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Cover

 **LODHA**
SPLENDORA

A grand life

Site Office

Lodha Splendor,
Next to Batna Motors Workshop,
Bhayandarpada,
Ghodbunder Road,
Thane 400 607, India.

Corporate Office

Lodha Excelus, N. M. Joshi Marg,
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www.lodhagroup.com

A GRAND
LIFE



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Life at Lodha Splendora is a state of luxurious well-being, cocooned in beauty, comfort and privilege. You live in a residence that exudes world-class style and splendour, commanding spectacular views of the Yeoor hills or the Ulhas river. You enjoy the sophisticated urban lifestyle of a vibrant, cosmopolitan city, while you delight in the misty hills, forests, lakes and scenic rivers of a country retreat. Your every wish and comfort is anticipated and provided for, on a scale grander than you could have imagined. A world-class school, sports courts, gyms of global standard, beautifully landscaped gardens – you have it all, right at your doorstep.

Transcending every expectation, Lodha Splendora offers you what most can only dream of: a grand life.

THE LOCATION

Every advantage of
a modern, well-planned city.
With every blessing of
Mother Nature.

Perfectly located on the 8-lane Ghodbunder Road in Thane, Lodha Splendor is ensconced between the spectacular Yeoor Hills and the serene Ulhas river – so you can live in an idyllic setting, and still enjoy easy connectivity to every part of the Mumbai Metropolitan area (MMR).

Ghodbunder Road has emerged as a very desirable address, with its elegant residential, commercial and retail developments, and every possible lifestyle facility at your disposal – stylish malls and multiplexes, a range of reputed schools and colleges as well as state-of-the-art medical facilities. And with many large IT and corporate offices in the neighbourhood, coming home for lunch is a distinct possibility.

The natural beauty, cultural attractions, leisure and entertainment hubs, and the many lakes of Thane, provide enjoyable weekend excursions, very close to home.

What's more, Lodha Splendor's strategic location at the heart of an excellent infrastructural network, offers quick access to the Central Railway (Thane) and the Western Railway (Mira Road), superb road connectivity to the Eastern Express Highway and the Western Express Highway, and easy access to the international and domestic airports – indeed, every important public transport system is at your disposal.



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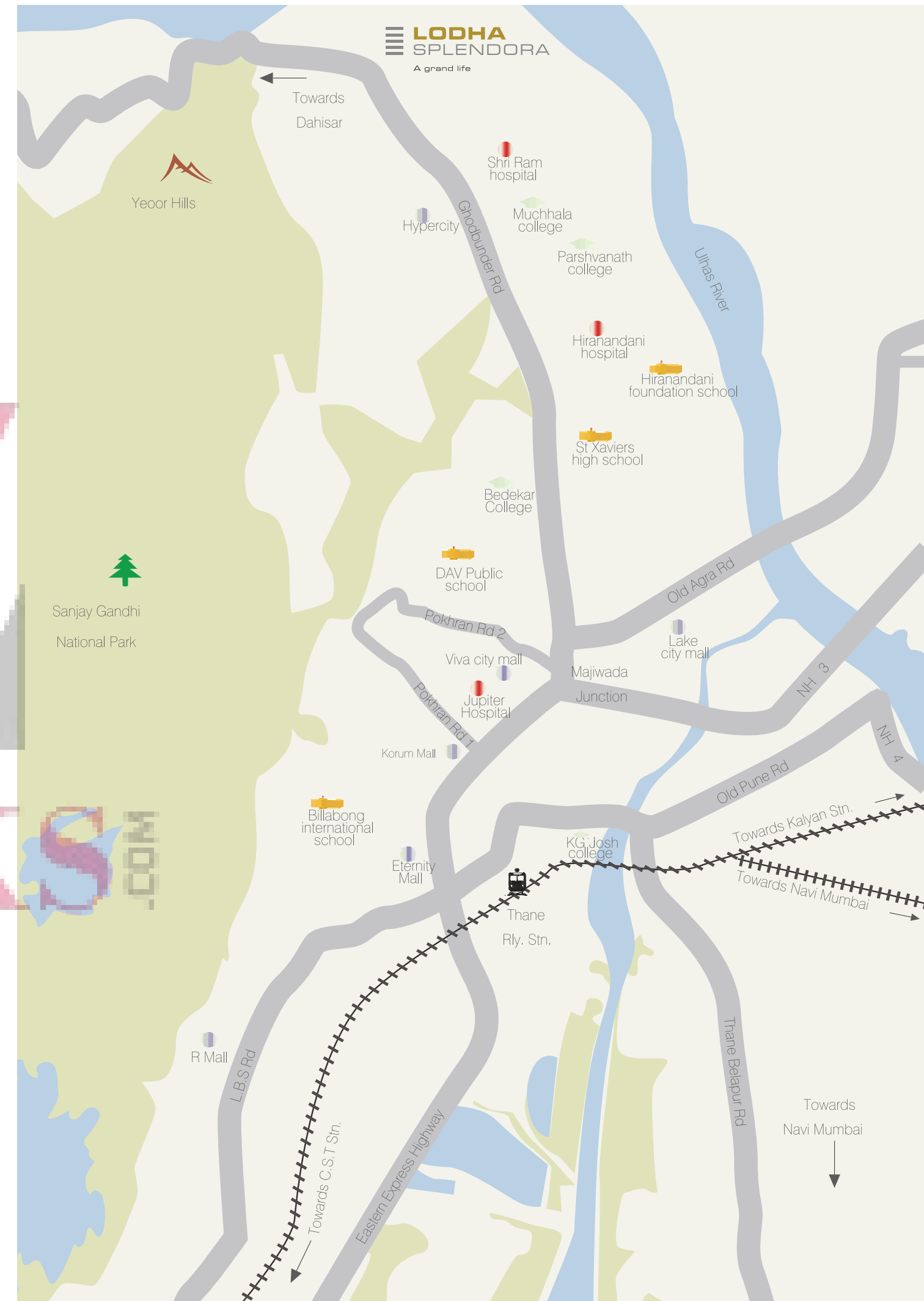


Excellent location on Ghodbunder Road in Thane.

