

LODHA

LODHA

Site Address: Lodha Business Park, Clariant Compound (Plot B), Kolshet Road, Thane – 400 607
Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai – 400 011

SIGNAL YOUR SUCCESS WITH
THANE'S BEST OFFICES FOR
GROWING COMPANIES

LODHA
SUPREMUS

Kolshet Road, Thane

ARTIST'S IMPRESSION



A TRACK RECORD OF HAVING DELIVERED 45 LAKH SQ. FT. OF WORLD-CLASS OFFICE SPACES

WITH ANOTHER 90 LAKH SQ. FT. OF OFFICE SPACES PLANNED BY 2025

LODHA EXCELUS

Signature front offices for corporates

iTHINK BY LODHA

Future-ready office campuses

LODHA SUPREMUS

Mumbai's finest smart offices for growing businesses

- 15 lakh sq. ft of world-class smart offices delivered
- Strategically located across MMR's bustling commercial hotspots



Lodha Supremus, Opposite The World Towers, Senapati Bapat Marg, Upper Worli



Lodha Supremus, Near Kanjurmarg Station, Off JVLR, Kanjurmarg



Lodha Supremus, Opposite MTNL, Off JVLR, Saki Vihar Road, Powai



Lodha Supremus, Wagale Industrial Estate, Thane (W)

AN OFFICE THAT MARKS YOUR ARRIVAL IN THE ELITE LEAGUE

INTRODUCING LODHA SUPREMUS, KOLSHET ROAD, THANE



 **LODHA**
SUPREMUS

Kolshet Road, Thane

ARTIST'S IMPRESSION

FUTURE-READY OFFICES

The pride of owning a Grade-A office, designed for collaboration and well-being



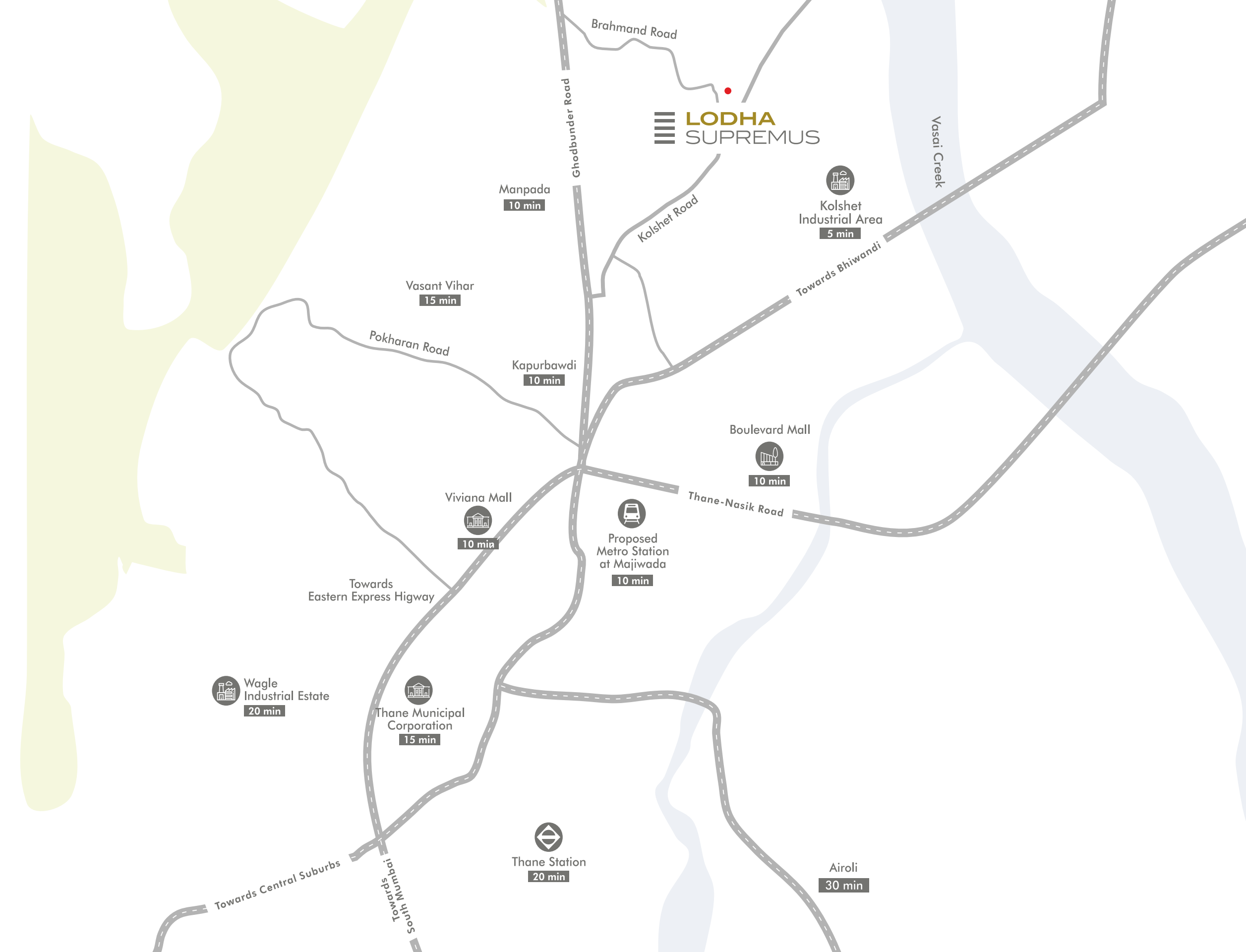
LODHA BUSINESS PARK

8 acre green campus with F&B hub and offices for large corporates



LOCATED IN MMR'S THRIVING BUSINESS HUB THANE

- Strategically located at Kolshet Road - yielding one of the highest rentals in Thane**
- Close to Manpada and Kapurbawdi office clusters
- Easy access to Eastern Express Highway and Ghodbunder Road
- Exclusive campus bus shuttle ^ between Thane station and office



