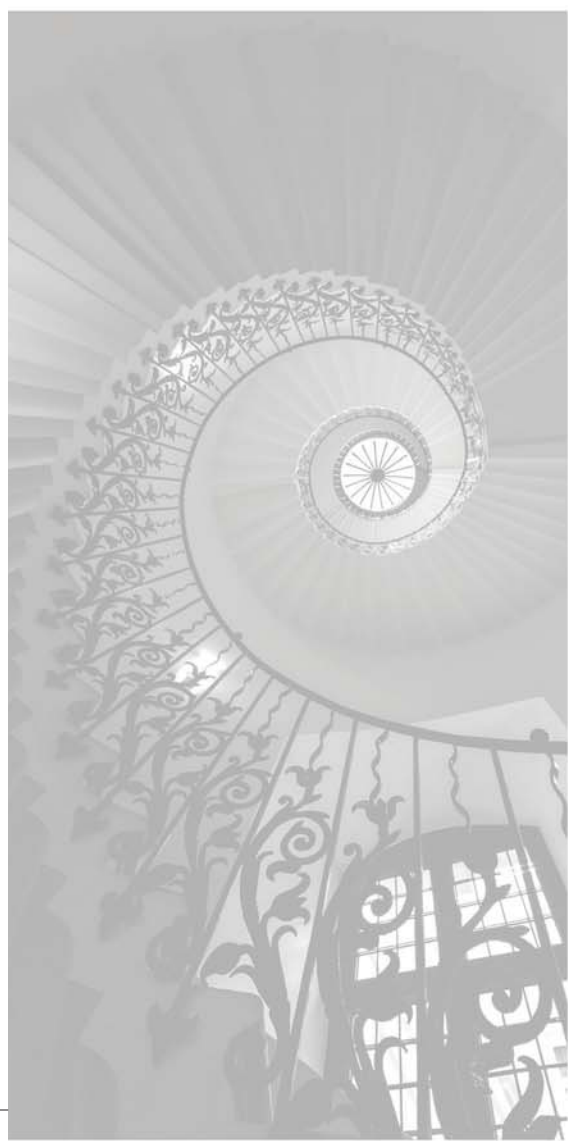
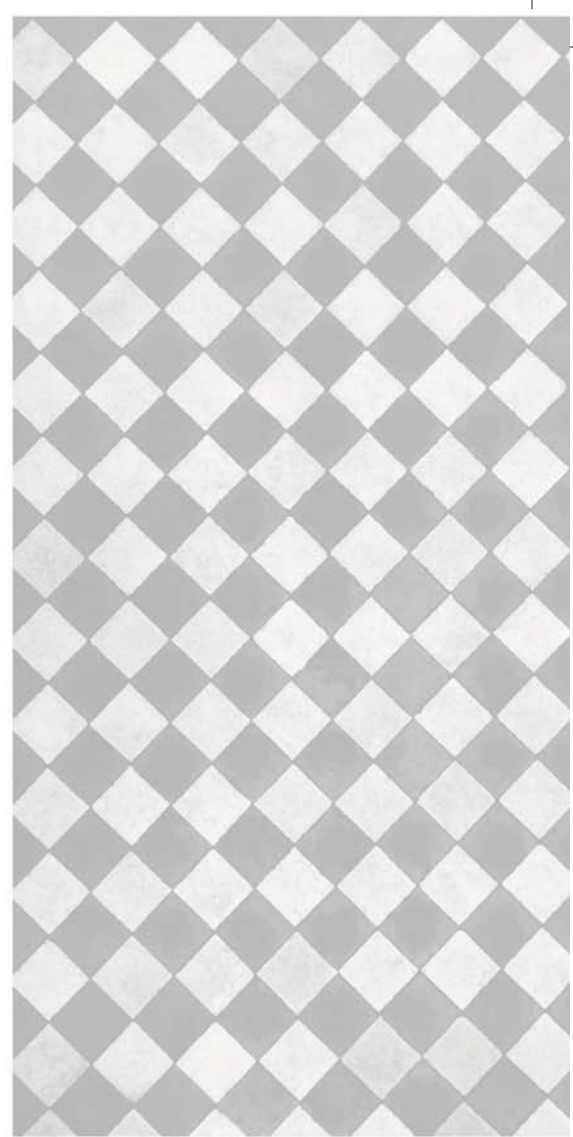


LODHA
STERLING



REGAL LONDON LIVING



Regal London living. Brought to you by Lodha.

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 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 benchmark 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 league of the world's finest.

Today, Lodha is India's largest real estate developer* The company has clocked sales of approximately ₹35,000 crore in FY 18-20¹. It has delivered an area of 7.7 crore sq. ft.² and has 36 ongoing projects and 18 planned projects.³ Our team of 2,000+ 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 to the needs of our consumers, and benchmarking 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, bringing every facility and convenience to the 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. With our long-term goal and commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than we imagined.



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




The World Towers
One of India's most iconic addresses



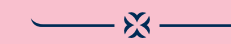
Palava
India's No.1 smart city®




*By residential sales from FY-21 | **7.72 crore square feet of Completed Developable Area until December 31, 2020. Completed Developable Area refers to area where construction has been completed and units are ready to be handed over to the customer. | ¹Cumulative Revenue from operations for India business over FY18-20; Revenues from operations for India business for financial years 2020, 2019 and 2018 were Rs.9,576.65 crore, Rs.11,906.55 crore and Rs.13,527.19 crore respectively.



London:
one of the most desirable
cities in the world to live in.



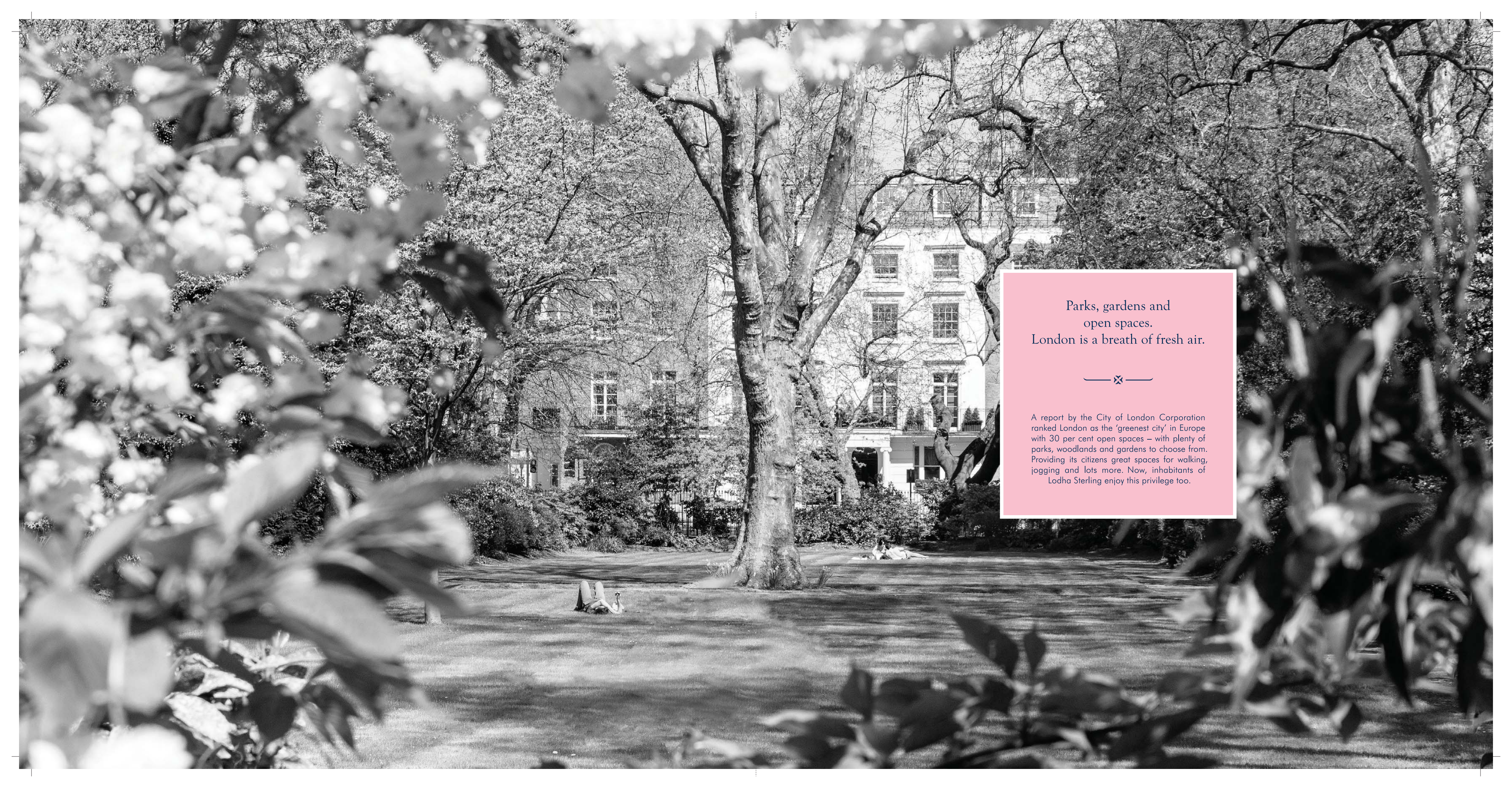
London takes its rightful place among the top cities to live and work in, with a lifestyle that attracts people from across the world. It is this very essence of the city that inspired us to create Lodha Sterling.



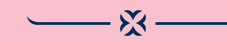
The London Life.
There's nothing
quite like it.




London offers you the finest restaurants,
theatres, gardens, parks, and schools,
all a leisurely stroll from home. Now, so
does Thane.



Parks, gardens and
open spaces.
London is a breath of fresh air.



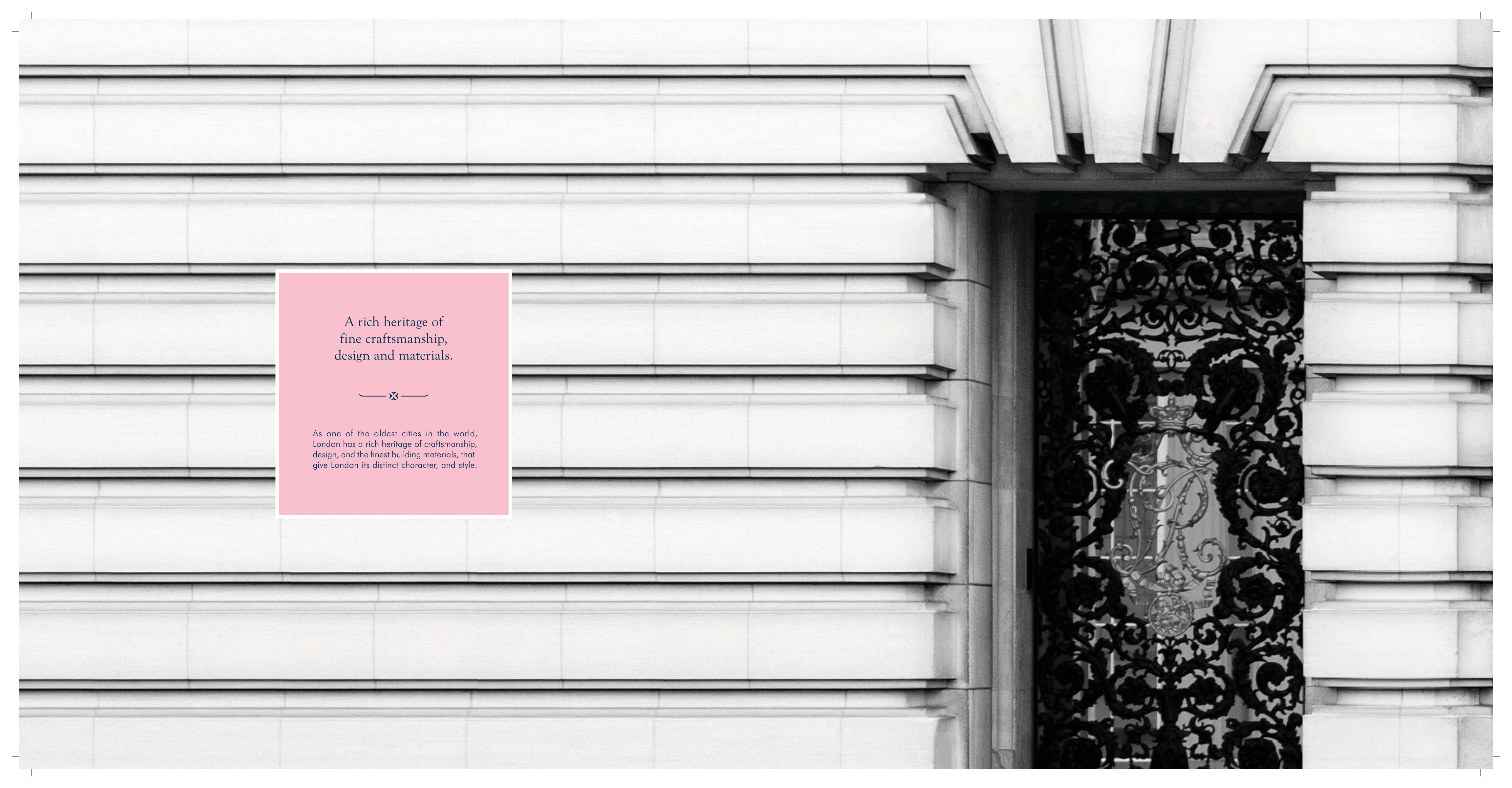
A report by the City of London Corporation ranked London as the 'greenest city' in Europe with 30 per cent open spaces – with plenty of parks, woodlands and gardens to choose from. Providing its citizens great spaces for walking, jogging and lots more. Now, inhabitants of Lodha Sterling enjoy this privilege too.