Effortless connectivity – to Eastern and Western Express Highways and Central and Western railway lines; to Navi Mumbai, via the Thane-Vashi rail link; and to the international and domestic airports, including the upcoming international airport in Navi Mumbai.

Easy accessibility within and outside Thane, with proposed infrastructural developments, including a monorail, flyovers at key junctions, skywalks, water projects and roads.

Over 250 schools affiliated to various national and international boards, and an impressive array of medical, engineering and management colleges.





Home to industrial estates and offices of leading corporates from the banking, finance, pharmaceutical, IT and BPO sectors, including Godrej, TCS, Glenmark, Bayer and ICICI.

Reputed clinics and hospitals nearby, including the Jupiter Hospital and Lok Hospital.

Close to leisure and entertainment hubs including malls (Hypercity, R-Mall, Viva City Mall, Korum Mall), multiplexes, restaurants and the famous Suraj Water Park.

The proposed development of Thane's 30 lakes will add to the area's recreation options.

The Yeoor hills, forests and the Ulhas river offer weekend getaway destinations very close to home.



THE GRAND DESIGN

Impeccably planned.
Exquisitely landscaped.
And finished to perfection.

Drive through the imposing gates of Lodha Splendor, and its vast expanse unfolds before you. Its lush, beautifully landscaped acres feature 14 elegant towers, set around a sprawling central green.

The development boasts wide roads, superlative planning and impeccable execution, while the towers' brilliant design ensures that every residence is blessed with ample sunlight, fresh air and stunning views.



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*15 acres of landscaped grounds,
more than 85% of it open space*

14 elegant towers

Wide access roads

World-class engineering

Superlative planning

Impeccable execution and finish



THE LIFESTYLE

Fine dining,
world-class fitness avenues,
entertainment hubs,
all at your doorstep.
Isn't life grand?



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Dining out with friends, catching a movie, or a weekend break at a resort – you can have it all, without leaving home.

At Lodha Splendor, you'll find every comfort of a contemporary lifestyle at your command, from the luxuries of a resort to the conveniences of daily life.



XXXXL Pool & Club

The magnificent clubhouse with India's longest pool offers you a host of avenues to make your evenings and weekends a sheer pleasure. Swim an Olympic-length lap in the grand pool, while the kids frolic in the kiddies' pool. Choose a brisk workout at the state-of-the-art gym or the aerobics studio. If some quiet is what you're seeking, the well-stocked library provides the perfect retreat to catch up on some reading. While the private theatre and auditorium is the perfect venue to catch the latest hits or watch talent perform. There's also a charming café to unwind over a cuppa or succumb to a tempting array of delights.

The kids have their own dedicated indoor recreation zone, KidzFun, equipped with the finest toys, books and audio-visual systems. While a large, cheerful outdoor play area engages your kids with innovative games and play equipment.

Party time? Two elegant party halls and an open-air lawn allow you to host the most stylish parties – efficiently and effortlessly.

Magnificent 20,000 sq. ft. clubhouse

India's longest swimming pool – 170 ft. long

Separate kids' pool

State-of-the-art mega gym & steam room

Yoga / Aerobics studio

Indoor games room with table tennis, carrom and chess

KidzFun: Indoor recreation zone for kids



Private theatre-cum-auditorium (100+ pax)

Library & business centre

Café and lounge

Party halls and open-air party lawn



Game for some active sport?

Courts for every popular sport, as well as a thoughtfully designed jogging track, stand ready to provide the adrenaline rush.



Cricket pitch

Football field

Tennis court

Badminton court

*Multi-purpose court for
volleyball & basketball*

*800m jogging track,
partly covered so you can
jog even in the rains*

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Gardens, ponds, temple. Everything to connect with your spiritual side.

Emerald green lawns, sparkling blue ponds, and colourful blooms with soothing fragrances, come together to create the stunningly designed Lodha Splendor landscape.