DESIGNED BY INDIA'S FINEST ARCHITECTS - KAPADIA ASSOCIATES

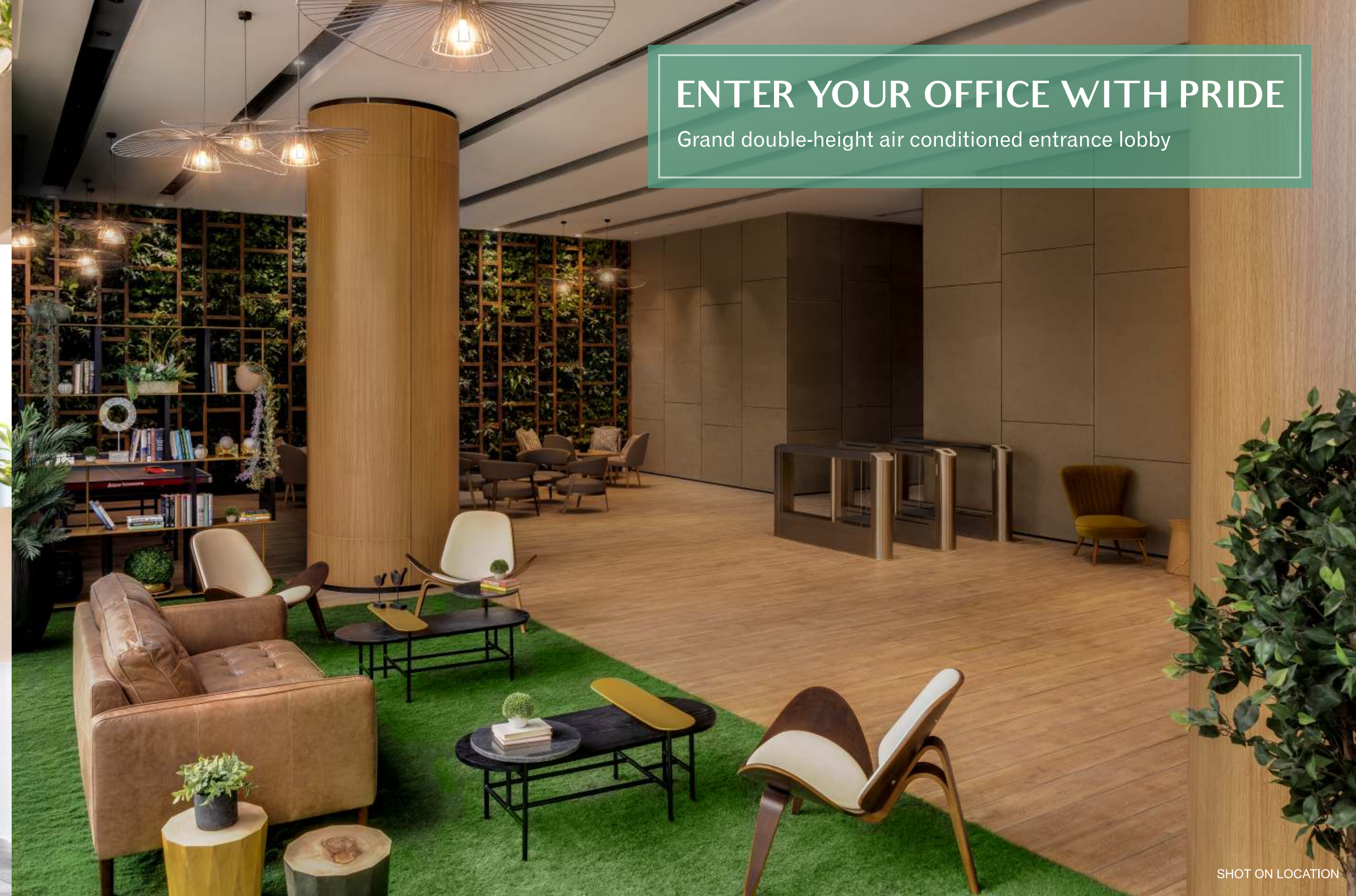
Ground floor + 4 floors of parking + 9 floors of offices



SHOT ON LOCATION

ENTER YOUR OFFICE WITH PRIDE

Grand double-height air conditioned entrance lobby



SHOT ON LOCATION

ELEGANTLY DESIGNED LIFT LOBBIES

6 Hi-speed passenger elevators and separate service elevator for goods and services staff



ARTIST'S IMPRESSION

SAFE & SECURE OPERATIONS

Advanced 5-tier security system with:

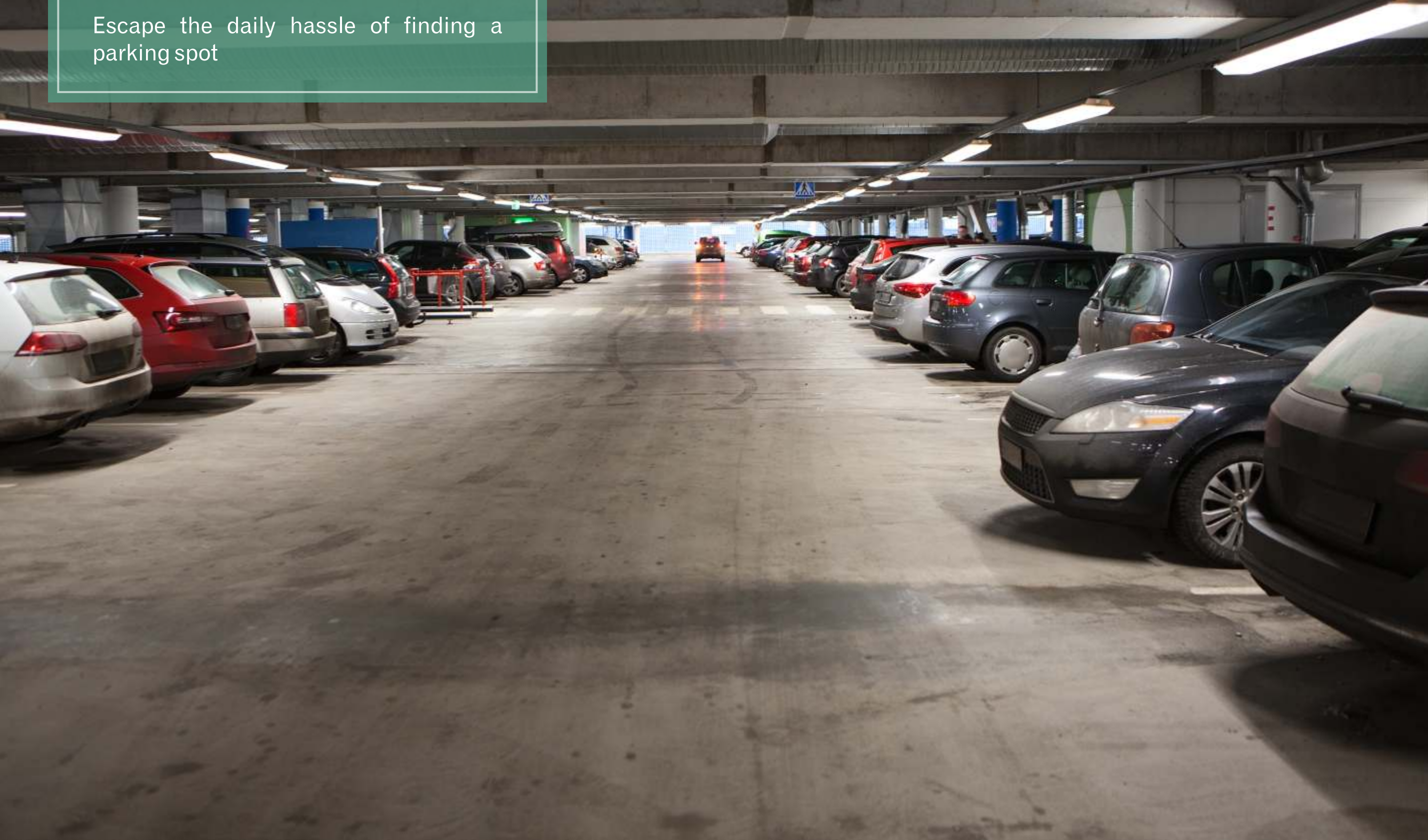
- Access controlled entry to elevators on the ground floor
- Visitor registration system
- Separate transfer elevators to and from parking floors
- CCTV monitoring of key common areas
- RFID controlled parking access

Advanced firefighting system with sprinkler system and fire alarms



AMPLE CAR PARKING

Escape the daily hassle of finding a parking spot



100% PEACE OF MIND

Professional facilities management services to ensure hassle-free operations



FOCUS ON EMPLOYEE HEALTH AND WELL-BEING

Fun staircases, gym, outdoor fitness equipments, meditation spaces and creche ^^

ALL-IN-ONE OFFICES APP

Enjoy seamless employee and visitor experience



A SUSTAINABLE AND ENVIRONMENT FRIENDLY DEVELOPMENT

Lower operating costs for employers, with efficient utilization of resources

- Designed to be Gold LEED certified
- Façade design to reduce heat gain, noise and offer more natural light
- Water-cooled central air conditioning system[^]
- Waste water recycling
- Rain water harvesting
- Roof top solar panels
- Electric car charging facility in the campus



OWN THE OFFICE UNIT OF YOUR DREAMS

- Vaastu-compliant units
- Expansive floor-to-floor height of 13+ feet
- Provision for executive washroom and pantry in each office



SHOT ON LOCATION

DESIGN THE OFFICE OF YOUR CHOICE

Modular offices with virtually[#] column-free design, giving you full flexibility of interiors & maximum space utilization



SHOT ON LOCATION

THANE'S FINEST CO-WORKING SPACE ^^ WITHIN YOUR OFFICE BUILDING

Designed for the future of working

- Flexibility to manage your future growth without worrying about whether what you buy now will be enough
- Access to amenities like conference room and café, allowing you to efficiently use your office space
- Access to community and networking opportunities
- Access to a multitude of alliances, discounts and services for a hassle-free experience



A LARGE CAMPUS THAT YOUR BUSINESS CALLS HOME

Landscape designed by Prabhakar B. Bhagwat –
India's premier design firm



CRAFTED TO FOSTER EMPLOYEE COLLABORATION

- Informal outdoor meeting and congregation spaces
- Amphitheatre
- Stroll walkways



GREEN SURROUNDINGS TO BOOST EMPLOYEE PRODUCTIVITY

- Plenty of trees
- Dense natural vegetation
- Manicured maze lawns
- Organic garden



ACCESS TO A VARIETY OF DINING AND ENTERTAINMENT OPTIONS

50,000 sq.ft. of international style F&B hub designed by Ben Wood's Studio Shanghai – a leading architectural firm in Shanghai