Low-rise, low-density
neighbourhoods defined
good ol' London.




Historically, London neighbourhoods are spread horizontally, with buildings of moderate height housing fewer residents, providing greater privacy and the luxury of space.

A black and white photograph of a classical building facade. The wall is composed of large, rectangular stone blocks with a prominent horizontal fluting. On the right side, there is a decorative wrought-iron gate with intricate scrollwork and a central crest featuring a crown and a shield. The gate is set within a recessed stone frame.

A rich heritage of
fine craftsmanship,
design and materials.




As one of the oldest cities in the world,
London has a rich heritage of craftsmanship,
design, and the finest building materials, that
give London its distinct character, and style.



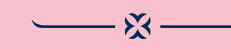
A city steeped in
tradition and culture.



London has a long legacy of ceremonial traditions, and a rich culture that's as old as its monarchy. But why travel to London to experience them?



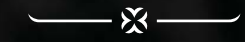
London,
the playground of aristocrats.



From PG Wodehouse to Downton Abbey, the 'London aristocrat' has long been celebrated in English literature and drama, and continues to epitomise regal living even today with lavish homes and regal lifestyles. And it gives us great pleasure to bring this aristocratic way of living to residents at Lodha Sterling.



Make a sterling impression.



The pound sterling is the official currency of the United Kingdom.

The term 'sterling' is also used to connote something of a very high standard and quality. No surprise, it was the perfect fit for the latest offering from the house of Lodha – Lodha Sterling.

The life embraced by the aristocracy of London is now yours to experience, at Lodha Sterling. Living in a charming mansion block with an elegant stone and metal clad façade and beautiful interiors, at the edge of a sprawling park. Sipping a cup of Earl Grey tea while gazing out at the soothing greens from your window. Getting private access to a beautifully landscaped garden square, bursting with colourful summer flowers. Strolling down leafy avenues that are for pedestrians only, going for a run in a park around the corner, while the kids play in the open. Unwinding at an exclusive club, making new friends and relishing your new life.

There's nothing quite like the aristocratic London Life, wouldn't you agree?



Live like a
London aristocrat.
Right here in Thane.



Enjoy the charm of the good old London life, right here at Lodha Sterling in Mumbai's fastest growing suburb – Thane. An offering of exclusive, luxury residences inspired by aristocratic living, London style. Surrounded by lush green expanses that remind you of London parks, this serene 10 acre development is all about tasteful style, understated luxury and English-inspired gardens. The development comprises four mansion blocks set around charming garden squares, with pruned hedges and multi-coloured flowers, and is inspired by the affluent residential addresses of Central London that feature low-rise buildings offering its residents the ultimate in privacy and luxury.

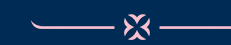
Each low-rise mansion block is designed in a classical yet contemporary style, with elegant stone and metalwork façades, hosting super-sized residences with tall% elegant windows inviting plenty of light and ventilation, and looking into a calm and soothing garden square. Your residence is designed to pamper you with every modern-day comfort, and provide you all the space you need to unwind.

The neighbourhood also comes with a variety of offerings to pamper you. A vehicle-free landscape allows your kids to grow up in an environment free of pollution. You can enjoy an evening stroll on the grand central green inspired by Hyde Park, while the children play or swim in any of the 3 swimming pools in your exclusive club house. Relax over a cup of tea and get to know your neighbours at the English Tea Cafe. Experience what it's like to live like a London aristocrat, without leaving home.

- Vehicle-free podium offering peaceful outdoor spaces
- Badminton courts
- Gymnasium
- Covered parking
- Banquet Halls
- Master planning and architecture by master architect Hafeez Contractor
- Landscape design by world renowned Sitetectonix, Singapore



The finest
amenities



The crowning glory:
a super luxurious
country club.
Designed to pamper
the aristocrat in you.

The centre of attraction at Lodha Sterling is a sprawling ~35,000+ sq. ft. clubhouse – The Crown. A classic interpretation of England's finest county clubs, this internationally-acclaimed club house is set in the midst of lush green landscaped lawns, and offers bespoke experiences and amenities, for the exclusive privilege of its residents.

Lodha Sterling boasts 3 swimming pools: a lap pool for serious swimmers, a family pool, and an exclusive indoor heated pool for women and kids.

Keep yourself in perfect shape with a game of basketball or badminton with neighbours and friends on an air-conditioned, mega indoor multipurpose court. Pump those muscles at a world-class gym. Or refresh yourself at the English Tea Cafe. Special occasions demand a special celebration – our party halls, Privilege and Prestige, provide the perfect venue to host a bash in regal style.

It's no wonder that The Crown is the only residential clubhouse in the world to be featured in the top 20 upcoming leisure & retail spaces 2018. A recognition awarded by the prestigious Architectural Review MIPIM, London.

- 3 swimming pools – 25m lap pool with infinity edge, family pool, indoor-heated pool for women & children
- Large indoor multipurpose court with Basketball and Badminton
- World-class gym overlooking the central lawn
- English Tea Cafe
- Elegant party halls
- Private theatre to savor the finest in world cinema
- Activity and learning rooms with renowned service alliances encouraging a holistic well-being
- Steam and massage room
- Kids' indoor play area
- Indoor games – Table tennis, pool and, board games like carrom and chess








Artist's impression of banquet hall



Artist's impression of indoor pool

A wide-angle photograph of a lush green park area. In the foreground, there is a well-maintained lawn with several large, mature trees with dense green foliage. The trees are scattered across the park, creating a sense of depth and shade. In the background, a modern, multi-story apartment building with a light-colored facade and dark window frames is visible. The building has several balconies with black metal railings. The sky is a clear, bright blue with a few wispy clouds. The overall scene is bright and vibrant, suggesting a high-quality residential environment.

A central green
inspired by Hyde Park.
So you can enjoy the
outdoorsy London life,
without leaving home.

Actual image of central green

Purer, fresher,
clearer air.
Take a deep
breath.

With thousands of trees enriching the environment and a vehicle-free landscape keeping pollution out, residents at Lodha Sterling will be living in one of the cleanest environments in the country. Lodha Sterling enjoys an Air Quality Index (AQI) of 63, similar to London and New York, and significantly better than anywhere else in Mumbai. Go on, breathe in good health and well-being.

The Air Quality Index.
(Lower the AQI figure, purer the air).

Location	AQI
London	43
New York	49
Lodha Sterling	63
Navi Mumbai	154
Chennai	180
Mumbai (overall)	203
Delhi	363

*Data from Jan - March, 2016 (Source: aqicn.org/map/india)





Residences
inspired by London

— ✘ —

Inspired by the
affluent addresses of
Central London.

Your privately-accessed garden squares are inspired by Trafalgar Square and Eaton Square, two of the grandest and largest 19th-century squares in London. These squares have been home to royalty, nobility, politicians, and much of London's elite. Its residents have always enjoyed a lifestyle rich in aristocracy and prestige and blessed with Nature's bounty – just like the privileged few who will reside at Lodha Sterling.





Low-rise,
low-density buildings
built around
garden squares.
Offering you plenty
of light, air, and
aristocratic charm.

Trafalgar Square and Eaton Square mansion blocks of Lodha Sterling offer you the unique opportunity to enjoy the charm of London living. Surrounded by nature, they boast of a contemporary style with elegant stone and ornamental architecture. Being low-rise, they ensure you enjoy the best light, while a triple-height entrance affords maximum ventilation. And with only a few residents, you get all the privacy and space you need.

Your privately-accessed ~10,000 sq.ft. garden square has a Victorian style symmetrical layout. Manicured hedges, flowering plants, and patterned fences make this space feel quintessentially English. Designed for sharing with an intimate community of like-minded neighbours, or for some quiet me-time with a book, the garden square is the very heart and soul of the building.

- Low-rise mansion blocks with elegant stone façade
- Designer air-conditioned entrance lobby by Studio HBA, Singapore
- Designer lift lobby on each floor
- 3 Passenger elevators (including one service lift) from Otis/Schindler/ThyssenKrupp/Hyundai®
- DG power backup for common area lighting and elevators

Lavish interiors.
Lush green
surroundings.
Experience
luxury inside,
and out.

The homes at Trafalgar Square and Eaton Square are luxuriously sized 2, 3 & 4 bed residences, accessorised with the finest finishes. While the interiors boast marble floors and 4-fixture[^] bathrooms, large windows[%] frame soothing views of the garden square, providing plenty of light and ventilation.

- Large sized 2, 3 & 4 bed residences with supreme finishes
- Interiors designed by world renowned Studio HBA, Singapore
- Fully air-conditioned* homes with energy-efficient VRV system
- Imported marble flooring in living, dining, passage and puja areas[^]
- Imported marble⁴ flooring in master bedroom and master toilet
- Marbital flooring in other bedrooms
- Wardrobe area in each bedroom
- Finished kitchen with high quality granite countertop, double bowl sink, vitrified flooring and designer ceramic dado tiles
- Granite / Marble vanity counters and designer ceramic tiles in bathrooms
- 4 fixture[^] master bathroom with bathtub and European[&] fixtures
- Separate store[^] and utility area
- Servants quarter⁴ with toilet
- Spacious sundeck[^] in living room and master bedrooms[^], with anti-skid flooring
- Elegant tall[%] windows inviting maximum natural light and ventilation
- Provision for telephone and TV connectivity⁵
- Next-generation homes with high speed internet access⁵ provided by fibre optic



Actual Image- 4 bed show suite



Artist's impression of master bedroom - 4 bed show suite



Artist's impression of 4-fixture master bathroom - 4 bed show suite

Limited edition
garden residences.
Soon out of season.

In a cramped city like ours, fresh air, open spaces and lush garden views are the ultimate luxuries. So it comes as no surprise that the finest residences at Lodha Sterling have them in abundance.

Presenting limited-edition private garden residences, where lush garden and landscape views are complemented by the melodious chirping of birds. Experience the soothing touch of grass on the soles of your feet as you step out from your bedroom or living room with your morning cuppa. Your garden also provides the perfect outdoor setting for a hosting a party, or the perfect space for gardening, yoga and meditation. With wrought-iron fencing reminiscent of classic English gates, your private garden provides a safe sanctuary for your kids to enjoy their playtime.



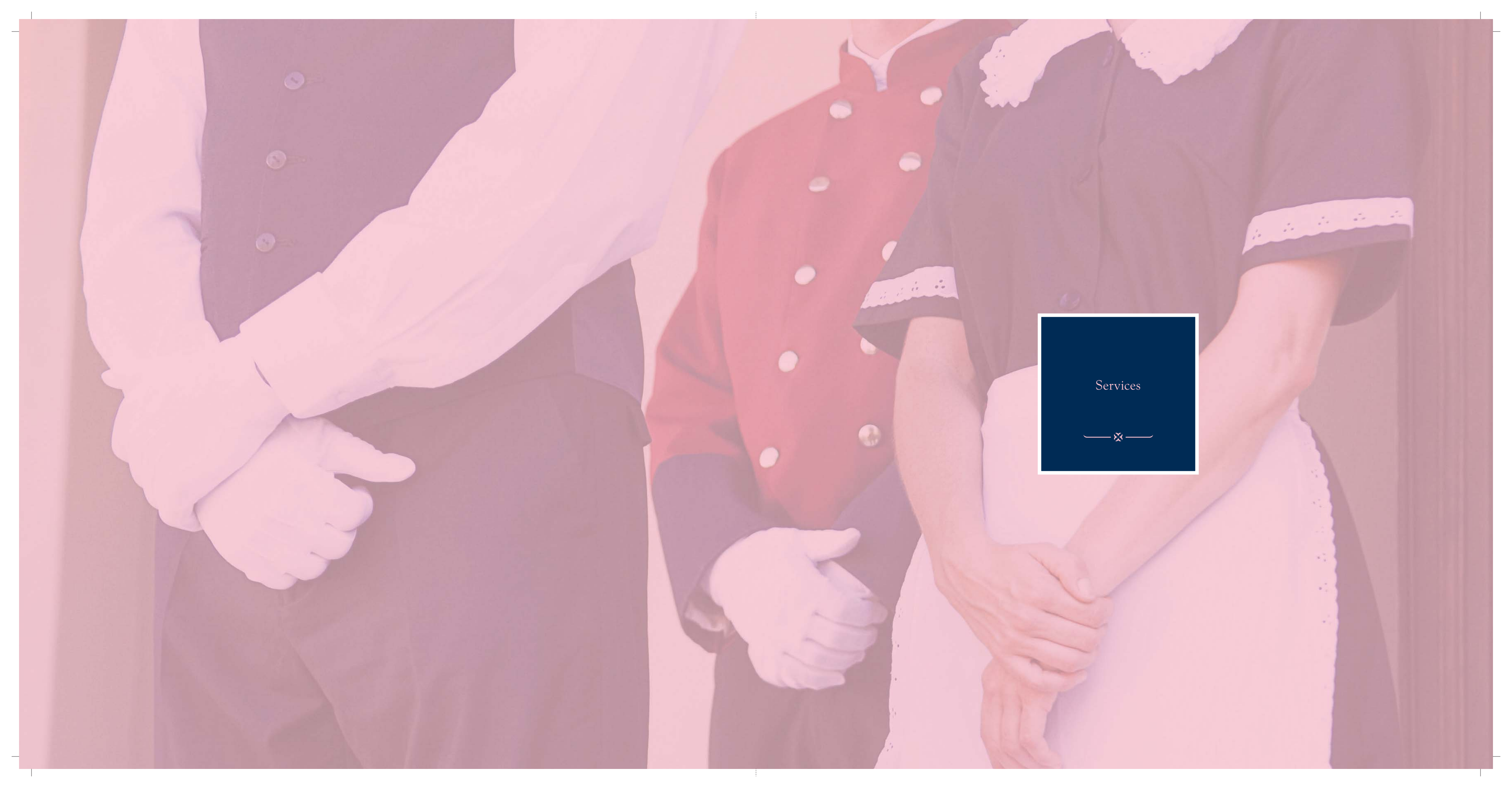
5-tier security system.
To keep a watchful
eye on your little
duke and duchess.