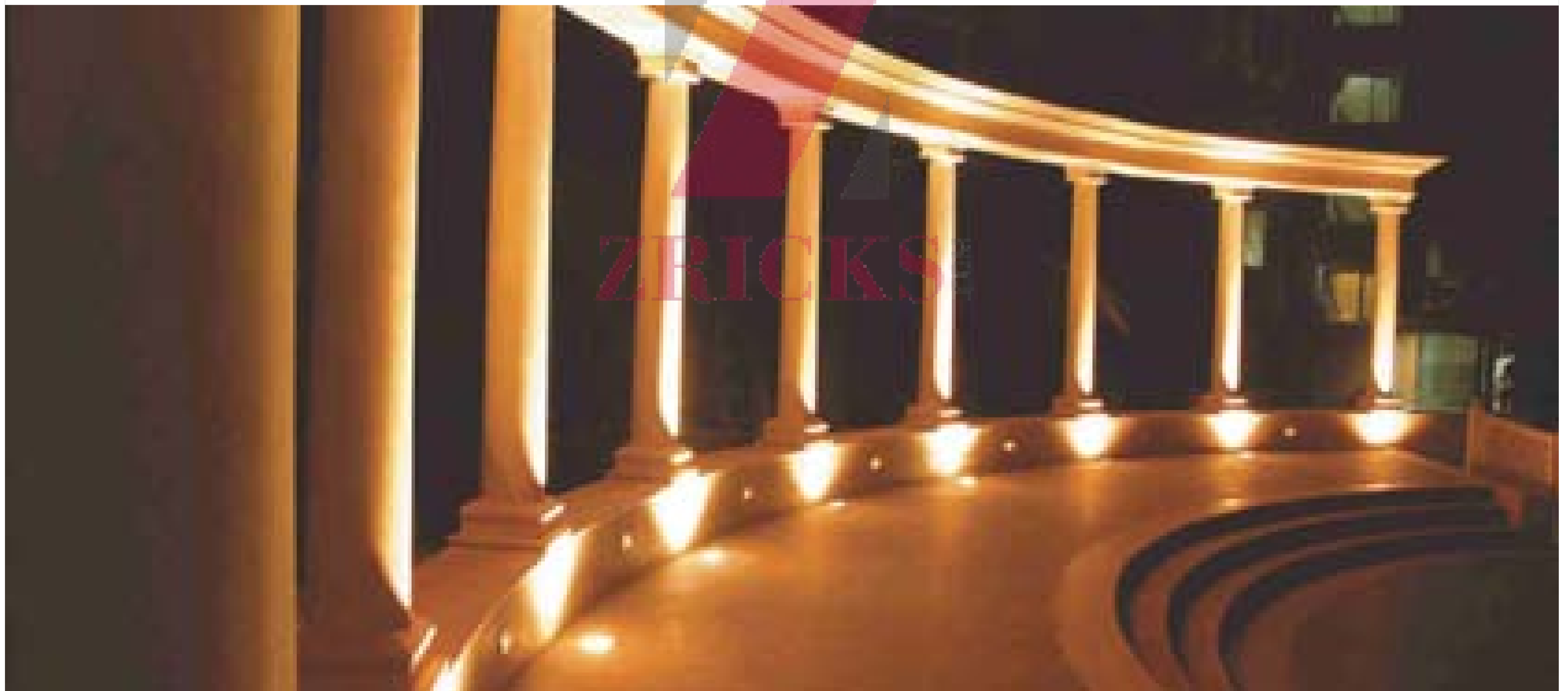
Smooth green expanses flow from the magnificent clubhouse, in gentle undulating waves, scattered with refreshing, beautifully-designed water bodies.

Pick the ingredients for a fresh salad from the organic vegetable garden, relax in the soothing setting of the aromatic garden, or admire the artistry of the chess garden.

The open-air amphitheatre offers a relaxed space to enjoy live performances.

Picnic spots, open-air sit-outs and delightful pavilions allow you to share many memorable moments with family and friends.

While the serene Ganesh temple invites you to spend a few moments in reflection and contemplation.



100,000+ sq. ft. central green

*Themed gardens – chess garden, aromatic garden,
organic vegetable garden*

Refreshing water features

Open-air amphitheatre

Ganesha temple

Senior citizens' corner

Picnic area

Pavilions

Open-air sit-outs



Every comfort and convenience you could ask for.

Living at Lodha Splendora, you'll find every comfort and convenience provided for, to make life smooth and effortless.

Well-stocked stores and a neighbourhood ATM fulfill your daily requirements. A convenient doorstep bus service takes your children to the ICSE affiliated Lodha World School. They enjoy preferential admission to Thane's finest school, equipped with air-conditioned classrooms, world-class teachers and state-of-the-art facilities – designed to give your child a holistic education.

From the needs of your household staff, to the parking facilities for your prized car, to a central control centre monitoring security round the clock, every little detail has been thought through to make living effortless.



Preferential admission for kids to Lodha World School at Majiwade, Thane

Ample covered parking

Well-stocked convenience stores

ATM

Designated waiting room for chauffeurs

Separate bathrooms for household staff

Central Control Centre monitoring security for the entire development

YOUR TOWER

An imposing
architectural
landmark.
A grand living
experience.

At Lodha Splendor, grandeur envelops you from the moment you step into your magnificent air-conditioned entrance lobby. Quietly efficient high-speed elevators, designer floor lobbies and stylish appointments enhance your living experience, while an advanced fire-fighting system and DG power back-up guarantee your comfort and peace of mind.



Your tower features

Grand air-conditioned entrance lobby

Designer elevator lobby on each floor

*3 high-speed elevators (including one stretcher elevator)
from Otis/Schindler/ThyssenKrupp/Hyundai***

Best-in-class firefighting system

*DG power back-up for common area lighting, elevators
and water supply system*





THE RESIDENCE

World-class luxury inside.
Nature's richest bounty outside.



The finest Italian marble invites you to step into a world of luxury. Full-length French windows open out to your sundeck, inviting breathtaking views of the Yeoor hills and Ulhas river. Whisper-soft air-conditioning keeps you cool and comfortable through the seasons. From the imposing master bedroom suite, to the international fittings, to the thoughtful space design, every corner exudes luxury. The fully fitted hi-tech kitchen provides the perfect setting to turn an everyday meal into a gourmet experience. Bathroom lights switch on obediently as you enter, and hi-speed internet connectivity ensures the whole world is always at your fingertips. You'll agree, it's the perfect lifestyle for those who choose to live grand.



