



Site Office
Lodha Luxuria, Near Majiwada Flyover,
Eastern Express Highway, Thane, India.

Corporate Office
Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai
Tel: +91 22 2302 4400 | www.lodhagroup.com

 **LODHA**
LUXURIA
Beyond all expectations

**BEYOND
ALL EXPECTATIONS**

www.Zricks.com

WHERE ON EARTH WOULD YOU FIND A PRIVATE RETREAT LIKE THIS? IN THANE, OF COURSE.

There is a place where graceful tree-lined avenues run across a vast expanse of wide open spaces.
Where waterfalls and gushing fountains vie for attention with the lush green landscape.
Where villa-like apartments open out to private gardens.
Where three magnificent clusters stand together, each with its own theme garden.
Where the living experience speaks of luxury that is beyond all expectations.

That place is Lodha Luxuria, Majiwade, Thane.



www.Zricks.com

THE PRIVATE, SHELTERED WORLDS OF THE PRIVILEGED. IMAGINE LIVING IN ONE OF THEM.

The cares of the world outside vanish into the scented air. Inside the gates of Lodha Luxuria is a world unlike anything you've seen before. Plants and waterbodies soothe the senses as you make your way inside. It's a world beyond compare.



ZRIKTS

ARCHITECTURE BEYOND EXPECTATIONS.

The unique architecture of Lodha Luxuria is inspired by the legendary American style: New urbanism. Thoughtful designing is the keyword here.

Inspired by the American architectural style:
New urbanism.

Gymnasium and multipurpose hall in each cluster.

Raised on a vehicle-free podium.





ZRICKS

**MEDITERRANEAN GARDEN?
TROPICAL GARDEN?
OR CONTEMPORARY GARDEN?
TAKE YOUR PICK.**

Each of the three clusters in the complex is uniquely landscaped to create its own identity, with Mediterranean, Tropical and Contemporary garden themes. Each has three 27 storey buildings. And each is self-contained, with its own gymnasium and multipurpose hall. Not to mention a gazebo, walkabouts, children's play area and a large waterbody. The clusters are raised on a landscaped, vehicle-free podium, so vehicular traffic doesn't come in the way of pedestrians.

**LANDSCAPING
YOU'VE NEVER SEEN BEFORE.**

- Over 90,000 sq. ft. central green with cricket pitch
- Tranquil, shaded sitting area
- 3 cluster greens, each uniquely landscaped with varying garden themes
- Tree-lined avenues
- Fountains & waterfalls
- Serene waterbodies

A LIFESTYLE
YOU'VE NEVER
EXPERIENCED.



www.Zricks.com



Life at Lodha Luxuria is a many-splendoured experience. Equipped with every conceivable facility, it's a haven for rest and relaxation. There's a clubhouse, cricket pitch, jogging track and courts for tennis, badminton and basketball, and a world-class gymnasium. Plus three leisure pools, a steam room and a jacuzzi to unwind afterwards.



There's also a business centre. Not to mention a library and café. In short, everything you need to live the privileged life.

World-class gym

Three leisure pools for adults, children and toddlers



Jogging track

Tennis-cum-basketball court

Badminton-cum-volleyball court

Full-size cricket pitch

Steam room

Jacuzzi

Library

Café

KidzFun - indoor play area for kids

Soccer net, indoor games



TECHNOLOGICAL CONVENIENCE BEYOND EXPECTATIONS.

Technology at Lodha Luxuria is novel and futuristic.
Life has never been this advanced.

Motion sensors for automated lighting in bathrooms and passages.



SECURITY BEYOND EXPECTATIONS.

The integrated security management system at the complex leaves nothing to chance. Access to the complex is controlled. Guest checking and monitoring is unfailingly efficient. Common areas are monitored 24x7 by Closed Circuit TVs. Building lobbies cannot be accessed without swipe cards. There's a video door phone and emergency alarm in each apartment. And all kitchens are equipped with gas detectors. Safety first is the motto at Lodha Luxuria.

Controlled access

CCTV monitoring

Swipe card access to lobby

Video door phone in homes

Emergency alarm in homes

Gas detectors in kitchens



ZRICKS.COM

ITALIAN MARBLE FLOORING.
FULLY AIR-CONDITIONED RESIDENCES.

AROUND EVERY CORNER, MORE THAN
YOU EXPECTED.

Our apartments are full of pleasant surprises. There are thoughtful details everywhere that add a new dimension to the environment. At Lodha Luxuria, you'll find we exceed your expectations at every step.

www.Zricks.com

MORE COMFORTS THAN YOU COULD EVER IMAGINE.