Our advanced security system ensures complete safety for you and your loved ones. With CCTV surveillance, electronically-controlled lobby access, and a video door phone in every apartment, you can rest assured your family is always safe and protected.

Advanced 5 tier security:

- CCTV monitoring of key common areas
- RFID controlled access to parking areas
- Electronically controlled access to lobby
- Visitor registration
- Video door phone in every residence





Services

— ✕ —



India's finest
music academy,
The True School
of Music.
Perfect to turn your
little angel into
a little maestro.

Music puts a spring in our step and makes our spirits soar. Its magical qualities relax the mind and body and have a soothing effect on our soul. Lodha Sterling brings you the expertise of The True School of Music, India's first music training school which trains potential artistes, producers, sound engineers, composers, and DJs, preparing them for a career in India's burgeoning music arena. Beginners and advanced learners, hobbyists and serious players are all welcome. TSM encourages an eclectic culture, vibrant collaborations, unique creativity, and builds a strong community of music lovers, offering holistic well-being through music. With an international faculty, global-standard curriculum, state-of-the-art facilities, and unrivalled industry connections, TSM has established itself as the vanguard of modern music training in India.

Red Pen Overseas
Education Consultant.
Because education is
the foundation upon
which you build
your future.

The cream of the crop should be able to choose the best among the Ivy League or the hallowed institutions of Oxford and Cambridge. And living at Lodha Sterling ensures just that. Red Pen is an independent education consulting firm that guides applicants who seek to study abroad at any level: Red Pen's experienced consultants assist and guide applicants in developing their admissions strategy, and help them navigate the complex admissions process to institutions worldwide.



Raëll Padamsee's
Academy for
Creative Expressions.
Bringing English
Theatre to your home.

Raëll Padamsee's Academy for Creative Expressions, one of the finest schools for theatre and entertainment, is at your disposal to hone your kids' budding talent and turn them into superstars. Associated with theatre stalwarts such as Boman Irani, Alyque Padamsee, Kabir Bedi, Naseeruddin Shah, Shekhar Kapoor, and Shabana Azmi, imagine where it can take your child.





A covered
location

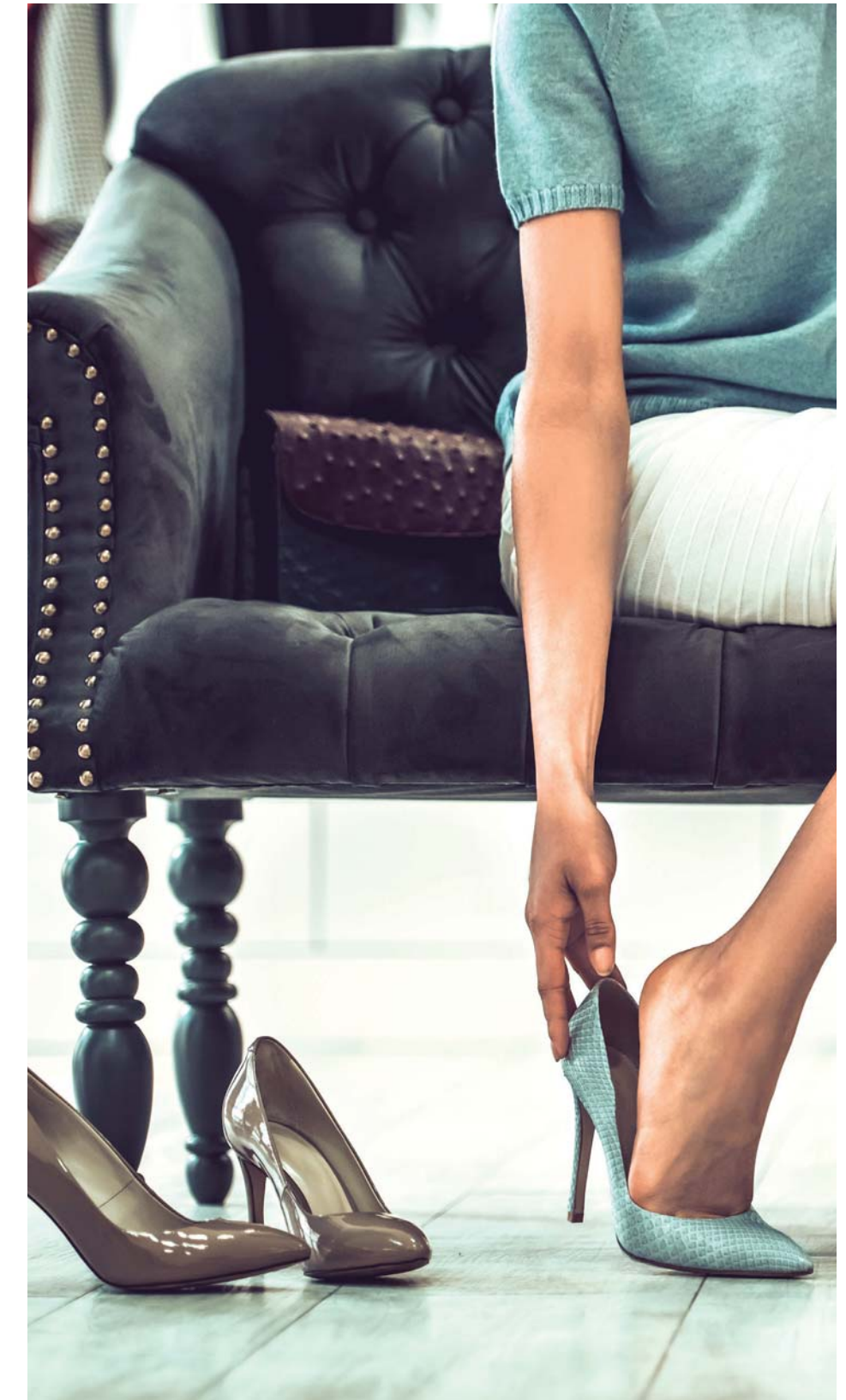
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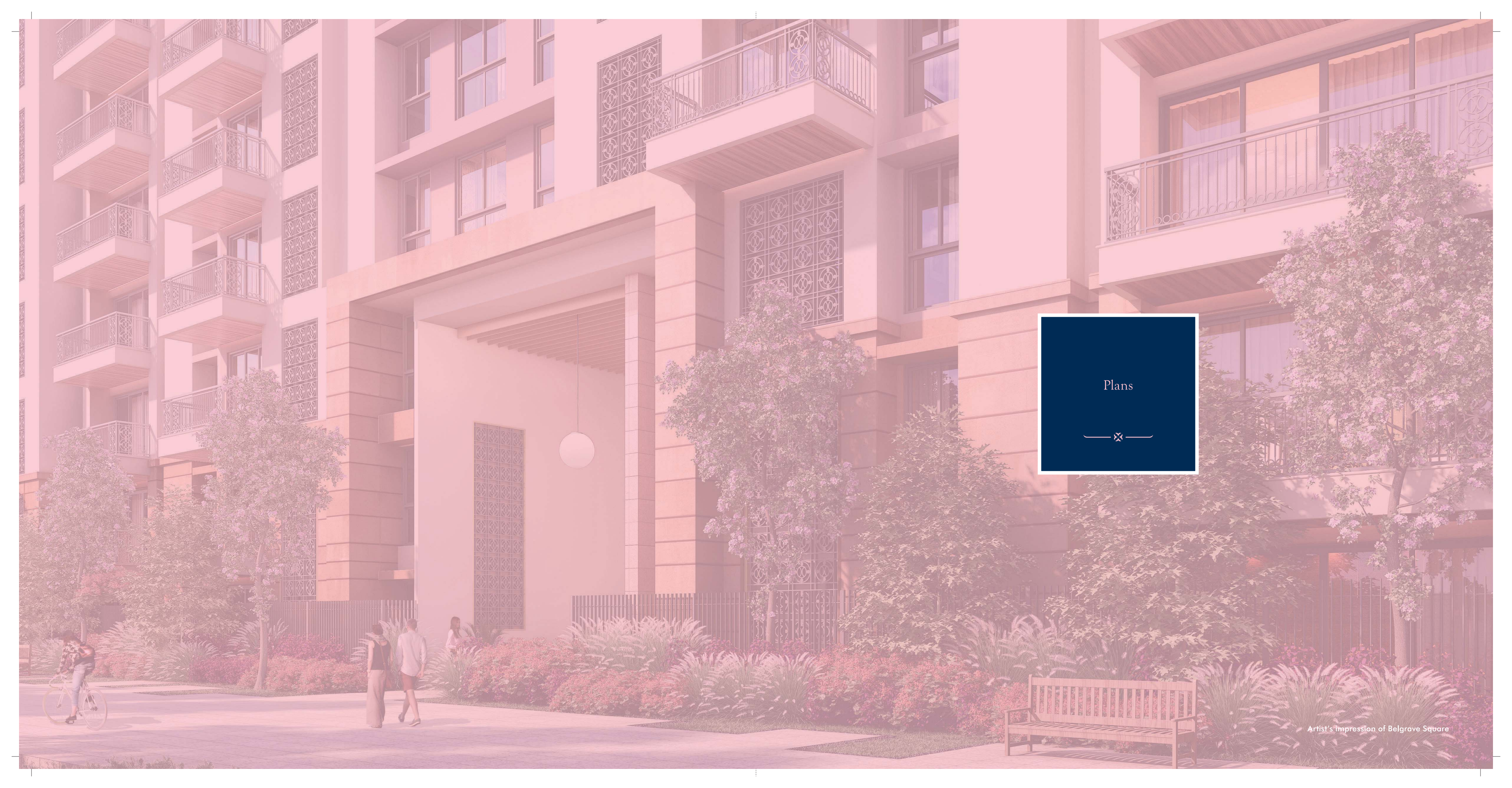
A stone's throw
from the centre
of town,
yet far from the
madding crowd.

Nestled amidst the greens of central Thane, Lodha Sterling feels like a secluded spot removed from the city, yet in the very heart of it. Just minutes from Thane's hotspots, Lodha Sterling provides quick and easy access to Thane's finest restaurants, malls, schools, offices, and entertainment. Its ample green cover ensures great air quality and a tranquil neighbourhood, while its central location ensures you'll always be at the centre of the action.

- Easy access to social and business hotspots
- Grade A offices and world-class restaurants next door
- Near Viviana Mall and Jupiter hospital
- A-grade schools a short ride away





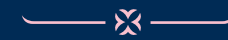


Plans

— ✕ —

Artist's Impression of Belgrave Square

Master Plan



Legend

- ① BELGRAVE SQUARE
- Seating Area
- Outdoor Toddler's Playroom
- Outdoor Living Room
- ② EATON SQUARE
- Lawn
- Seating Area
- Outdoor Toddler's Playroom
- Outdoor Living Room
- ③ BORDER GARDEN
- ④ PARTERRE GARDEN
- ⑤ PALM GARDEN
- ⑥ ROCK GARDEN
- ⑦ CLUBHOUSE
- ⑧ CLUBHOUSE ENTRANCE PLAZA
- ⑨ CLUBHOUSE ROOF TERRACE
- ⑩ 25m LAP POOL WITH INFINITY EDGE
- ⑪ FAMILY POOL
- ⑫ KIDS POOL
- ⑬ POOL DECK
- ⑭ POOL SHOWER
- ⑮ ENTRANCE PORTAL
- ⑯ CENTRAL LAWN
- ⑰ AMPHITHEATRE
- ⑱ FAMILY PAVILION
- ⑲ DINING PAVILION WITH BARBECUE PIT
- ⑳ TREE HOUSE WITH ELEVATED DECK
- ㉑ BARBECUE AREA
- ㉒ MEDITATION DECK WITH TRELIS
- ㉓ READING CORNER
- ㉔ GATHERING PAVILION
- ㉕ LEISURE CORNER
- ㉖ YOGA DECK WITH TRELIS
- ㉗ RAMP AND STEPS WITH AMPHITHEATRE SEATS
- ㉘ ADVENTURE PLAYGROUND
- ㉙ TENNIS COURT
- ㉚ TEMPLE
- ㉛ GREENWALL
- ㉜ SERVICE ENTRY
- ㉝ TRAFALGAR SQUIRE