Comforts inside your residence

*Air-conditioned homes with split units**

*Fine Italian marble flooring in living/dining area and passage**

Premium vitrified tile flooring in bedrooms and kitchen



International fully fitted kitchen with gas detectors*

*Bathrooms with German Grohe** CP fittings and American Kohler** sanitaryware, automated lighting and designer flooring*

French windows with attached wooden-finish sundeck³ in living room

Fibre-optic connectivity providing hi-speed internet access[^] and advanced IPTV[^]

Provision for telephone and TV connectivity

*Separate utility area and store room in each residence**

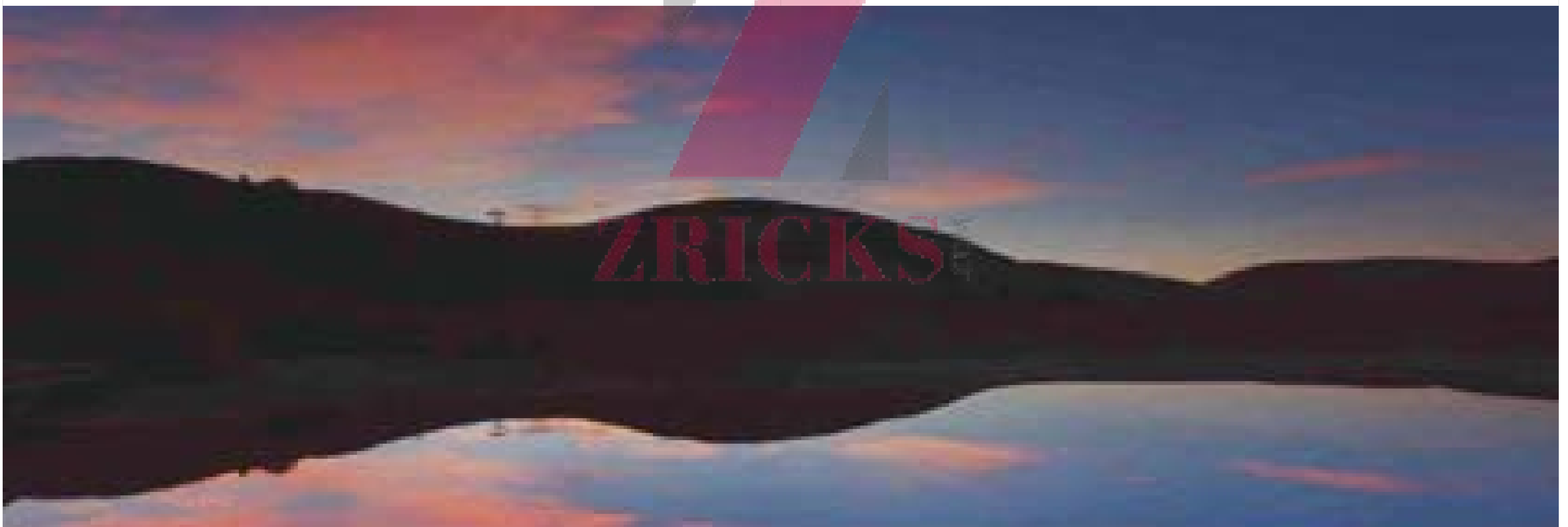


DRIVEN BY A GRAND VISION

To respect, protect and
preserve Mother Nature.

In a development where 85% of its acreage is open to the sky, Mother Nature clearly gets top priority. Lodha Splendor is home to over 1000 trees of various species, exotic plants and flowers.

What's more, with rainwater harvesting, waste water recycling and solar water heating, Lodha Splendor ensures that its residents enjoy a grand life, while reducing maintenance costs, remaining sensitive to the environment and conserving its natural resources.



Over 85% of the development will be open to the sky

Over 1000 new trees planted

Automated lighting in bathrooms for energy conservation

100% waste water recycling

Solar water heating⁵



4-TIER SECURITY

So you can live
the grand life with
peace of mind.

At Lodha Splendor, the most advanced technology and resources have been deployed, to ensure that you and your family live the grand life in complete security.

With a gated entry, every visitor and vehicle entering Lodha Splendor is rigorously monitored. CCTVs monitor key areas to ensure the safety of your loved ones. And a video door phone in each residence further ensures the security of your family.