Here you'll find comforts and luxuries of every kind. The rooms are spacious and cross-ventilated, with a floor to floor height of 10' 2". The large living rooms come with attached dining areas. As an added touch, there is a special recess provided for wardrobes - giving you the luxury of extra space. It all adds up to a living experience beyond the ordinary.



Italian marble flooring*

Fully air-conditioned homes*

Finished bathrooms with international fittings

Kitchens with piped gas connection



GARDEN RESIDENCES

The Garden Residences, two in each building, are situated at the podium level. These luxurious four-bedroom apartments open out to a private garden and the cluster green beyond.

PRESTIGE RESIDENCES

These elegant two-bedroom abodes provide every luxury, ideal for nuclear families.



A LOCATION THAT'S UNRIVALLED.

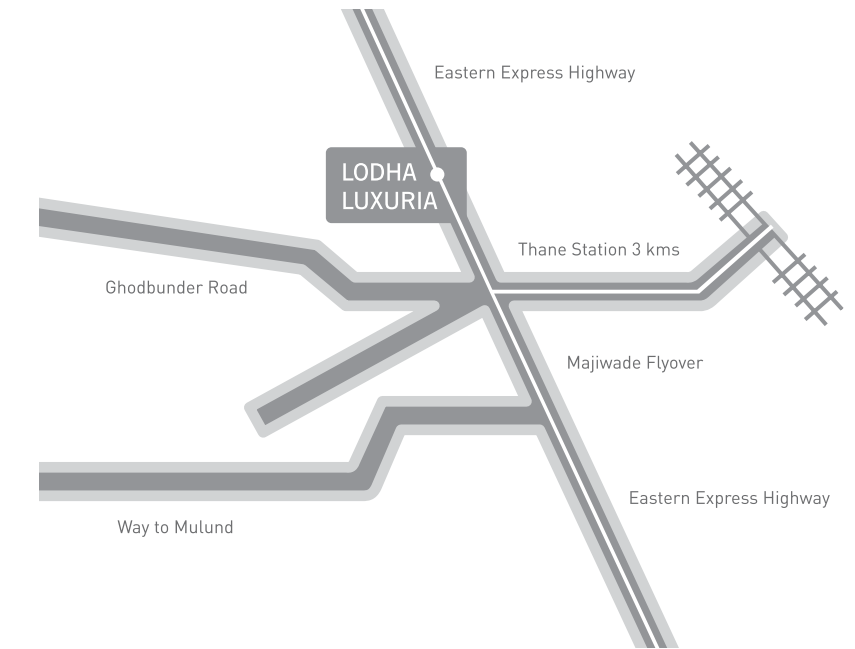
Located in the heart of Thane, Lodha Luxuria is an oasis with every contemporary comfort and luxury. The township has several blessings. The railway station is nearby. So is the Eastern Express Highway. The Lodha World School, Thane's finest ICSE School is a stone's throw away as well. What's more, Boulevard, for your everyday conveniences, is right adjacent to the complex. You'll see there aren't many places as ideally located as Lodha Luxuria.

3 km from the railway station

Just off the Eastern Express Highway

ICSE school in the vicinity - Lodha World School

Shopping mall



The gateway to Thane's first automated township.





The 2BHK Prestige residences, surrounded by lush greenery.



The air-conditioned double-height entrance lobby with elegant Italian marble flooring.



Every building has a separate drop-off, so you can drive the car right up to the lobby.



A closer look at the clubhouse swimming pool.



Landscaped, vehicle-free area with theme gardens, waterbodies and tree-lined walkways.



The clubhouse with pool, gym, indoor games, meditation room, KidzFun play area and business centre.

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, Philip 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 Altamount Road from the American government.

Most recently, in November 2013, the Group has gone international and acquired the landmark MacDonal 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 | Casa Ultima, Thane
Casa Essenza, Dahisar | Casa Bella, Palava | Lodha Excelus, Mahalaxmi | LodhaSupremus, Worli | iTHINK 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 | LodhaBellezza, 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 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 upto 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 (ShriSaiDham) – Specially catering to devotees who walk on foot from Mumbai to Shirdi, a grand temple and resting place for all devotees of ShirdiSai 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 GanpatiMandal' (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 Vatanke 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 crèche, education and nutrition support for children upto 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 building.
- 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 development.
- 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.

PARTNERING WITH THE BEST, TO GIVE YOU THE BEST.



LANDSCAPE DESIGN: 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 executed with uncompromising quality and dependability.

Sitectonix's 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.

ARCHITECTURAL DESIGN: KAPADIA ASSOCIATES, MUMBAI

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, they combine 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.

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