Block Plan

WING - A

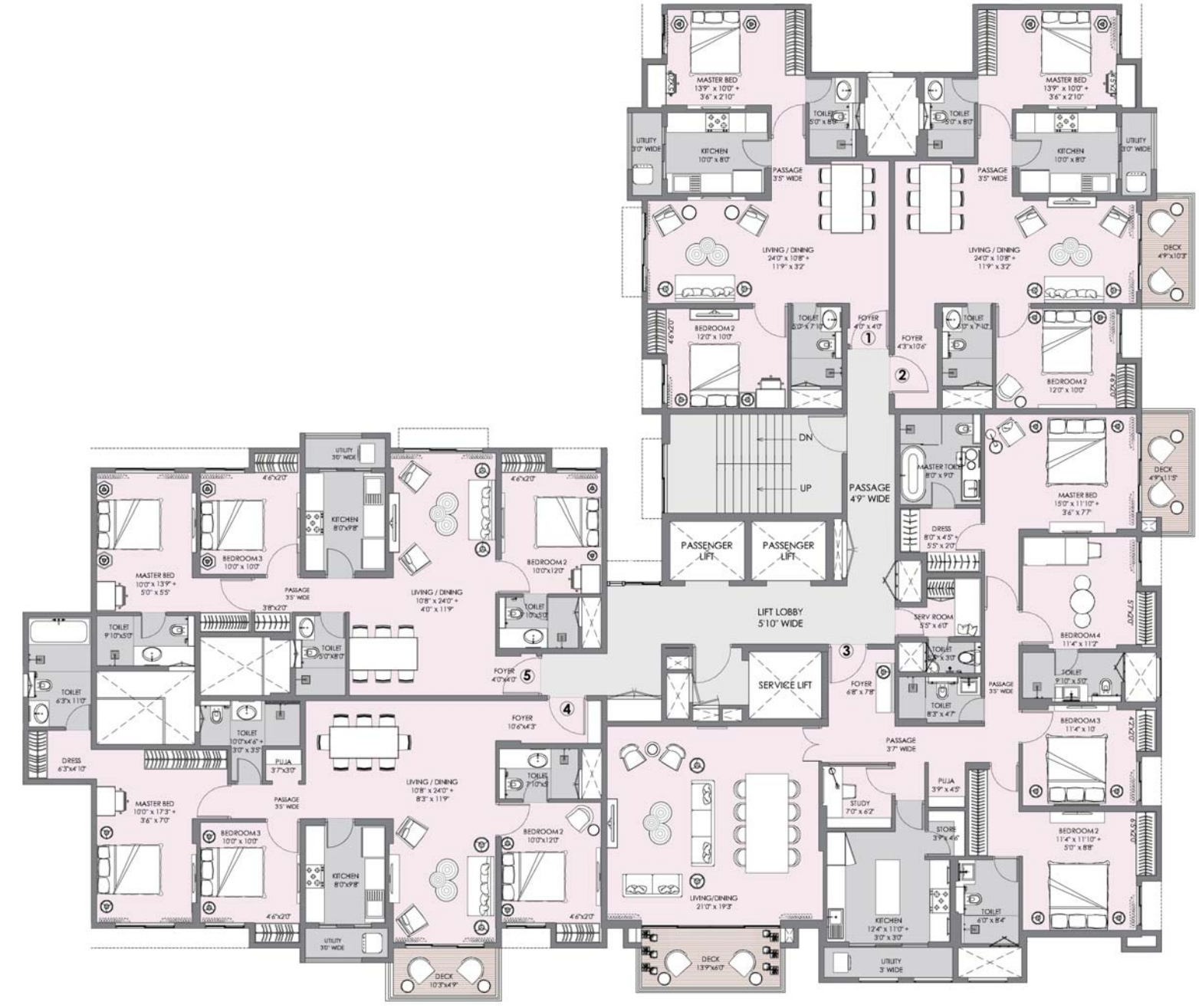


Wing A – Typical Floor Plan





Wing B – Typical Floor Plan



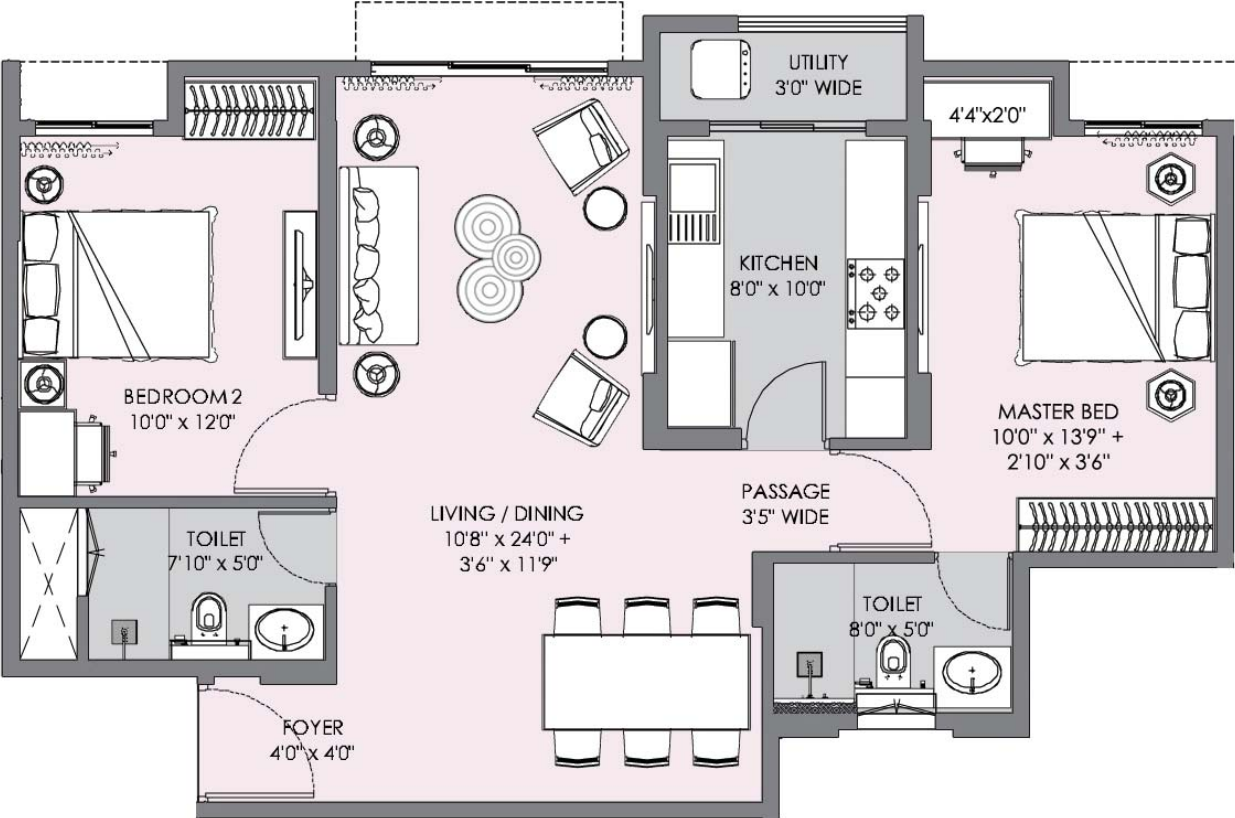
Wing C – Typical Floor Plan

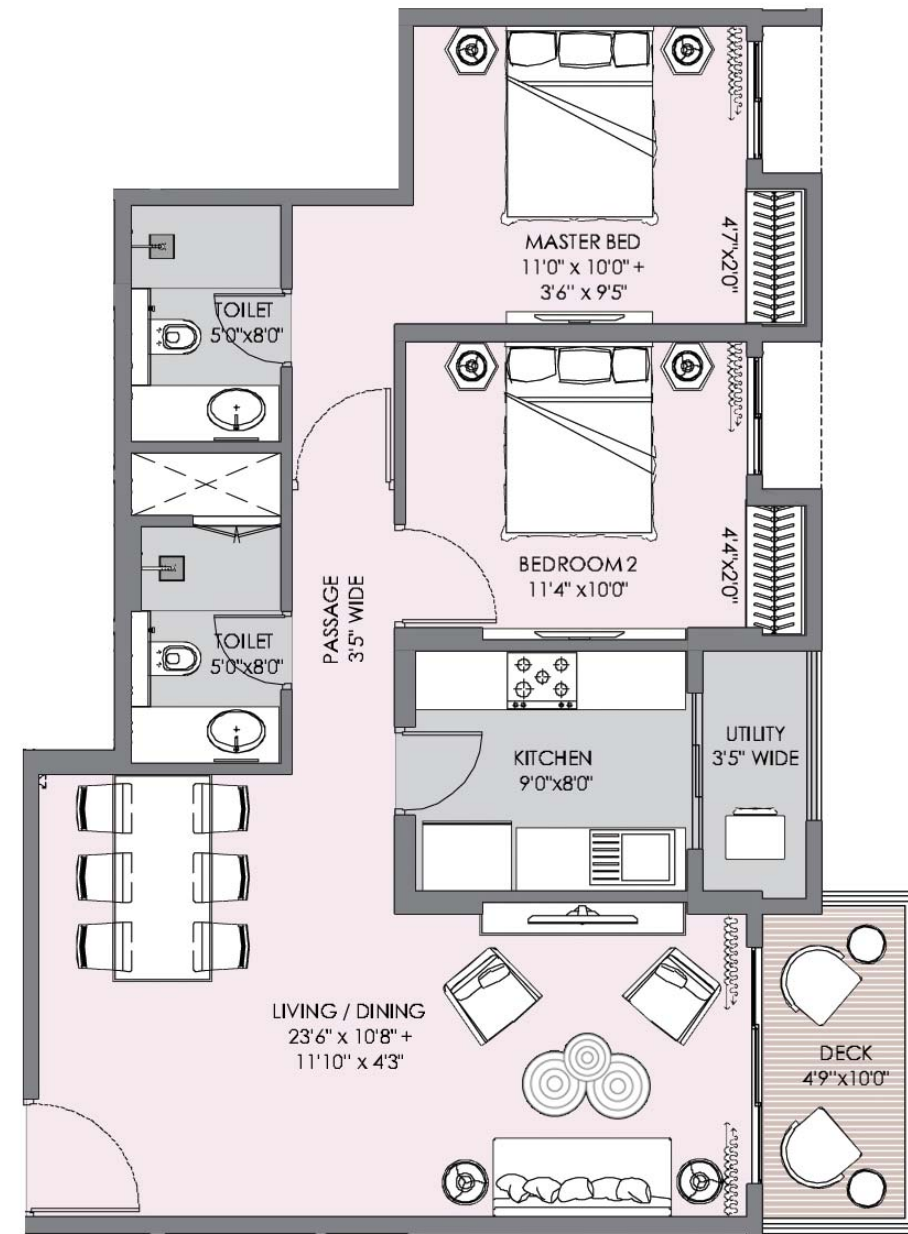




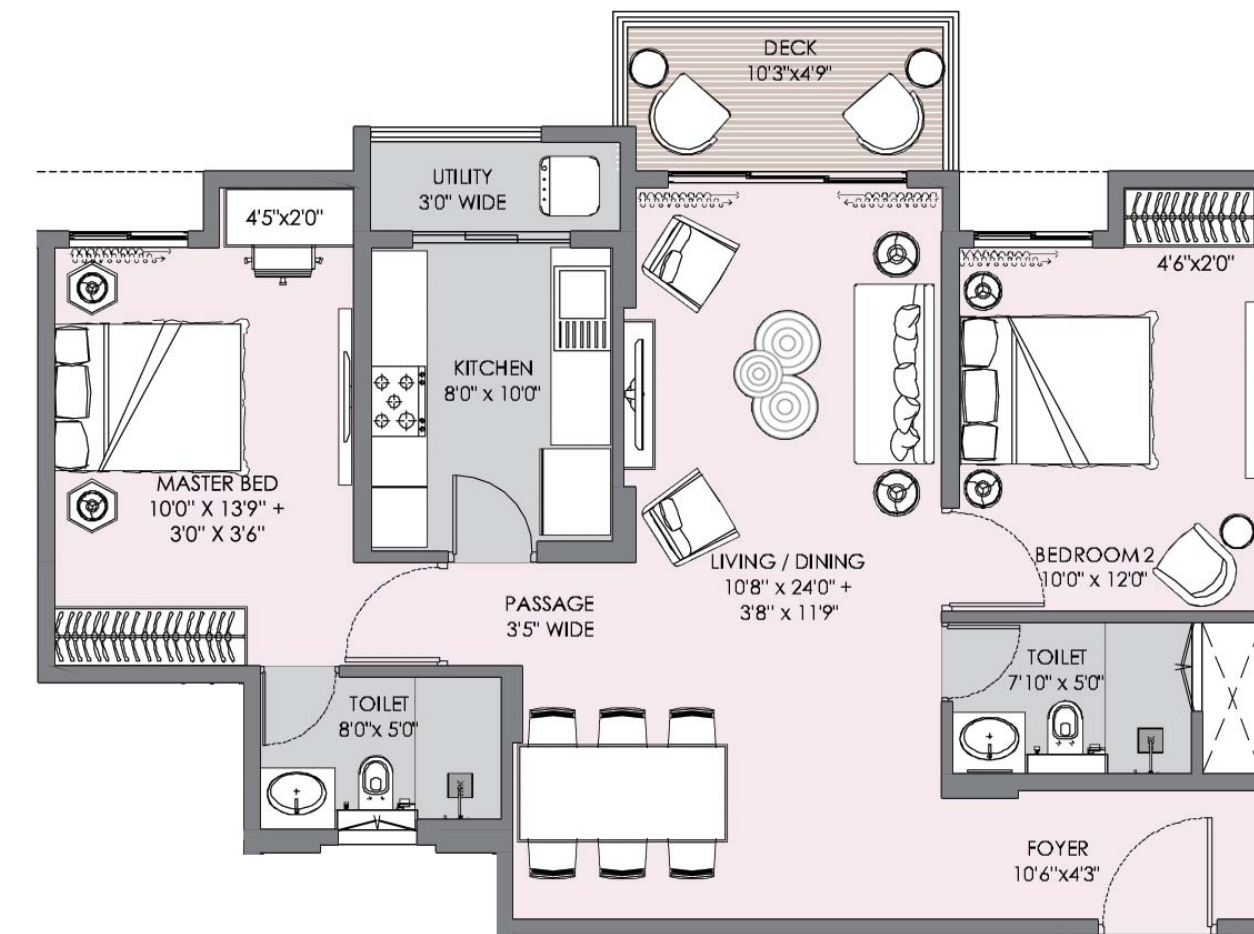
Wing D – Typical Floor Plan 

Unit Plan
2 Bed



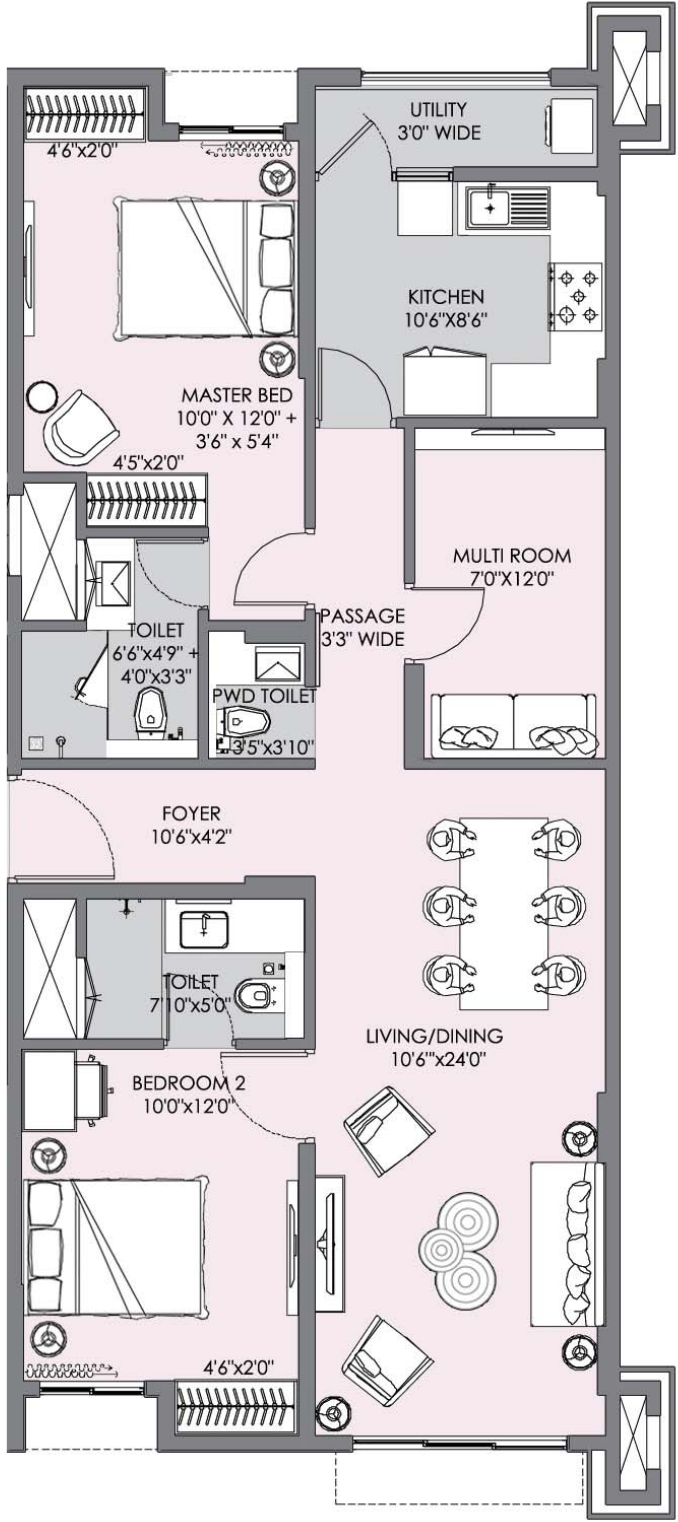


2 Bed Luxe Type A

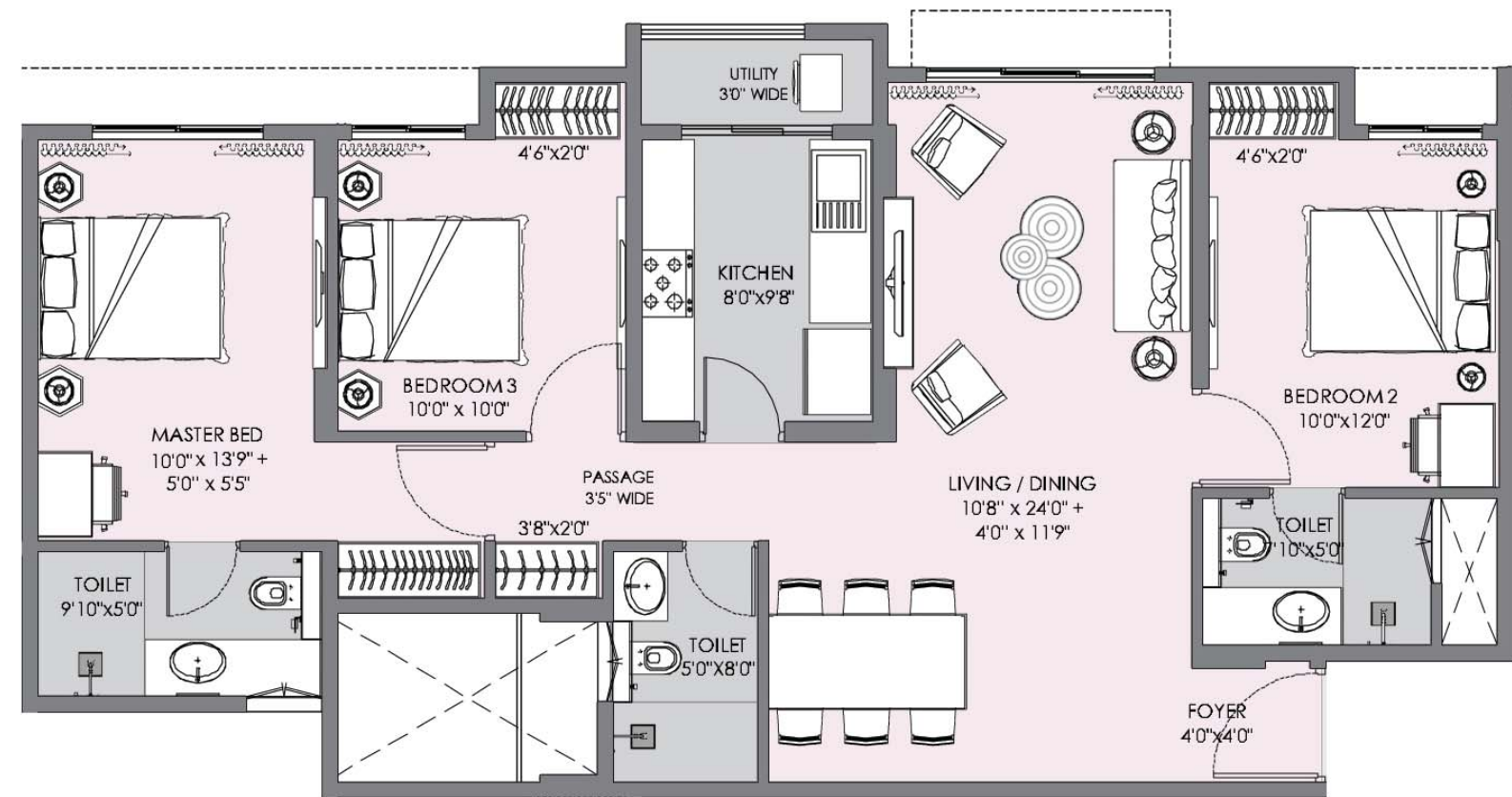


2 Bed Luxe Type B

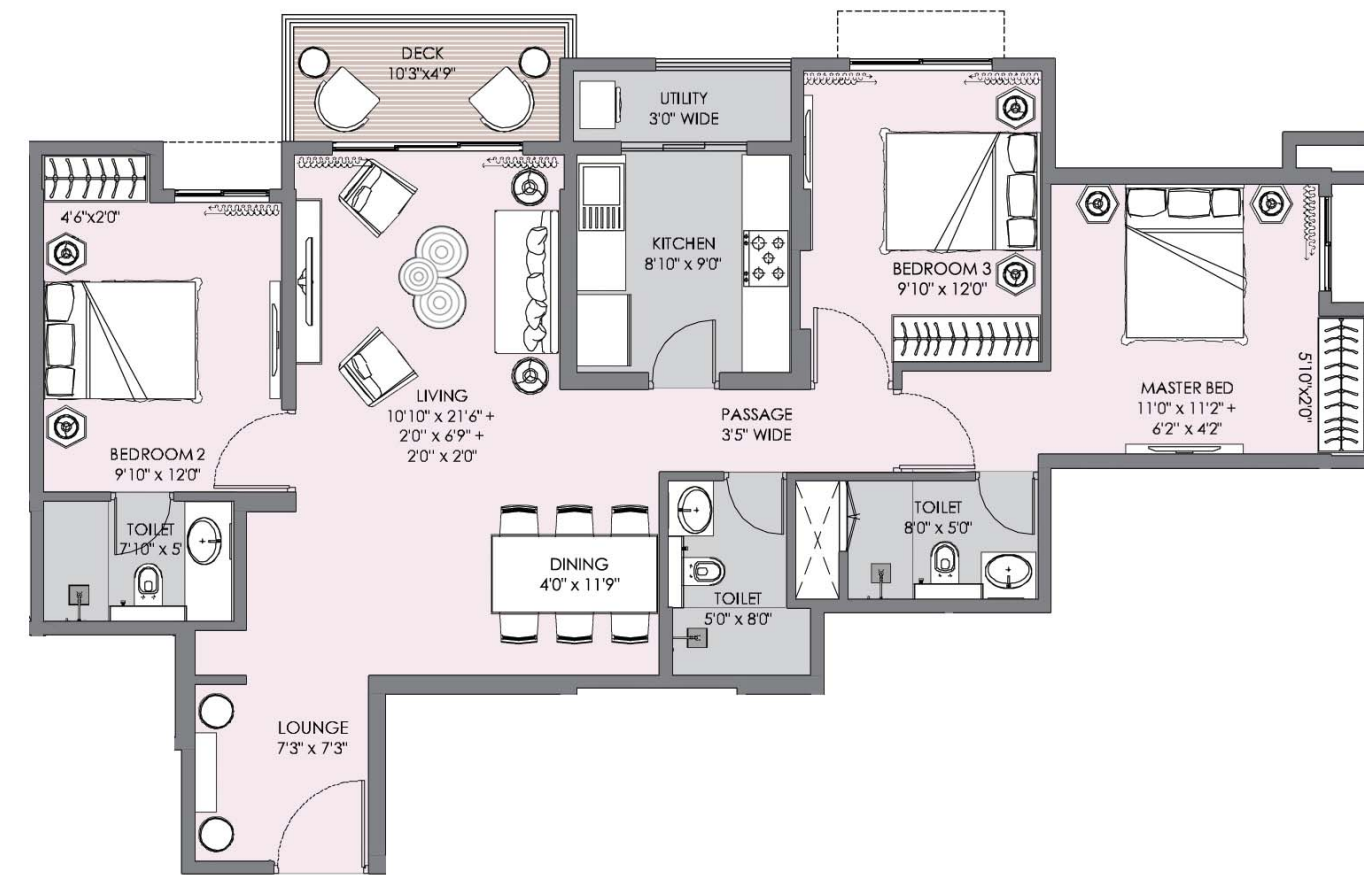
Unit Plan
3 Bed



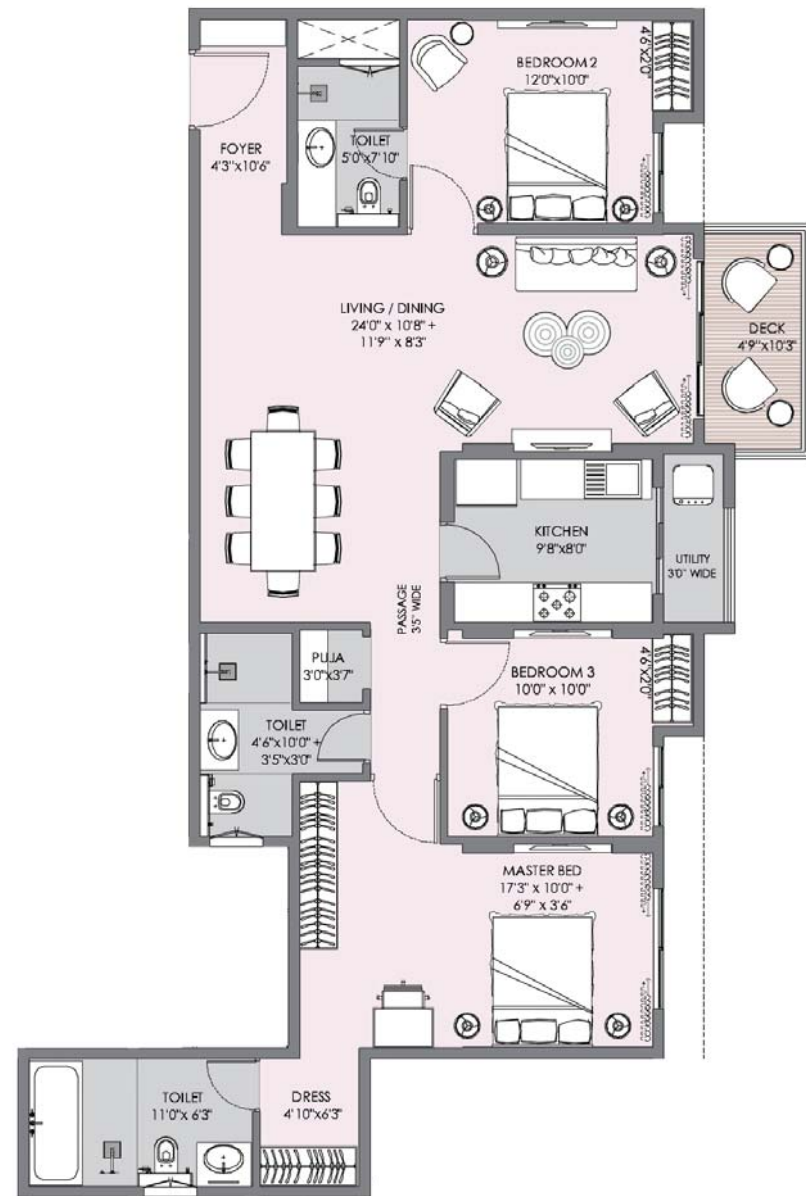
3 Bed Petite



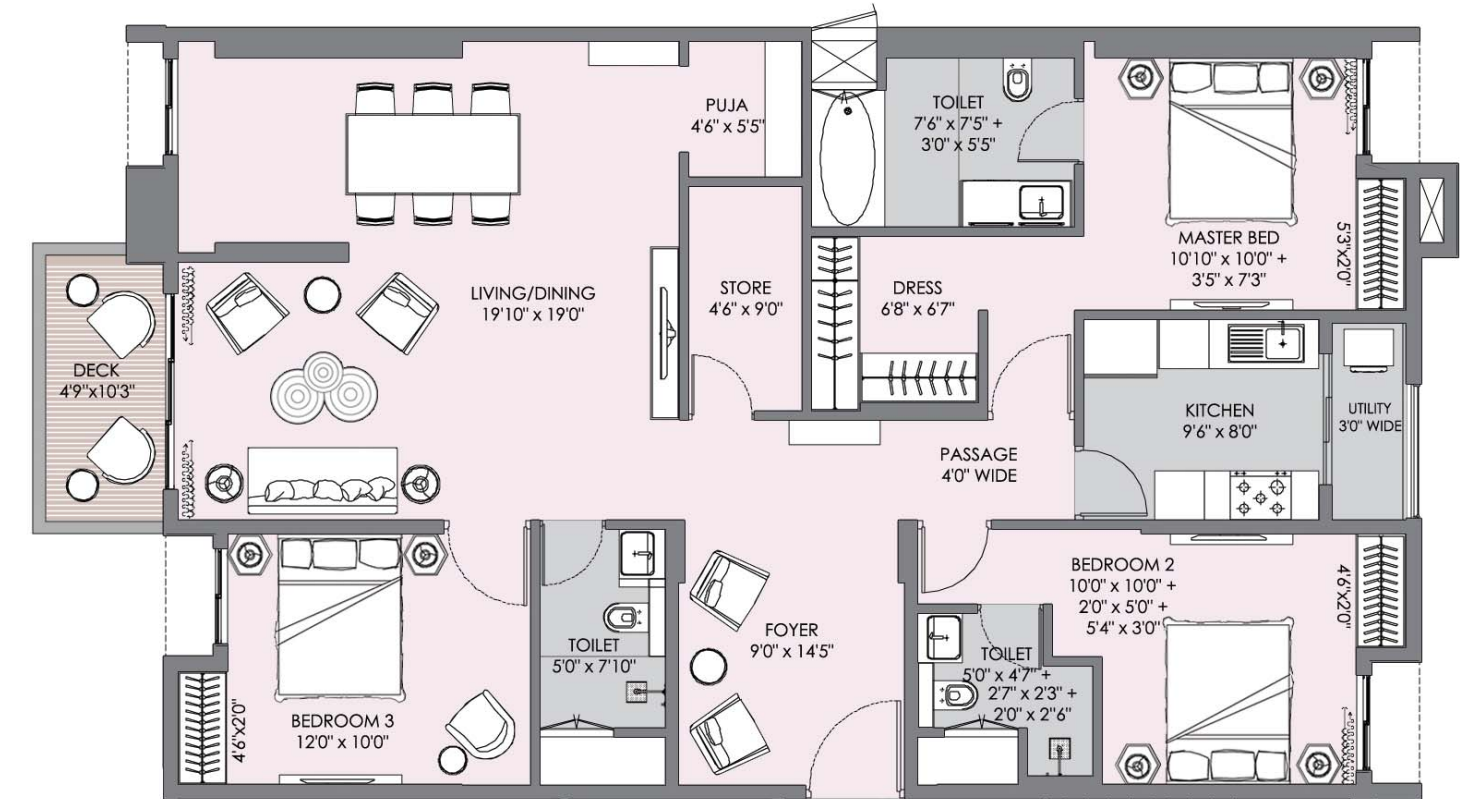
3 Bed



3 Bed Luxe

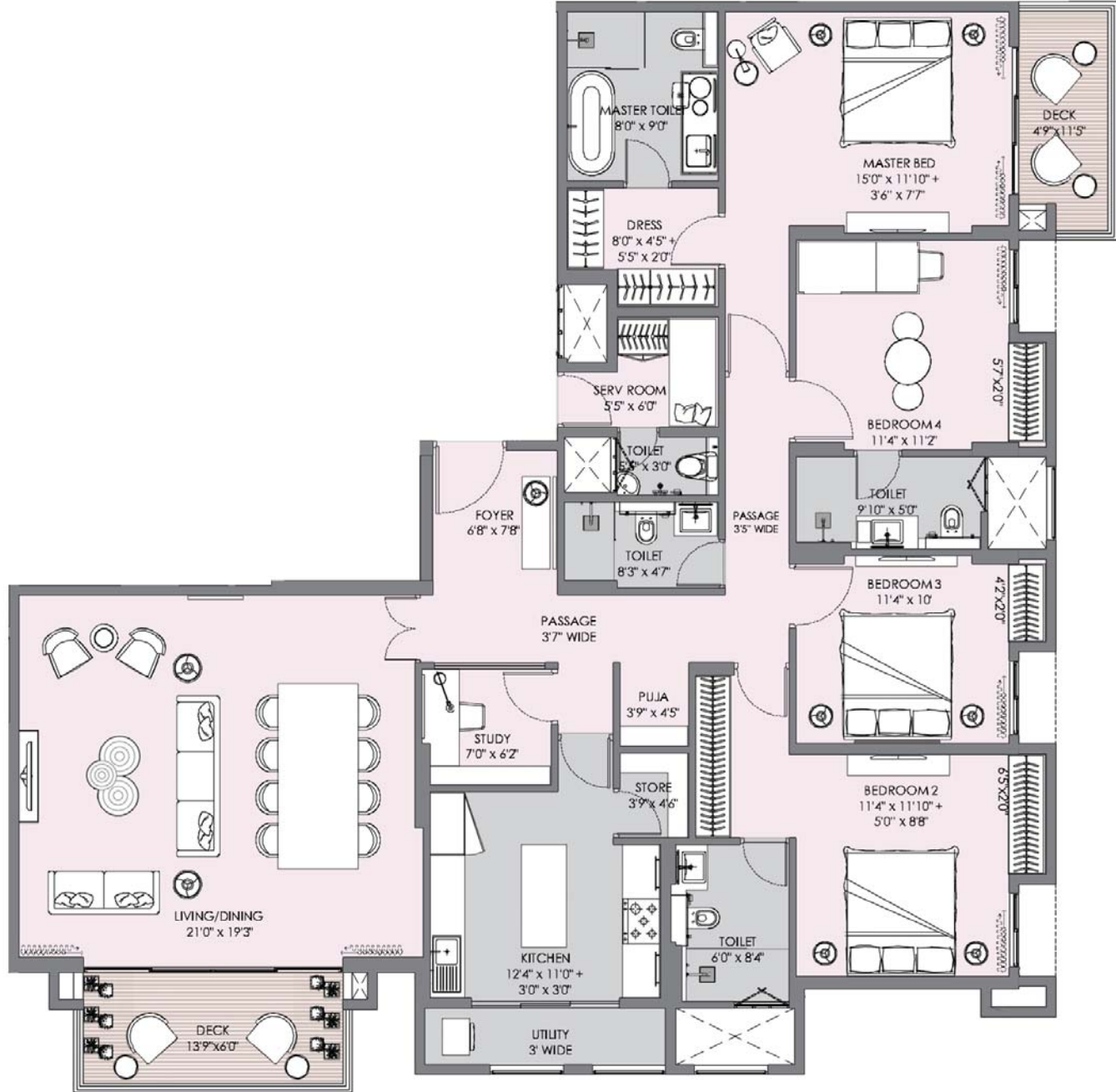


3 Bed Premia Type A

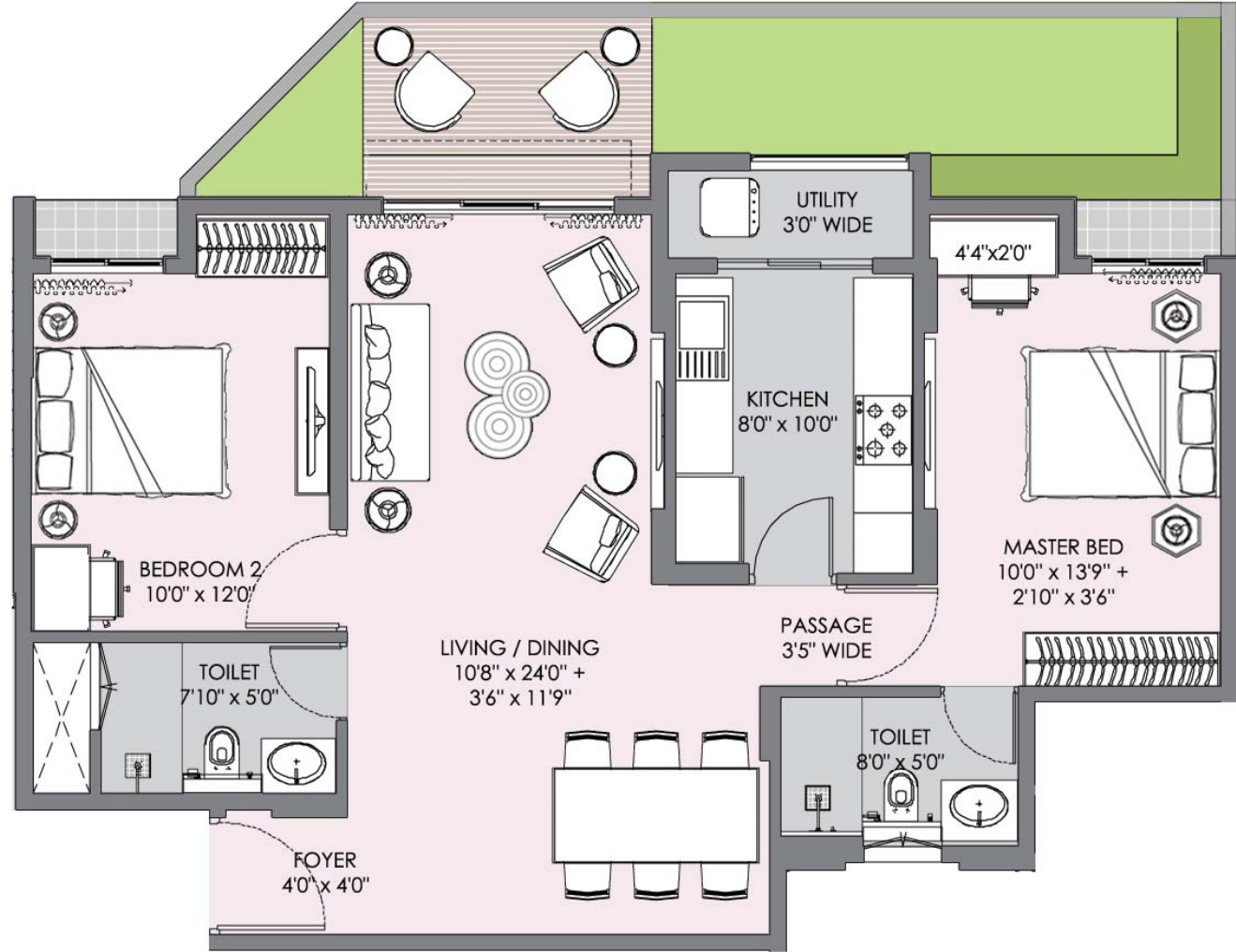


3 Bed Premia Type B

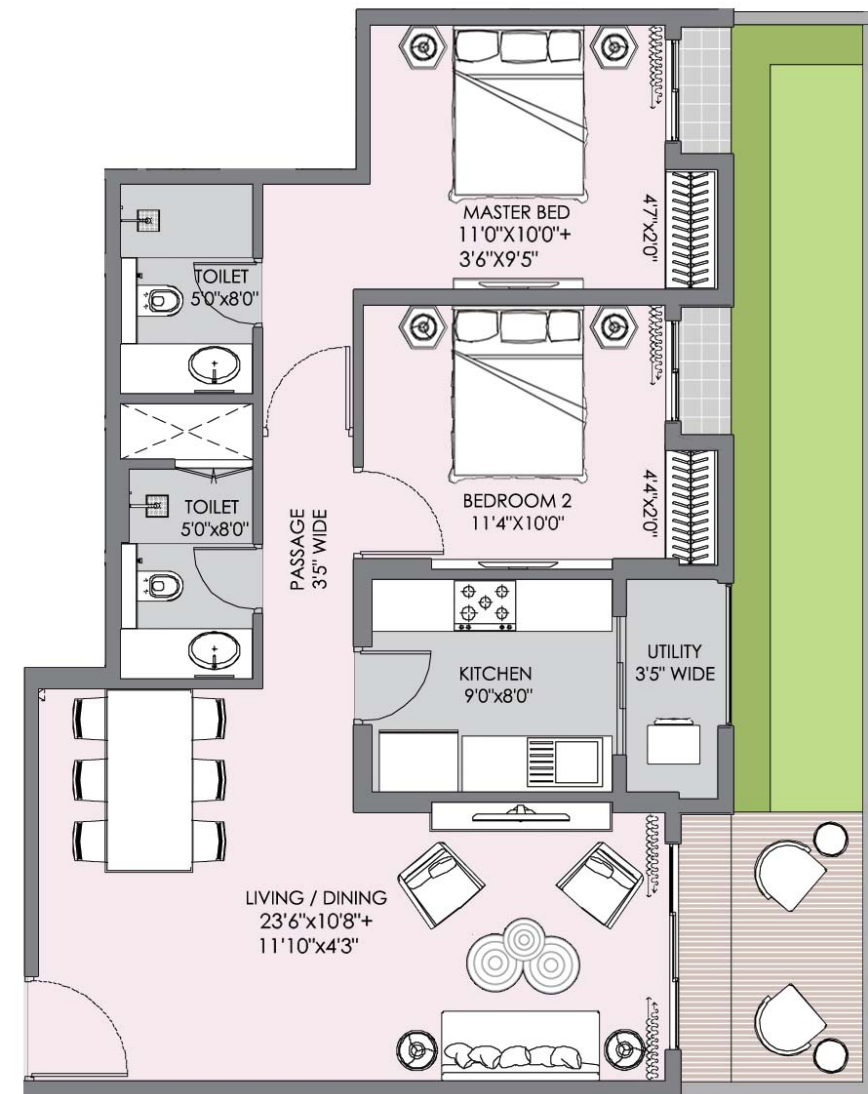
Unit Plan
4 Bed



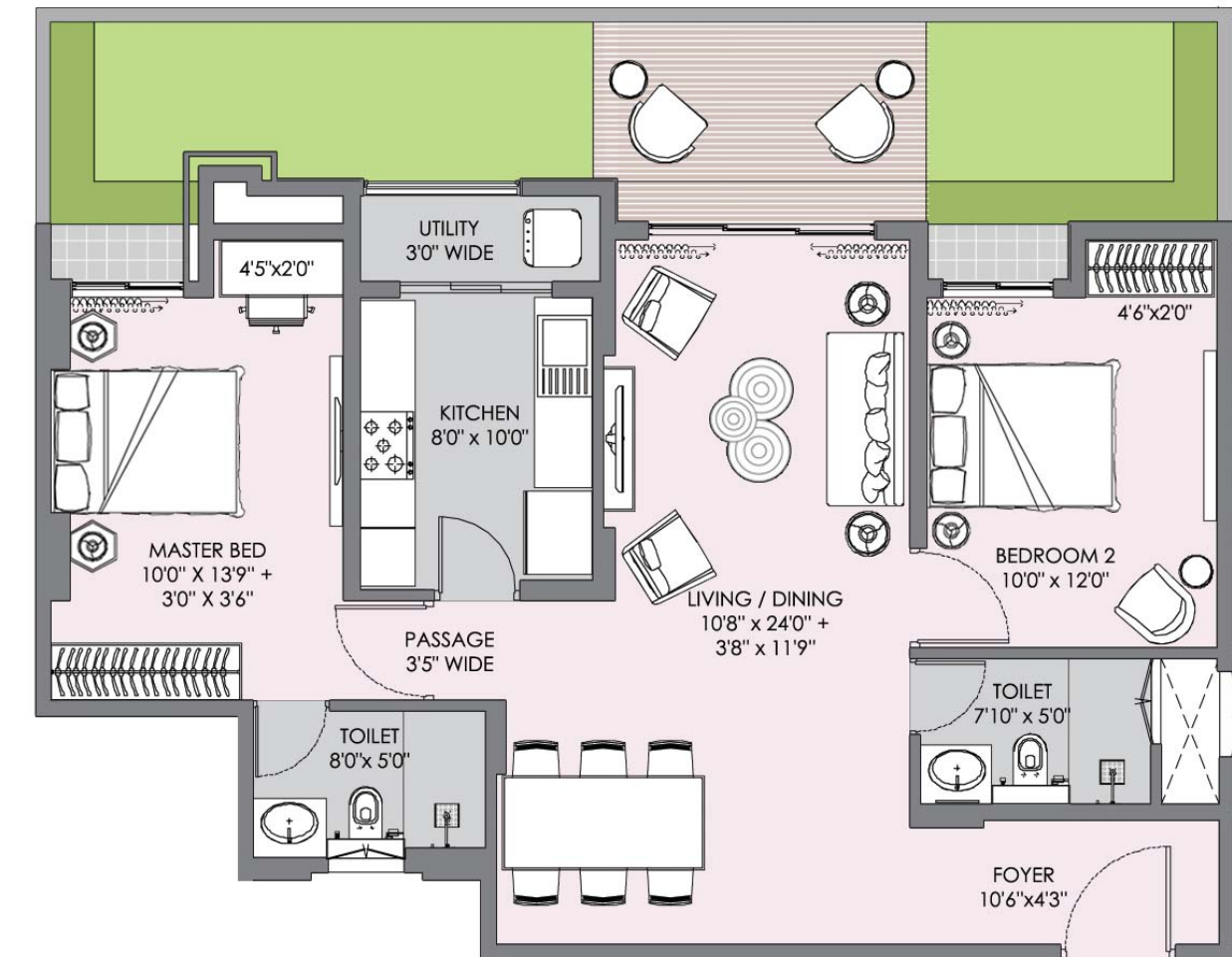
Garden
Residences



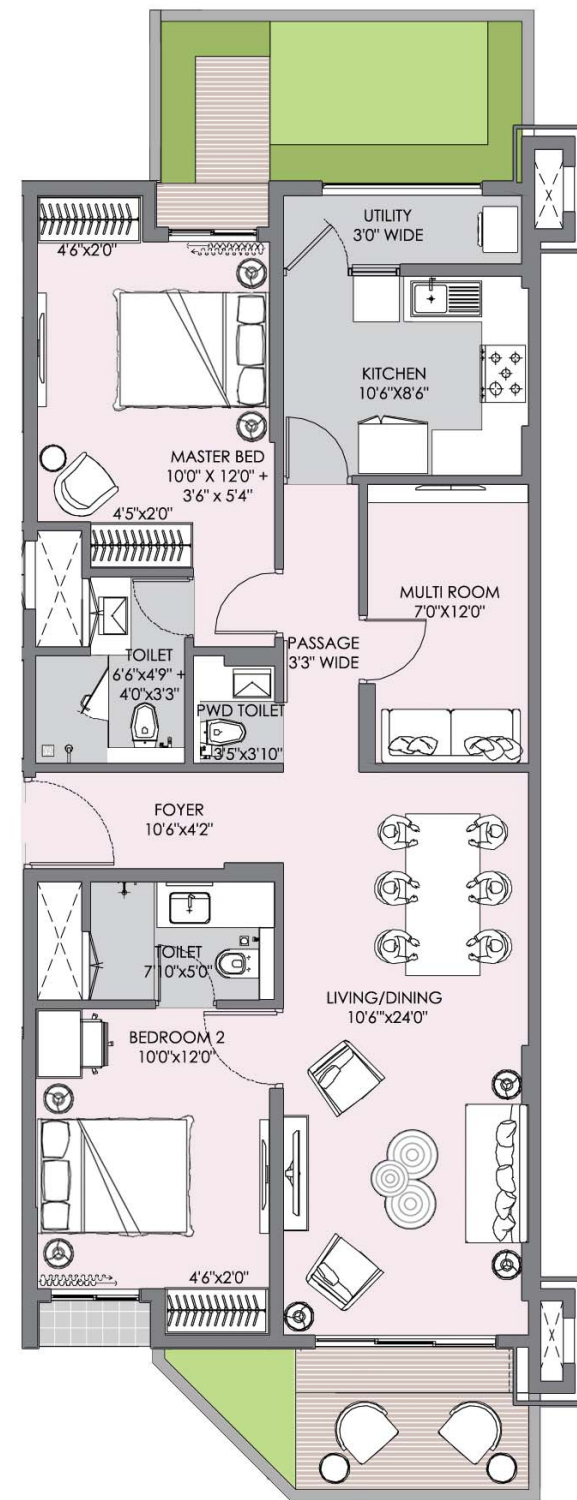
2 Bed with Garden



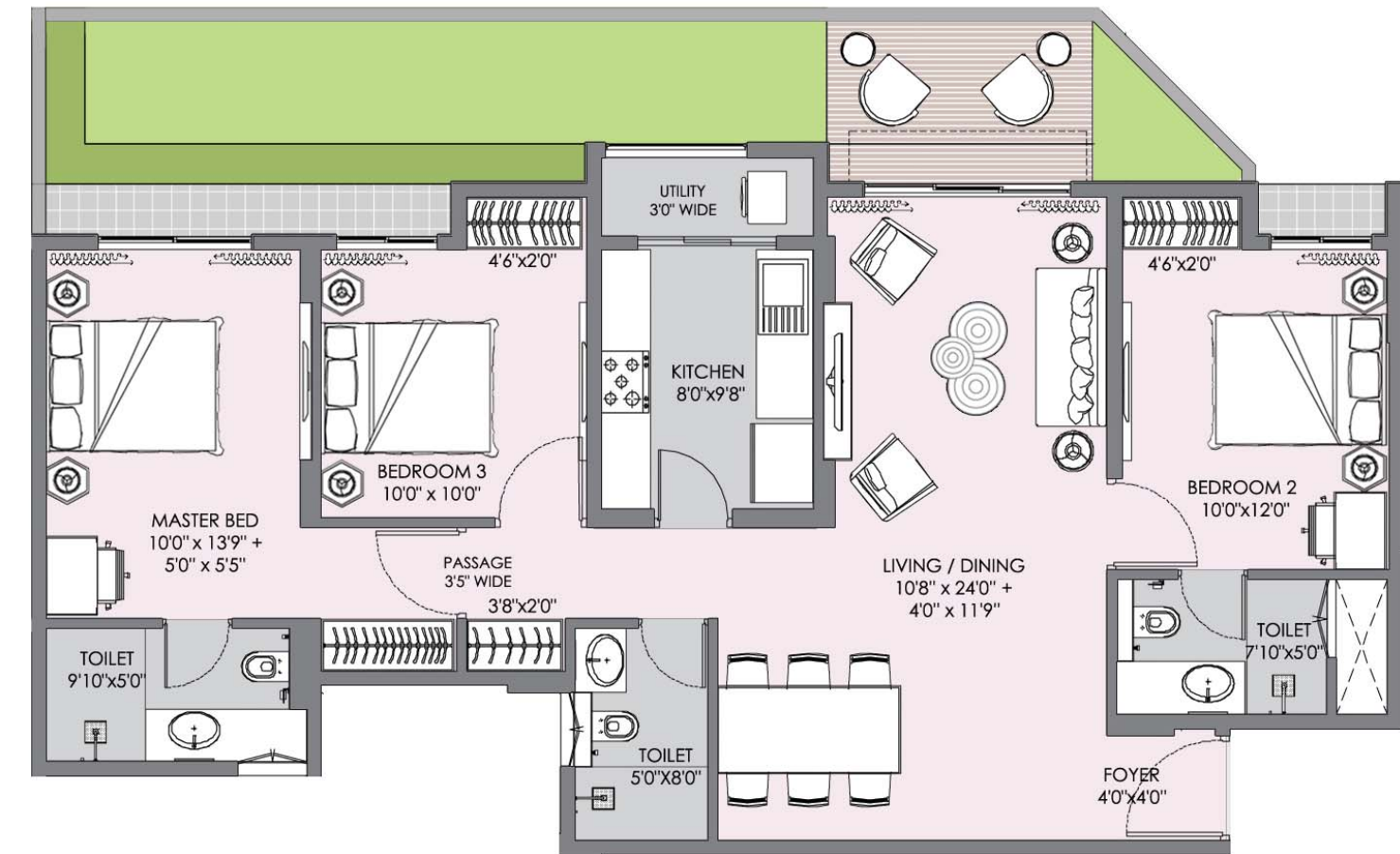
2 Bed Luxe Type - A with Garden



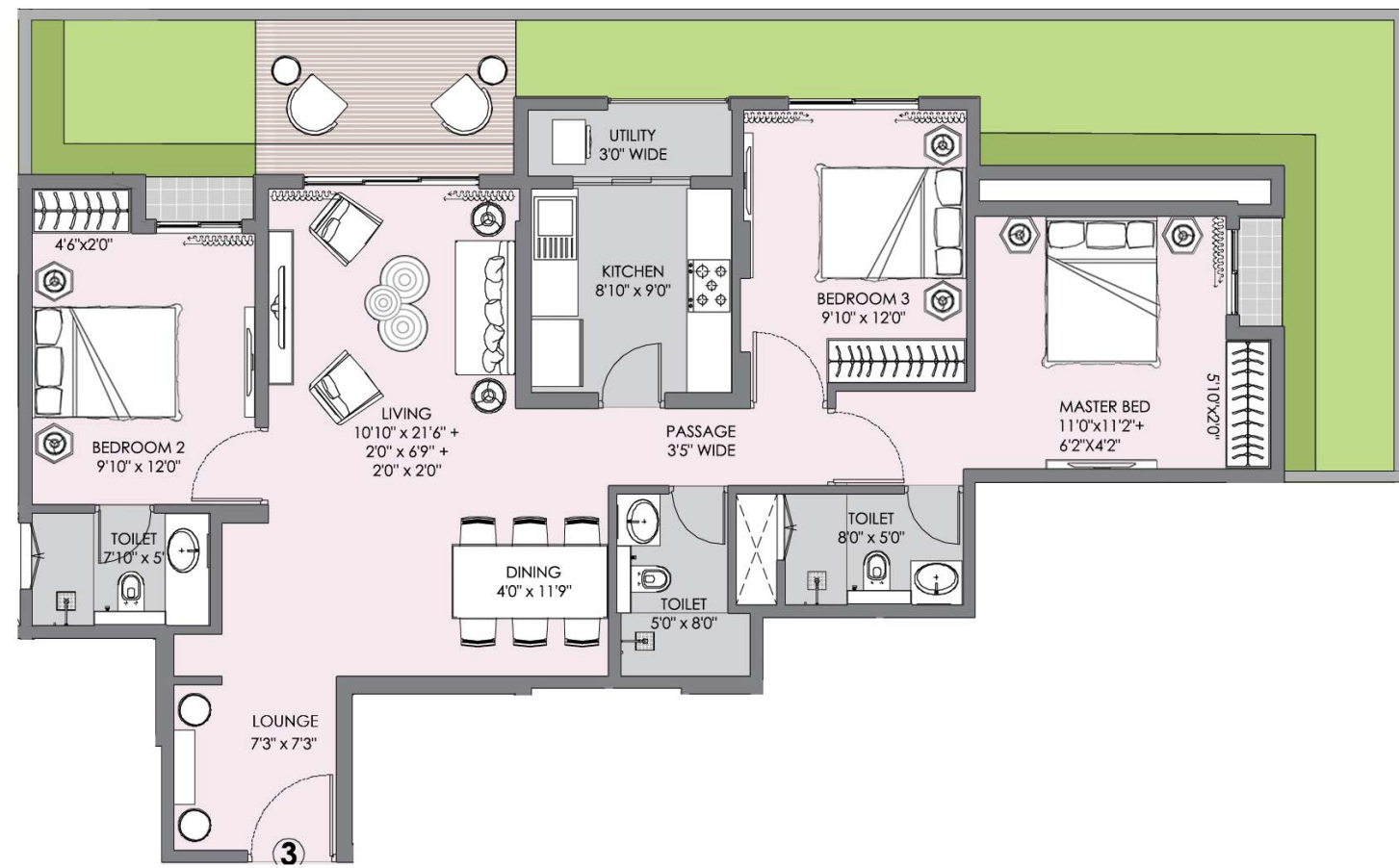
2 Bed Luxe Type - B with Garden



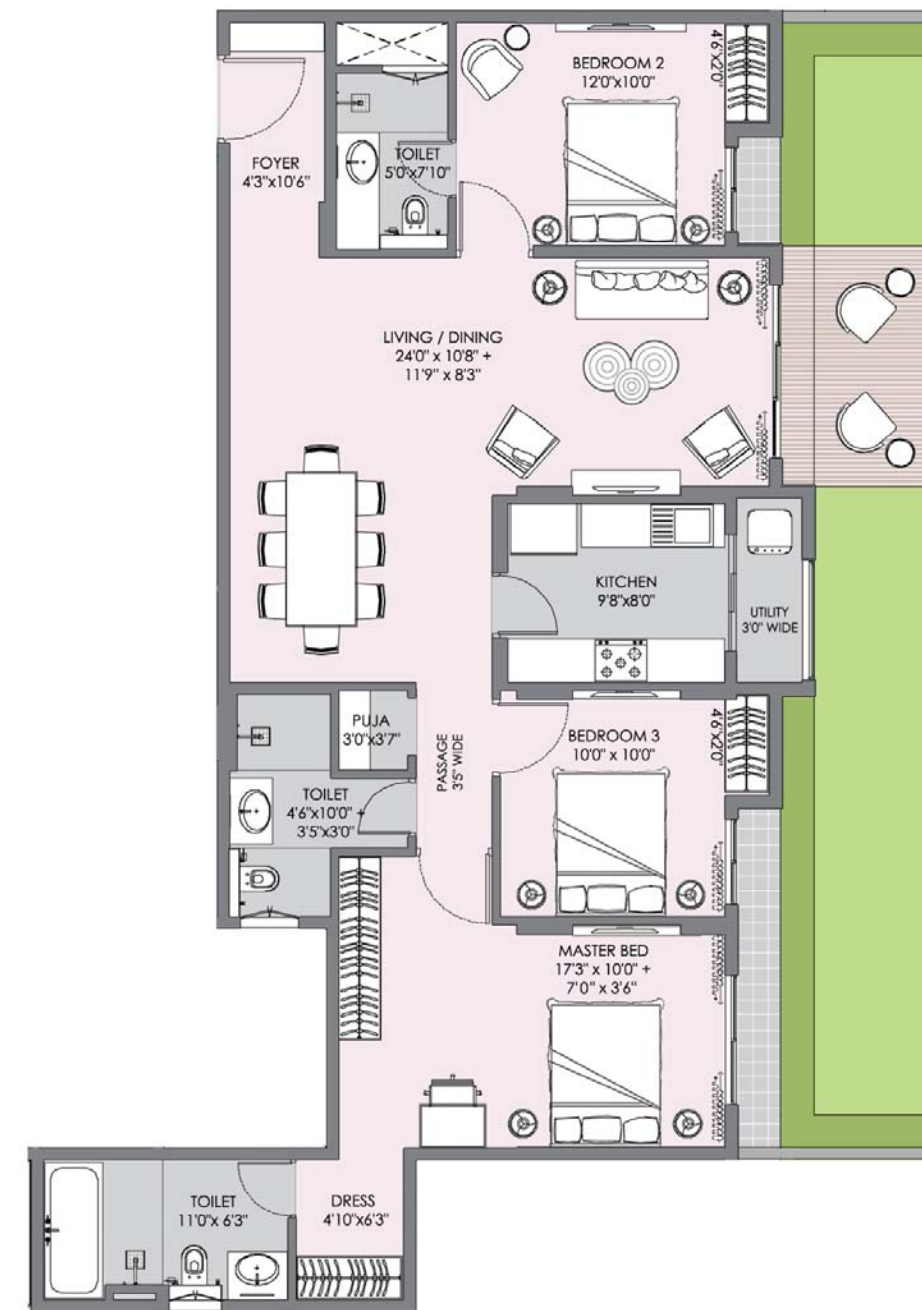
3 Bed Petite with Garden