4-tier security at
Lodha Splendor

Gated entry

Visitor registration

CCTV monitoring of key common areas

Video door phone



SITE LAYOUT

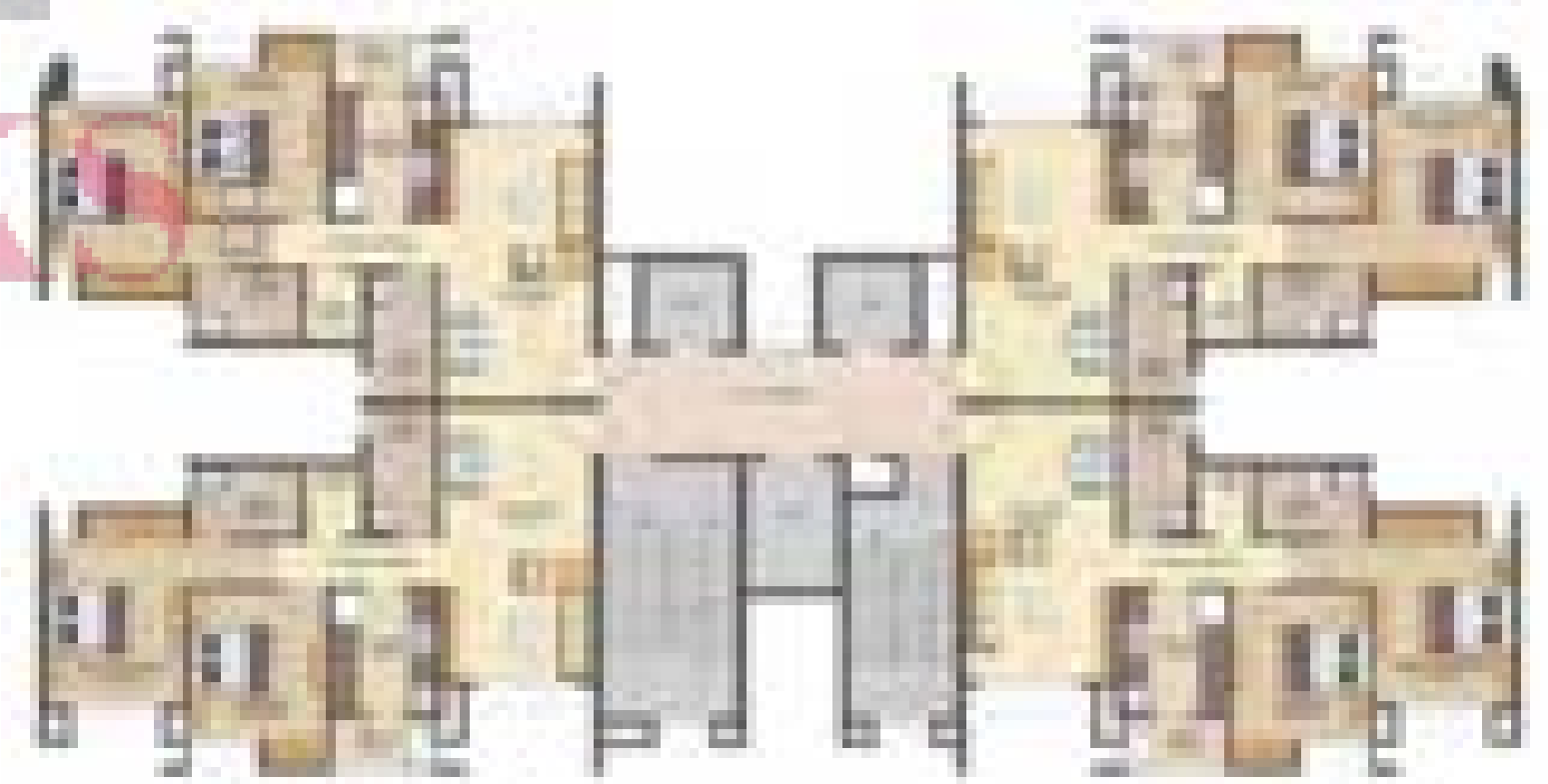


LEGEND

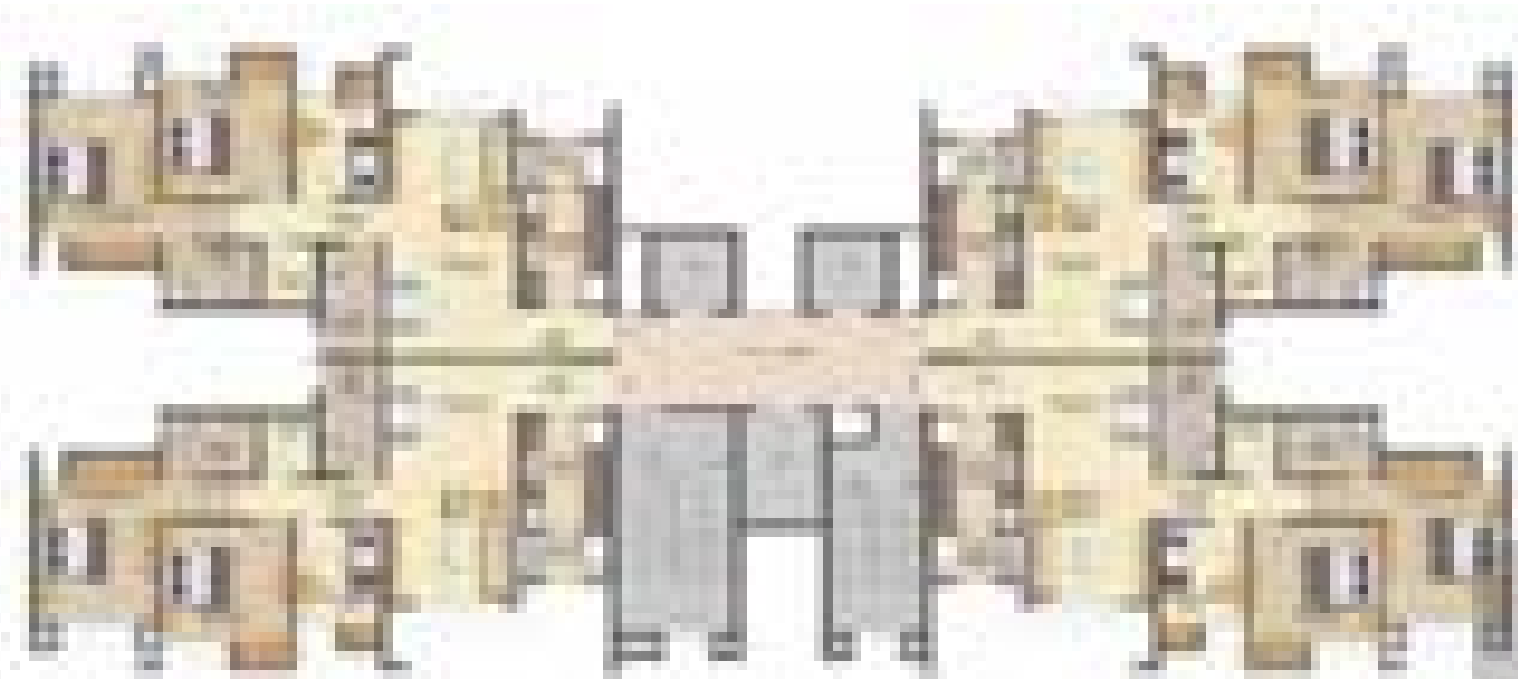
- | | |
|-----------------------------------|----------------------|
| 1 ENTRY | 14 CLUB HOUSE |
| 2 ADULT POOL & JACUZZI | 15 VEGETABLES GARDEN |
| 3 KIDS' PLAY POOL | 16 SCENT GARDEN |
| 4 KIDS' POOL DECK | 17 GANESHA TEMPLE |
| 5 CHILDREN'S PLAYGROUND | 18 POOL DECK |
| 6 ACTIVITY LAWN | 19 REFLEXOLOGY PATH |
| 7 CRICKET PITCH + FOOTBALL GROUND | 20 FITNESS AREA |
| 8 AMPHITHEATRE WITH LAWN STEP | 21 RESTING PAVILION |
| 9 MULTIPURPOSE LAWN | 22 VOLLEYBALL COURT |
| 10 LILY POND | 23 TENNIS COURT |
| 11 ENTRANCE COURTYARD | 24 BADMINTON COURT |
| 12 CHESS GARDEN | 25 WATER WALL |
| 13 SENIOR CITIZEN'S GARDEN | 26 MEDITATION LAWN |