THE WAIT ENDS HERE

Construction in full swing. Near OC office units



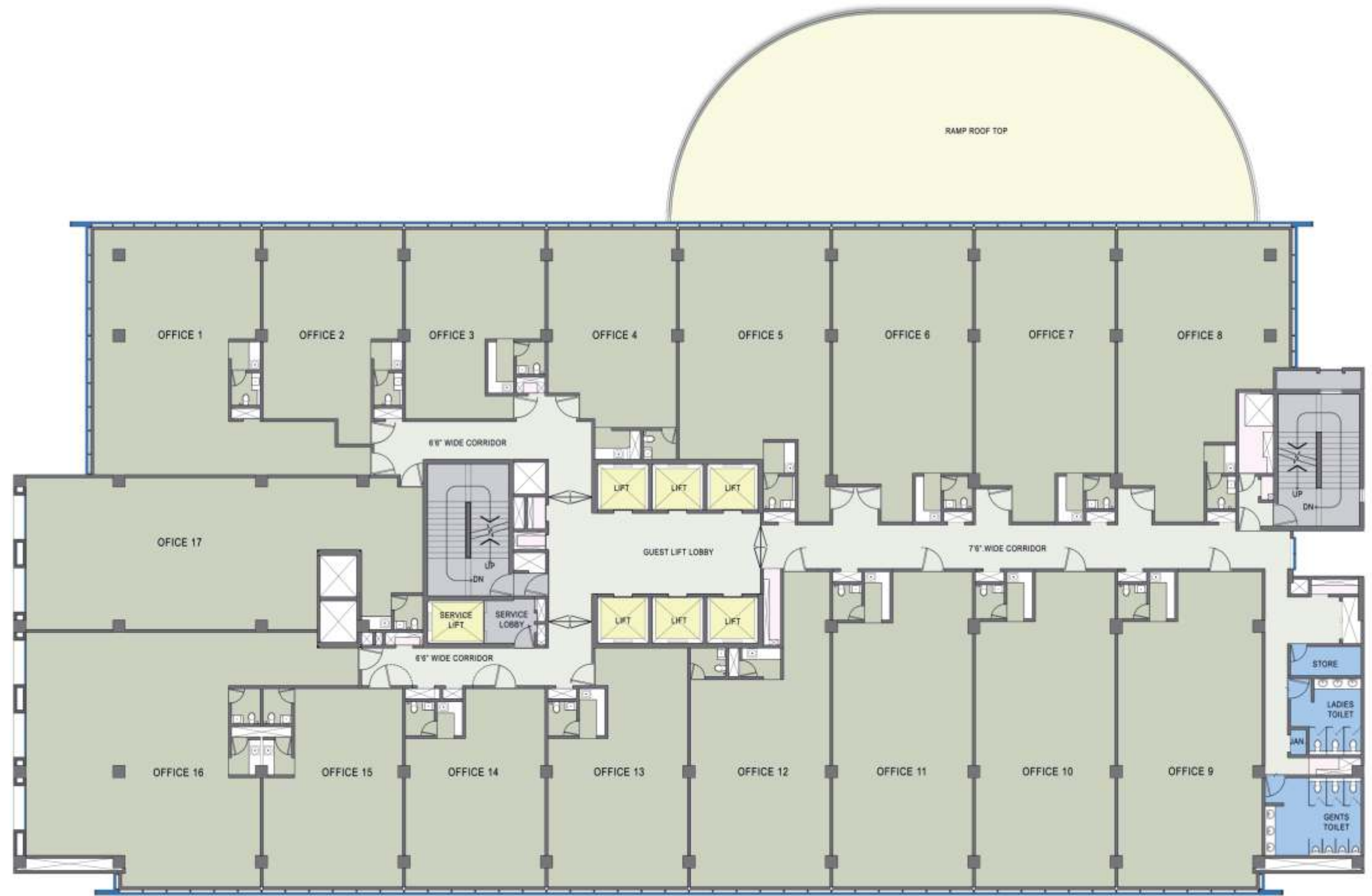
- LEGEND
- 1. SITE ENTRY / EXIT
 - 2. INTERNAL DRIVEWAY
 - 3. F & B PLAZA
 - 4. CENTRAL ACTIVE PLAZA
 - 5. CENTRAL CONGREGATION LAWN
 - 6. PLAZA FOR BANYAN TREE COURT WITH AMPHITHEATRE
 - 7. ELEVATED DECK
 - 8. PLAZA WITH SEATING
 - 9. URBAN PRODUCTIVE SCREEN
 - 10. MEETING PODS
 - 11. SERVICES