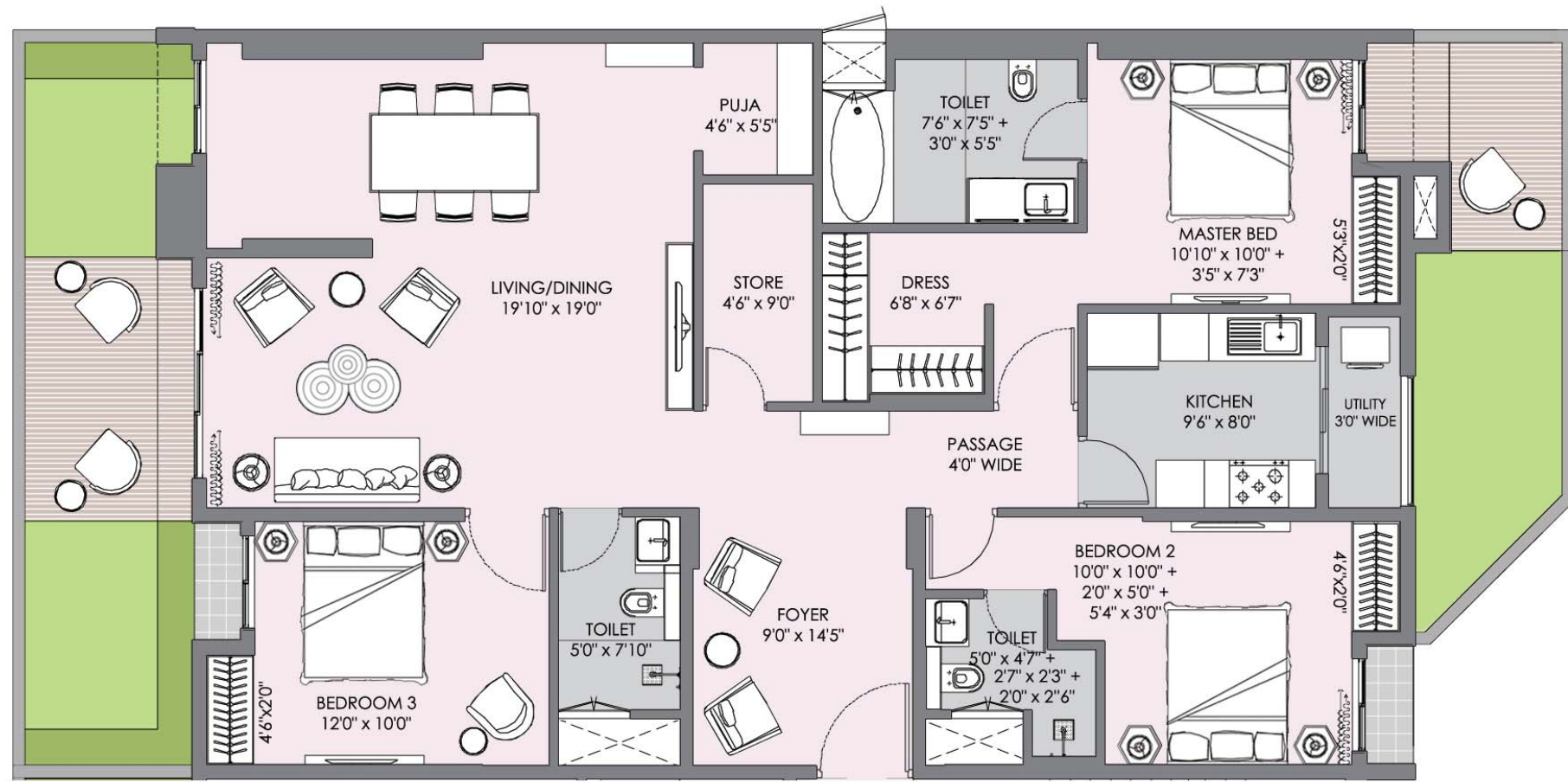
3 Bed with Garden



3 Bed Luxe with Garden



3 Bed Premia Type A with Garden



3 Bed Premia Type B with Garden



4 Bed with Garden

Master Planning and Architecture Hafeez Contractor

Hafeez Contractor needs very little introduction to India's architectural fraternity. In 2016, he was awarded one of India's highest civilian honours – the Padma Bhushan – for his contribution to architecture in India. In recent times, he has also become a household name throughout the country. As one of India's leading architects, he has changed the face of the nation's urban landscape forever. His long list of prestigious architectural projects includes luxury hotels like the ITC Grand Central and the ITC Grand Maratha Sheraton; the Infosys Global Education Centre, Mysore; D. Y. Patil Stadium in Nerul, Navi Mumbai and the redesigning of Mumbai Airport.

Landscape Sitetectonix Singapore

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.

Building and Residence Interiors HBA Singapore