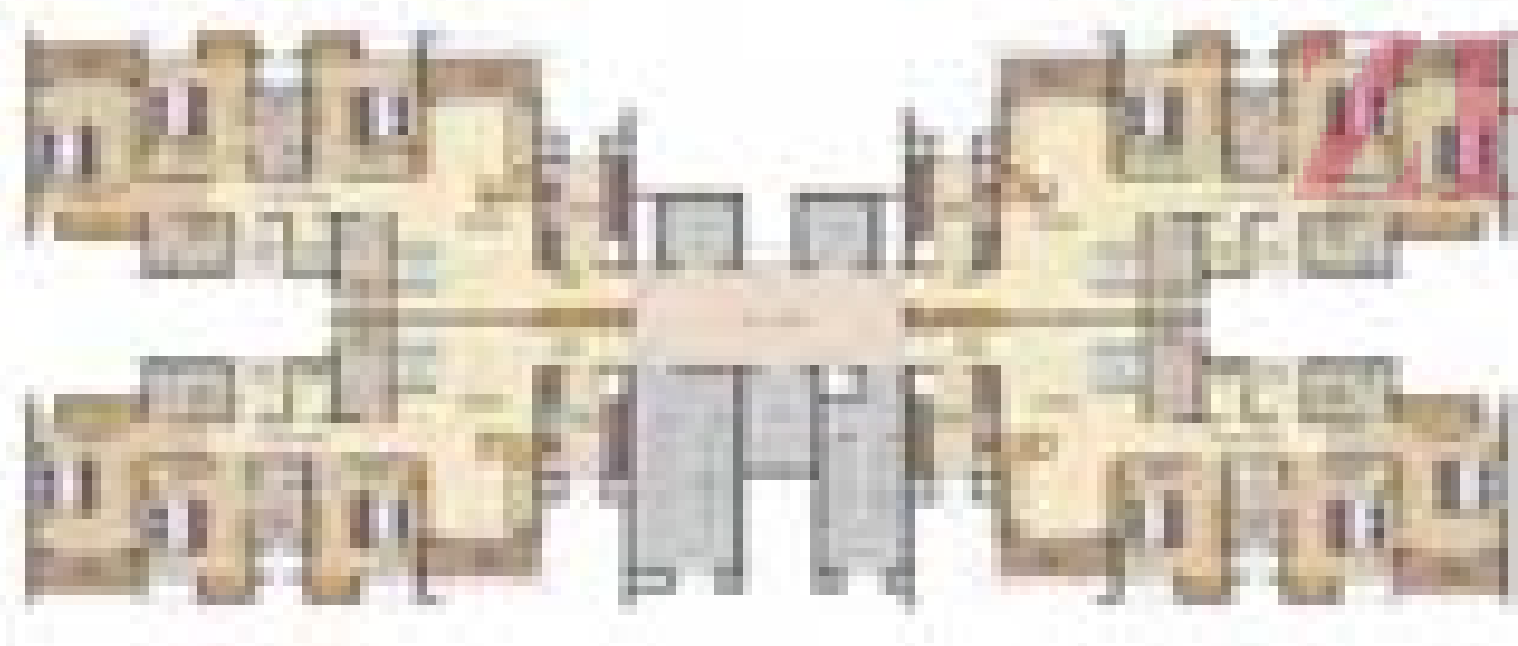
1 & 2 BHK petite



2 BHK luxe



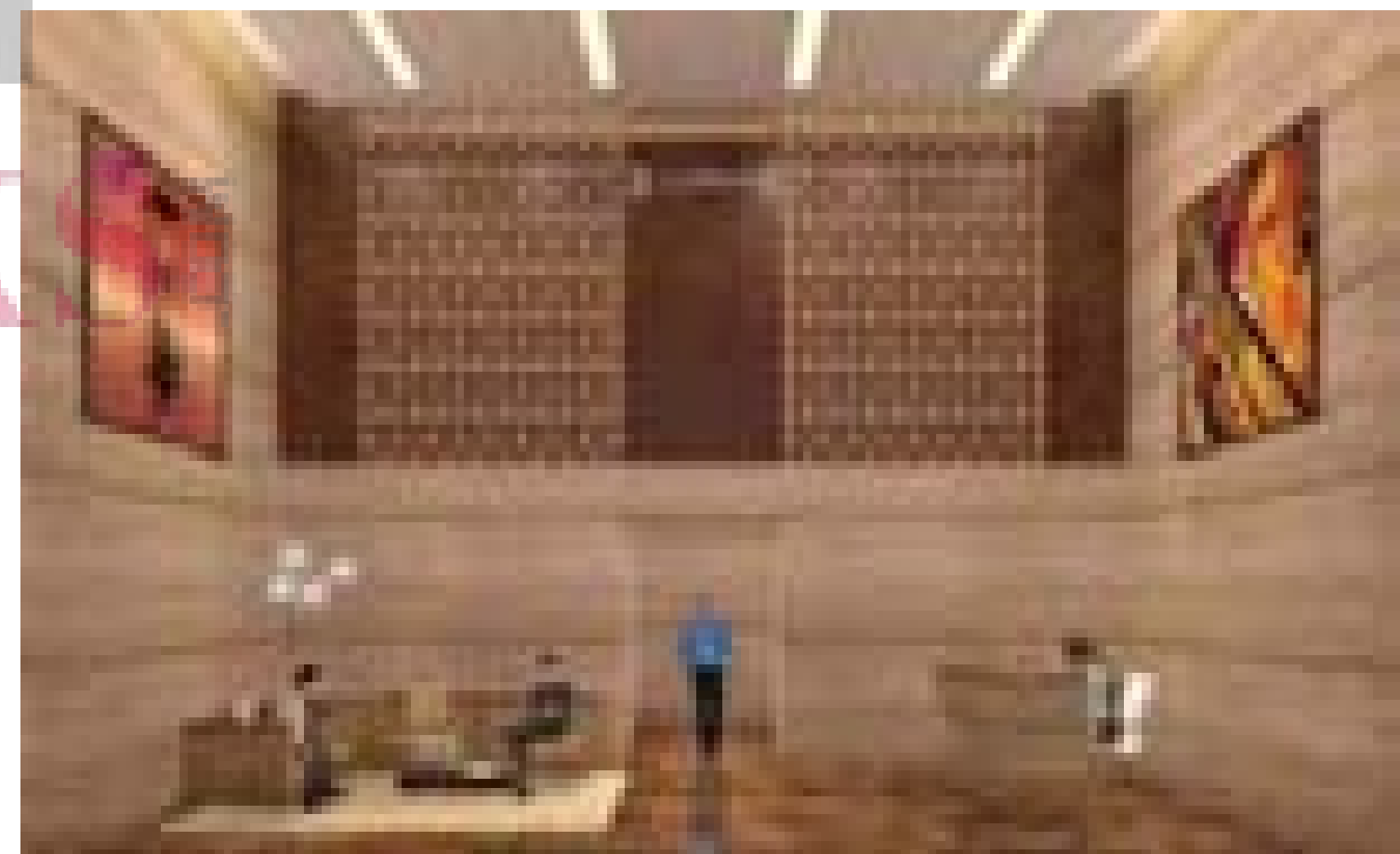
3 BHK petite



3 BHK luxe



Living Room



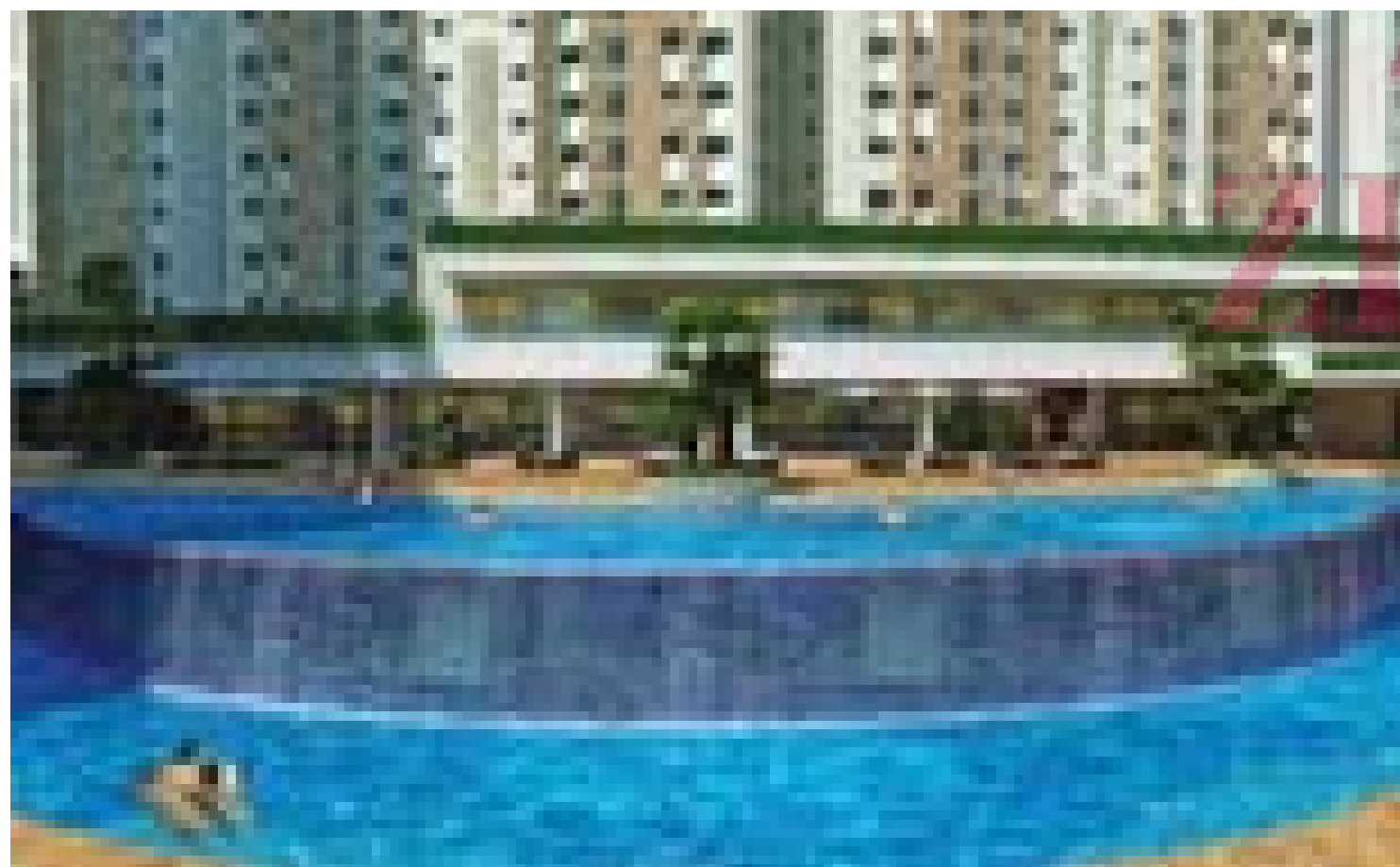
Grand entrance lobby



Central green with cricket pitch



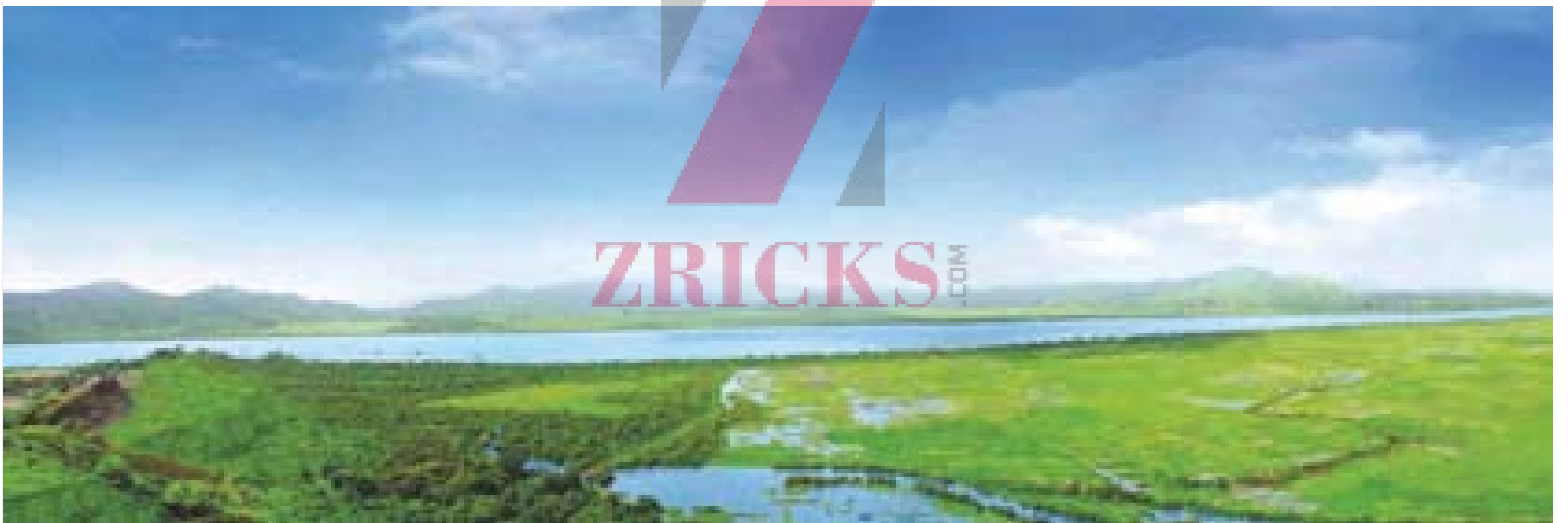
Pool deck



India's longest swimming pool



Multiple sports courts



Stunning views. Shot on location.

THE DEVELOPERS: LODHA

Established in 1980, the Lodha Group is Mumbai's premier real estate developer. The Group is currently developing in excess of 30 million sq.ft. of prime real estate, with over 27 projects in and around Mumbai, from Napean Sea Road to Dombivli. The Group has further extended its promise of luxury living with successful projects in Hyderabad and Pune.

The Lodha Group has several landmark developments to its credit, including World One - the world's tallest residential tower, Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world, and Palava - India's most livable city, spread over 3,600 acres and located close to the upcoming Navi Mumbai International Airport. The