SITE LAYOUT

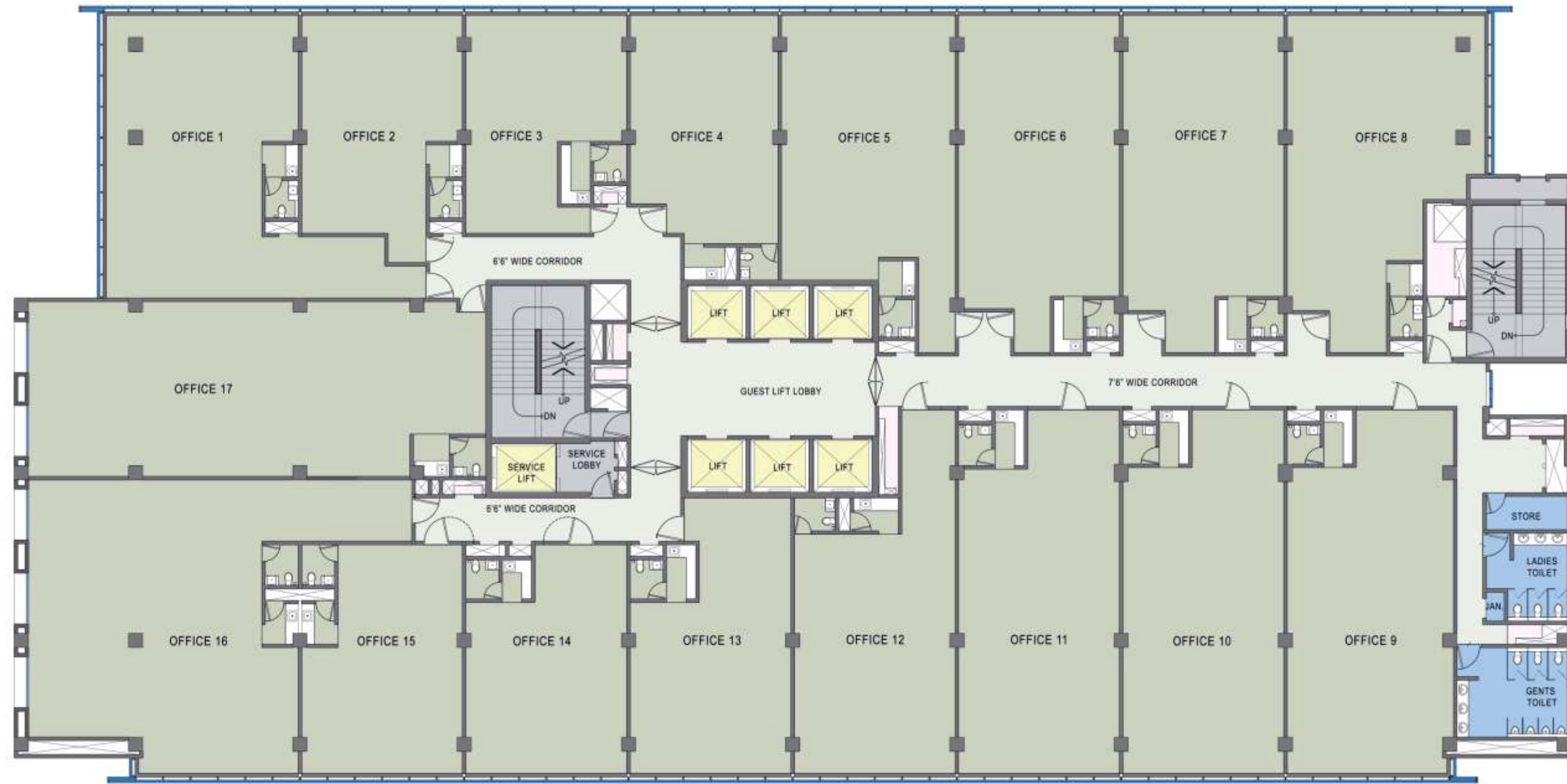
*** GROUND FLOOR PLAN (PO)**