HBA – Hirsch Bedner Associates Studio, world-renowned as the 'No.1 Hospitality Design Firm' and honoured in 2013 by the Gold Key Awards, Hospitality Design, Perspective Awards, the Boutique Design Awards and the European Hotel Design Awards; HBA/Hirsch Bedner Associates Studio has designed some of the world's most sought-after hotels, resorts, and spas. Leading the hotel design industry since 1965, HBA remains keenly attuned to the pulse of changing industry trends governed by today's sophisticated traveller. The company's international presence, depth of experience, and detailed industry knowledge enables them to identify interior design trends at their source, make definitive predictions about new directions and innovations, and influence design standards at a global level. HBA's ultimate objective is to add value, raise standards and enhance the brand of a project's owner and operator. HBA creates the signature looks of today's luxury brands, independent contemporary boutiques, urban resort spas, world-class residences, restaurants, casinos, and cruise ships. From continent to continent, each HBA interior is the result of a unique and sensitive response to location, architecture, and client vision. With over 1,200 designers around the globe in 16 offices and a recent expansion in several locations in Asia, HBA is a true global company with more than 75% of its employees now outside the United States.

Club Architects Dar & Wagh (Award-winning firm)

Dar & Wagh, a partnership led by Ranjit Wagh and Amber Dar, was established in Pune in 2015 with registered offices and collaborators in India and Singapore. Dar & Wagh combines a young and intense architectural practice with wide international exposure. Both founders have design experience in Hospitality in South-east Asia. Their work done with practices in Singapore has been widely published, awarded and recognized in design, hospitality and travel forums worldwide.

MEP Engineers - Buro Happold, India

Buro Happold, New York, is one of the world's leading MEP engineers. Known for having designed the Louvre at Abu Dhabi, and the iconic World Towers in Mumbai, the Buro Happold team brings a holistic approach to every project, by focussing simultaneously on design, concepts, details, execution, value for money and efficiency. The team is dedicated to creating a world-class internal environment, deploying advanced energy-efficient systems and technology to ensure the highest level of safety, comfort and environmental responsibility.

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. 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 +/- 3% is possible in the unit areas on account of design and construction variances. All brands stated above are subject to change with equivalent or better brands, at sole discretion of the Developer / Project Designers. For any brands offering services, the tenure and terms shall be governed by the agreement with the said brand. The plans contained herein are typical unit / floor plans – please verify exact plan and orientation of your unit before purchase. 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.

[^]Select apartments. ^{*}Excluding kitchen, bathrooms and any service areas. [&]Or equivalent. [%]starting from ~150 mm above finished floor level. ⁴only for 4 bed residences. ⁵Subject to agreement and supply from third party provider

The project has been registered via MahaRERA registration number: P51700015040, P51700015243, P51700020189 available at website: <http://maharera.mahaonline.gov.in>
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