Group has also made history by recording the biggest land deal in India till date, buying a plot in Wadala for Rs.4,053 crore, from the Mumbai Metropolitan Region Development Authority (MMRDA).

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.

The Group currently employs over 2,700 associates and provides site-based employment to over 25,000 workers. And 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 include:

- Winner of Green Good Design Awards 2012 for World One
- Winner of International Property Awards, 2011 ^ 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'
- 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

PROJECTS COMPLETED

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

ONGOING PROJECTS – OFFICE SPACES

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

ONGOING PROJECTS – RESIDENCES

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

OUR PROJECTS TO COME

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

PROJECT PARTNERS

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.

Sitetectonix

Sitetectonix is a professional consulting firm based in Singapore, providing services in Landscape Architecture, Urban Design and Planning. Established in 1995, the firm has experienced steady growth and boasts an impressive portfolio of a wide range and variety of projects. Its ability to create innovative and cost-effective design solutions that are executed with a high standard of uncompromising quality and dependability, has earned Sitetectonix several awards for design excellence.

This brochure refers to Phase II of Lodha Splendor. Phase I of 3 residential clusters is also part of the larger layout and will share the common facilities.

**Under Process. *Excluding kitchen, toilets and any service areas. **Or equivalent. ^Not applicable to 1 BHK and 2 BHK petite. These apartments will have Hi-end 2 x 2 vitrified tile in living/dining and passage and will have kitchen fitted with fine granite platform and high-end stainless steel sink.

^Select apartments only. ^ Monthly services on chargeable basis from provider

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.



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