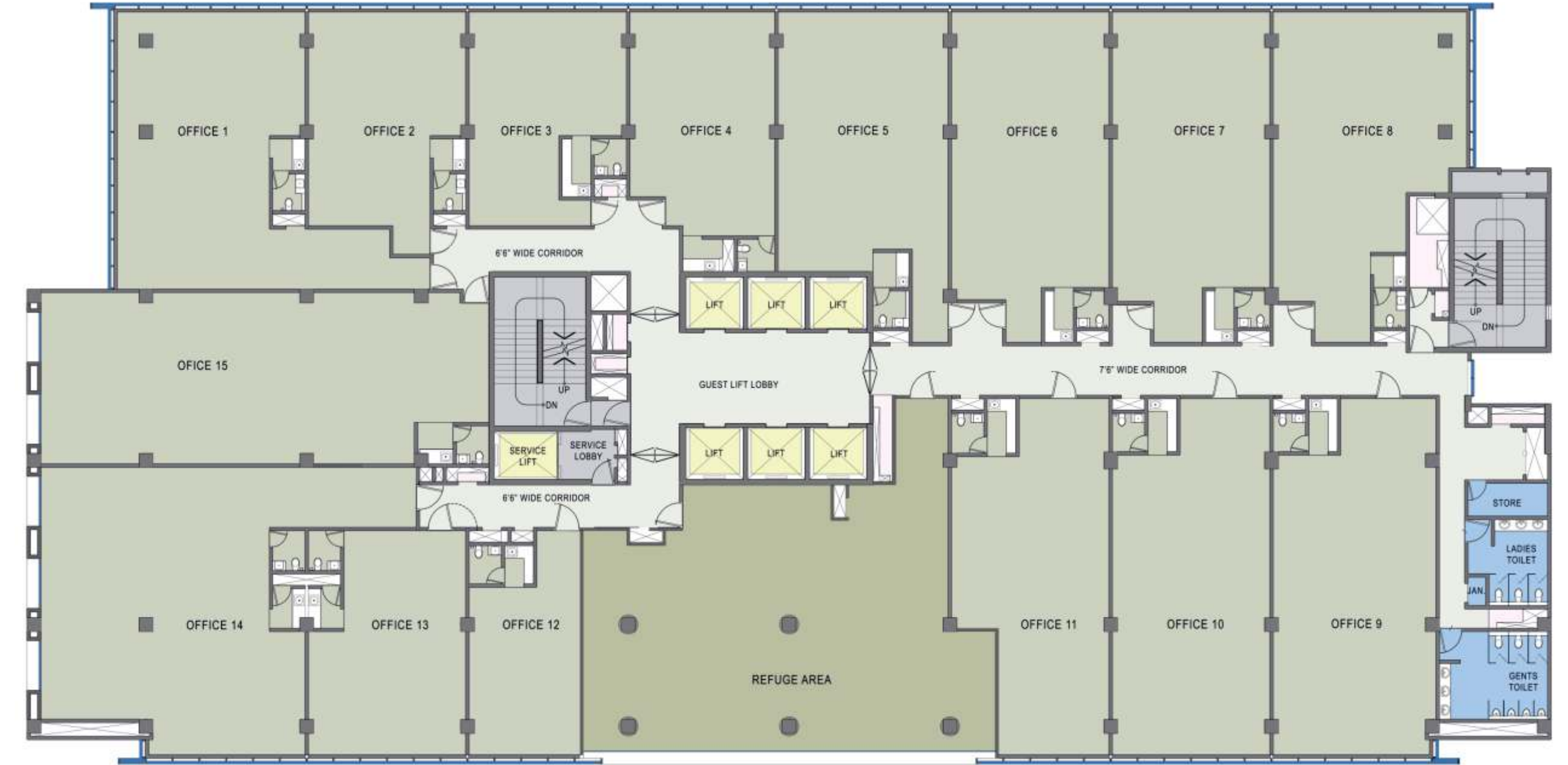
*** 5th FLOOR PLAN**



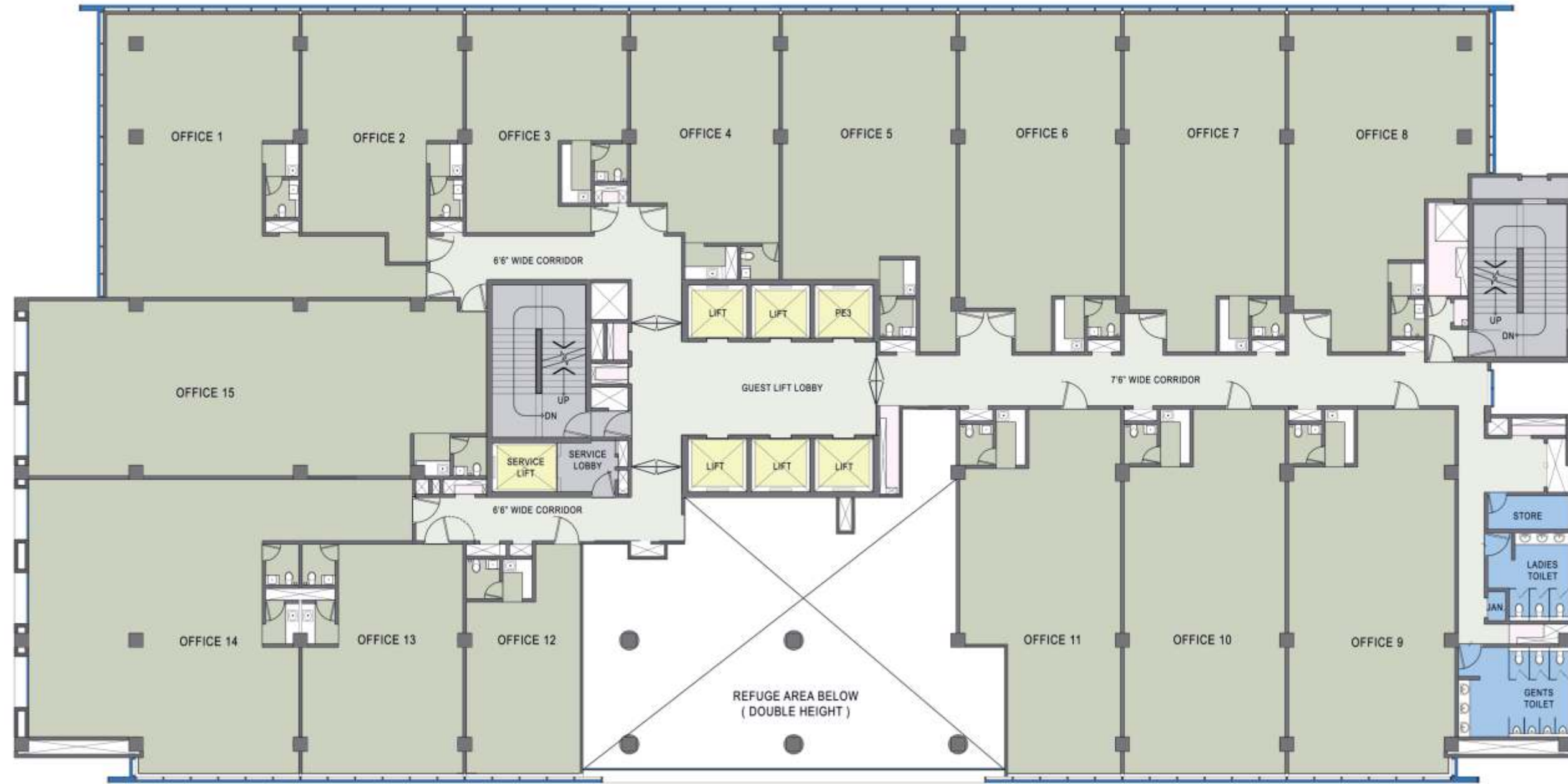
* 6th & 7th FLOOR PLAN



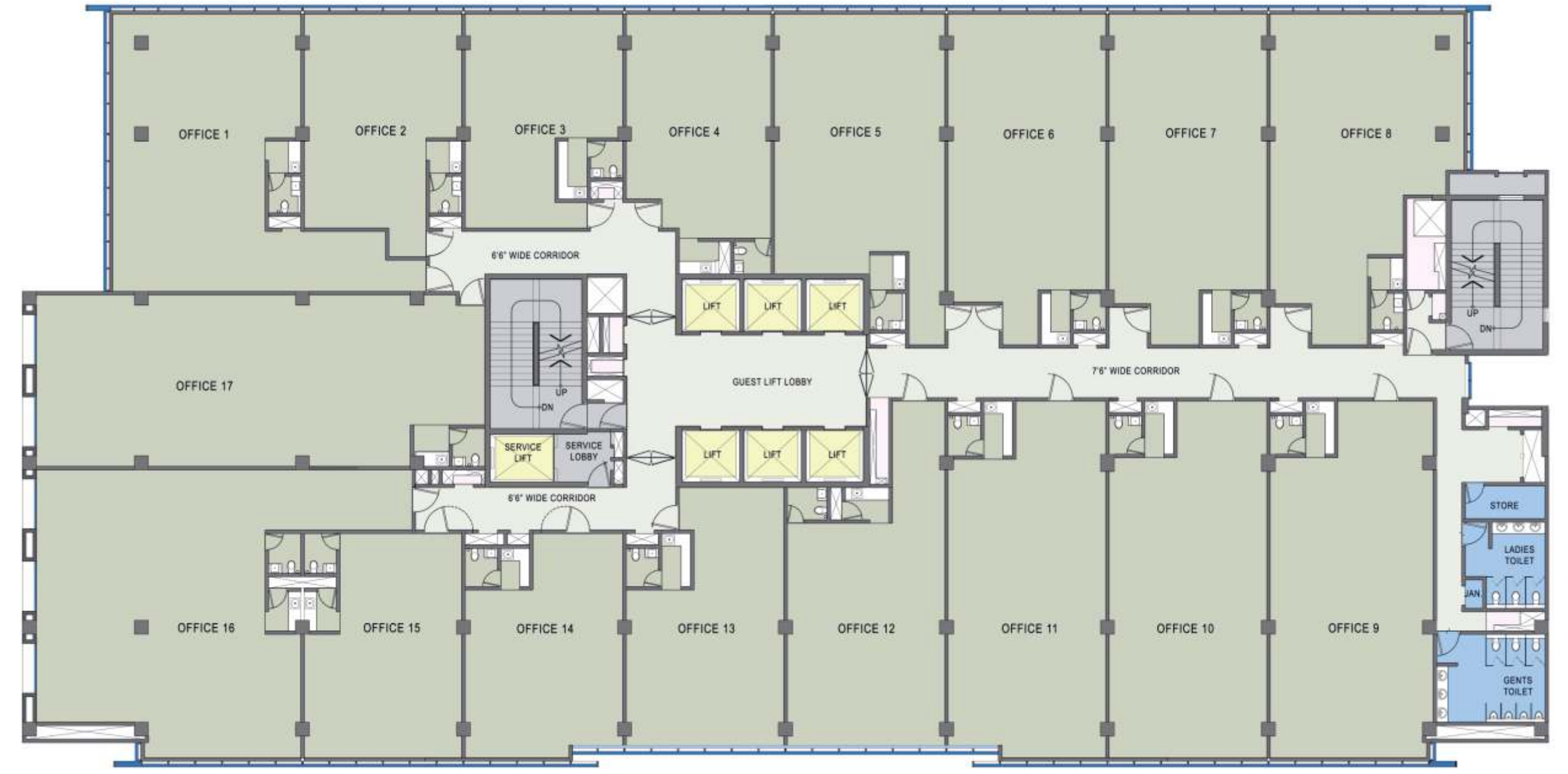
* 8th FLOOR PLAN (REFUGE)



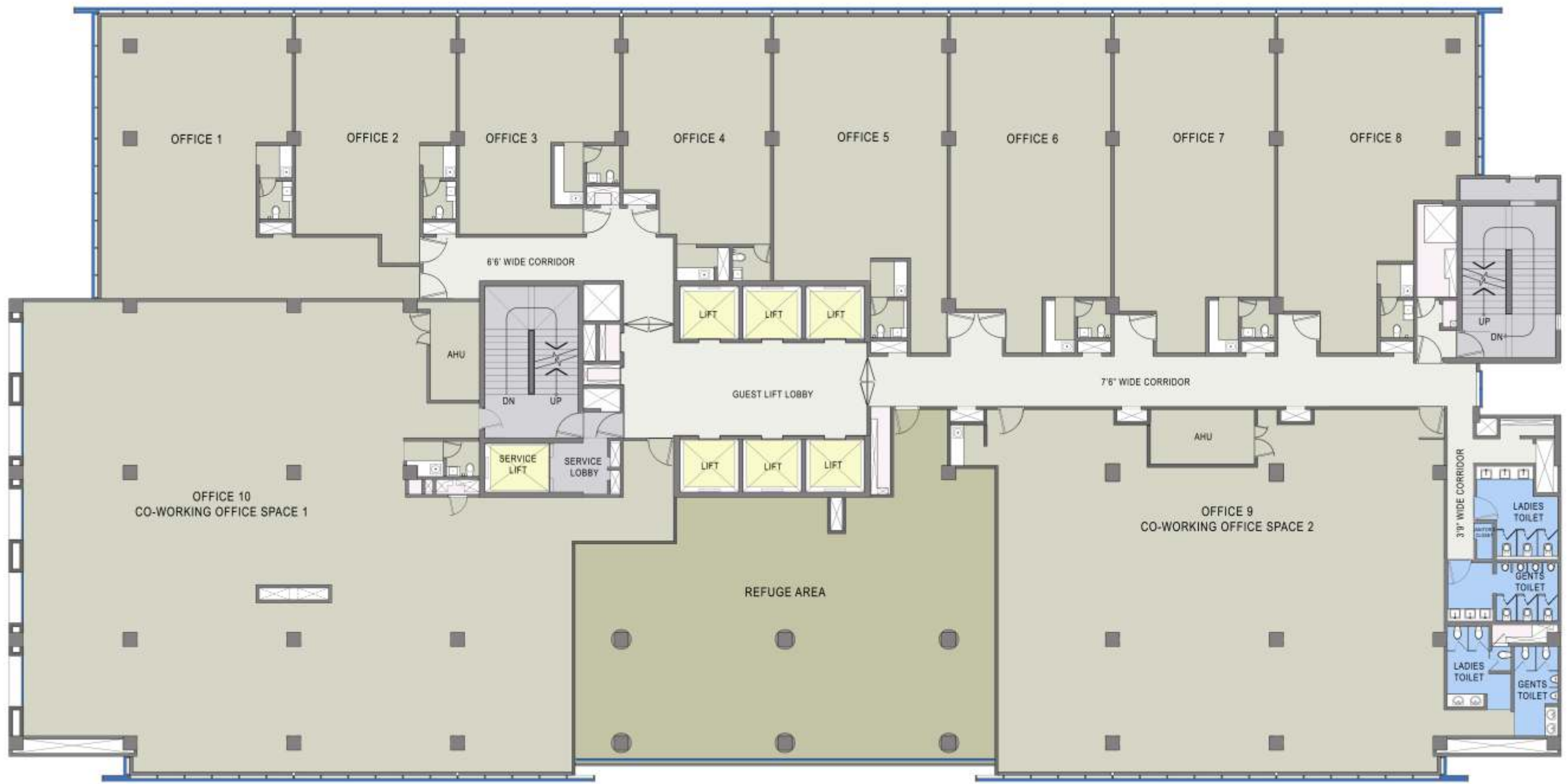
* 9th FLOOR PLAN



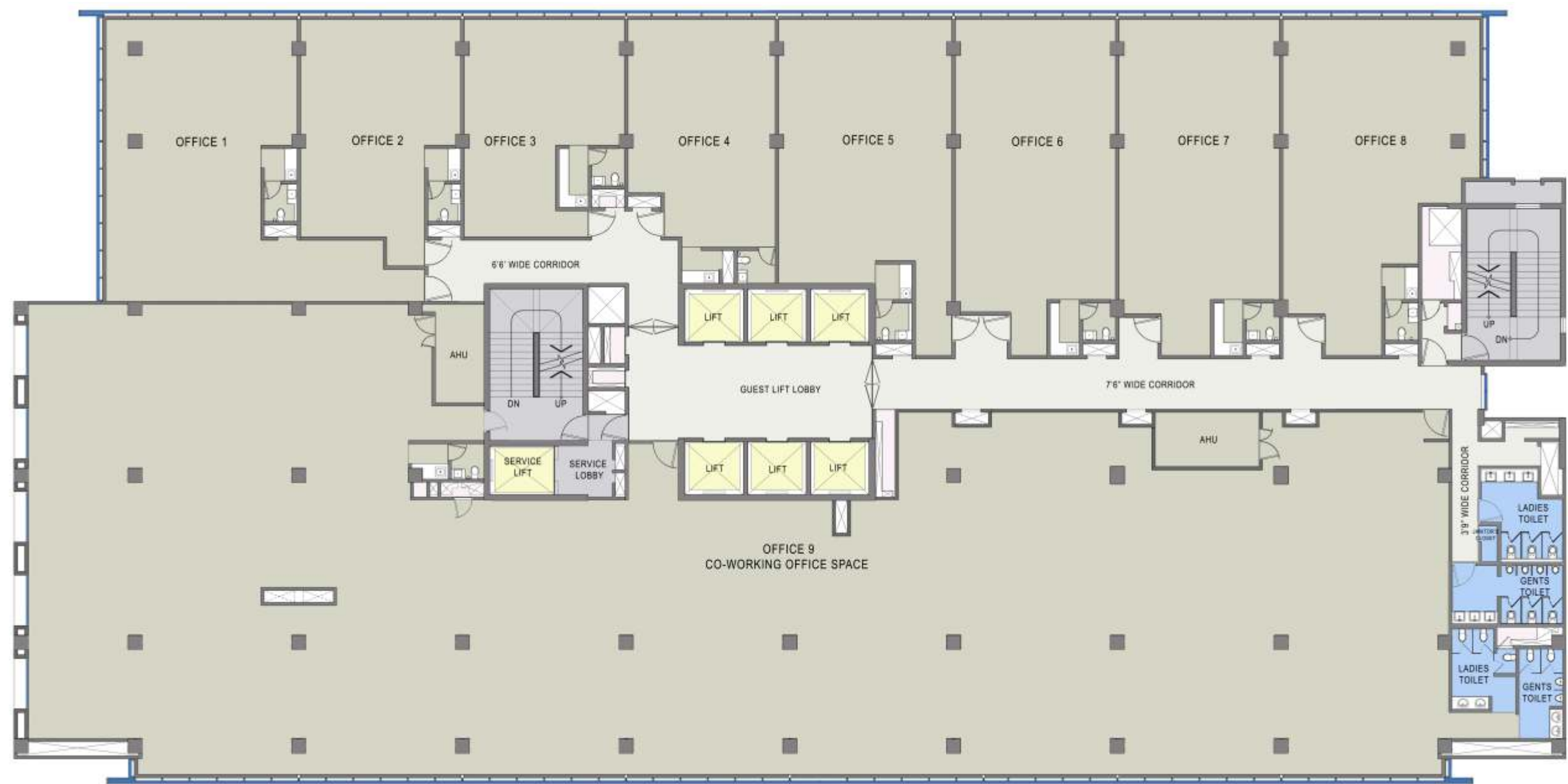
* 10th FLOOR PLAN



* 11th FLOOR PLAN (REFUGE)



* 12th FLOOR PLAN



Brought to you by Lodha - India's No.1 Real Estate Developer^{##}

Conditions apply. 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 +/- 2% is possible in the unit areas on account of design and construction variances. *This Document is issued solely at the request of the recipient and is intended to be used only for their interior planning purposes. Any use of the document (or any part thereof) shall be at the risk of the user and the creator/sender bears no responsibility thereof. Dimensions/areas marked in the plans are on bare shell basis and are subject to variation of +/-2%. ^Chargeable basis. #Refer building layout plan. ^^By 3rd party provider on chargeable basis. **Source: Economic Times Wealth, 19th February 2018. ** By residential sales for FY 17-18.

The project has been registered via MahaRERA registration number: P51700015598 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.